

Whangarei District Council Meeting

Agenda

Date: 30 March, 2022

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

Elected Members: Her Worship the Mayor Sheryl Mai
(Chairperson)
Cr Gavin Benney
Cr Vince Cocurullo
Cr Nicholas Connop
Cr Ken Couper
Cr Tricia Cutforth
Cr Shelley Deeming
Cr Jayne Golightly
Cr Phil Halse
Cr Greg Innes
Cr Greg Martin
Cr Anna Murphy
Cr Carol Peters
Cr Simon Reid

For any queries regarding this meeting please contact
the Whangarei District Council on (09) 430-4200.

| | |
|---|-----|
| 1. Karakia/Prayer | |
| 2. Declarations of Interest | |
| 3. Apologies | |
| 4. Decision Reports | |
| 4.1. 2022-23 Fees and Charges | 1 |
| 4.2. 2022-23 Annual Plan Concurrent Consultation Rating Policy for Māori Freehold Land | 99 |
| 4.3. Annual Plan Consultation Document | 117 |
| 4.4. Airport Location Options Study 2022 | 205 |
| 4.5. Community Engagement and Noise Committee- NEST | 243 |
| 5. Closure of Meeting | |

Recommendations contained in the Council agenda may not be the
final decision of Council.

Please refer to Council minutes for final resolution.

4.1 2022-23 Fees and Charges

Meeting: Whangarei District Council
Date of meeting: 30 March 2022
Reporting officer: Alan Adcock (General Manager Corporate / CFO)

1 Purpose

To consider and adopt fees and charges for the 2022-23 financial year prior to consultation (where applicable).

2 Recommendations

That Council:

- a) Adopts the Statement of Proposal for 2022-23 Fees and Charges listed in Table A below which are subject to the Special Consultative Procedure process under the Local Government Act 2002.
- b) Resolves to seek public submissions on these fees and charges in accordance with the Special Consultative Procedure.

Table A: 2022-23 Fees and charges subject to the Special Consultative Procedure

| | Refer Statement of Proposal* |
|--|------------------------------------|
| Drainage (Wastewater and Trade Waste) | Page 2-4 |
| Bylaw Enforcement | Page 5 |
| Food Premises | Page 6-8 |
| Gambling and Racing Act | Page 9 |
| Health Act Registered Premises | Page 10 |
| Public Places Bylaw | Page 11 |
| Resource Management Act Resource Management Administrative Charges District Plan/Private Plan Changes Council Professional Fees Monitoring and Land Use Abatement Notices | Page 12-20 |
| Rubbish Disposal | Page 21-22 |
| Water Supply | Page 23-25 |

*** Please note: the Statement of Proposal attached to this agenda will be formatted by Graphics and include a feedback form for public consultation use. The graphics version was not available to meet this agenda deadline.**

- c) Adopts the 2022-23 fees and charges which are not subject to the Special Consultative Procedure listed in Table B below

Table B: 2022-23 Fees and charges not subject to the Special Consultative Procedure

| | Refer Schedule of Draft Fees and Charges |
|-----------------------------------|--|
| Animals: Dogs, Stock Control | Page 3-4 |
| Building Control | Page 5-12 |
| Cameron Street Mall Permits | Page 13 |
| Cemetery | Page 14-15 |
| Forum North Venue Hire | Page 27 |
| Laboratory | Page 30 -31 |
| Library | Page 32-35 |
| Land Information Memorandum (LIM) | Page 36 |
| Official Information | Page 38 |
| Parks and Reserves | Page 39-41 |
| Photocopying | Page 42 |
| Searches | Page 49 |
| Swimming Pool Fencing Inspections | Page 50 |
| Transport | Page 51 |

- d) Authorises the Chief Executive to make minor amendments, drafting, typographical or presentation corrections necessary to the Schedule of draft Fees and Charges and the Statement of Proposal prior to consultation.

3 Background

To ensure consistency in the development of various user charges, staff have developed a single report and fees and charges document covering each Department's fees and charges.

This report, and the corresponding document included as Attachment 1: *Schedule of Draft Fees and Charges 2022-23*, covers both fees and charges being consulted on under the Special Consultative Procedure (Table A), and those that are not subject to the Special Consultative Procedure (Table B).

Attachment 2 is the Statement of Proposal which once adopted becomes council's consultation document for 2022-23 Fees and Charges. This document includes only those

fees subject to consultation (however should Council chose to consult on all fees and charges the Statement of Proposal document would be updated accordingly).

The review of Fees and Charges includes measuring actual performance and projected budgets against the desired split between public and private benefit (as detailed within the Revenue and Financing Policy), whether these are ratios are likely to be met by the current and proposed charges and, where available; a comparison with charges at other similar organisations.

In general, the following recommended changes have been made:

- The majority of fees include a proposed inflation increase of 2.4%. The rate of 2.4% is the Local Government Cost Index (LGCI) calculated by Business and Economic Research Ltd (BERL).
- Hourly rates and Professional fees have been adjusted to reflect a 2.4% increase in costs in accordance with LGCI. The professional fee rates are used across Council to charge for services including Resource consents and for this reason they are included within the fees subject to consultation. Other areas where these rates are used for on-charging, for example within building consents processes, are not subject to the same consultation requirements.
- Deposits for some consent applications have been reviewed and increased where applicable to better reflect the final values on-charged to customers for Resource Management applications.

The majority of Council's functions are specified in legislation, meaning time spent on these can be dictated to some degree by legislative processes.

In setting and reviewing fees the criteria developed by the Office of the Auditor General is followed:

- Charges cannot have a 'profit' component
- Charges should reflect the actual and reasonable costs incurred by Council
- Those who gain the benefit of Council's services contribute appropriately to those costs
- Costs will be itemised as required for a number of activities
- Fees are reviewed regularly.
- There should be no cross-subsidisation between functions.

All fees are GST inclusive unless otherwise stated.

Fees are reviewed on an annual basis (generally limited to LCGI adjustments) with rolling reviews periodically.

As part of the development of each Long Term Plan cycle, Council's Revenue and Financing Policy is reviewed. As part of this process each significant activity is reviewed to assess public versus private good ratios. The main funding sources are user charges (user pays), and rates (public good). These are defined as follows:

- User Pays

"An activity should be funded on a user pays basis if an individual or group of individuals directly receive benefits of the activity exclusively, and that costs of the activity can easily be attributed to that individual or group of individuals."
- Public Good

“An activity should be collectively funded if those that benefit directly cannot be identified and/or if those that benefit directly cannot be excluded from using the service.”

The Revenue and Financing Policy presents the funding sources associated with each of the key activities undertaken by Council. The relevant banding within each of the funding sources reflects the allocation of funding or cost burden between User Pays and Public Good.

The majority of fees have increased by LGCI of 2.4%. Where possible fees have been benchmarked against relevant peers. Proposed fee increases and budgeted revenue have been reviewed at an activity level to ensure cost recoveries reflect the suggested funding bands provided in Councils Revenue and Financing Policy.

Adherence to our Revenue and Financing Policy provides comfort that our fees are set at an appropriate level, however there is a need to undertake a thorough ‘bottom up’ review of some fees and components of fees in order to provide a more in-depth analysis of our underlying fee assumptions. Council’s corporate and internal allocations have been reviewed to start this process, as the allocation of overheads are a key consideration in determining recoverability. Next steps involve considering the financial implications of changes to staff resourcing and potential system changes, including Building Processing, time management and IT systems and applications.

2022 - 2023 Proposed Fees and Charges

Planning and Development Group

RMA: Resource Consents

Statutory Obligations

Council’s Resource Consents Department is primarily responsible for the processing of applications lodged under the Resource Management Act 1991 (‘RMA’). Section 36 of the RMA allows councils to fix charges for the purposes of *‘carrying out by the local authority of its functions in relation to the receiving, processing and granting of resource consents....’*

Section 36(3) allows councils to recover additional costs incurred where the initial deposit or lodgement fee has been exceeded. This is dealt with through a time recording and invoicing process.

Section 36(4) sets out criteria for fixing charges. In particular, it emphasises the ability of councils to only charge for those reasonable costs incurred by the local authority as a result of actions of a person making an application. In other words, while a council can charge reasonable costs for processing an application, it cannot charge for actions instigated by a council which benefit the community. This is recognised as a split between public funding and private (applicant) funding.

All RMA fees and charges must be fixed in accordance with Section 150 of the Local Government Act 2002 through the special consultative procedure process.

The processing of applications, including resource consents, other permissions, subdivision certificates and consent monitoring by Council directly benefits individuals or groups of individuals. A resource consent is a right to develop land and, in a vast majority of cases, the development is for the betterment of a specific party. Therefore, the total cost of an application is usually charged to the applicant. Any appeals to decisions are not usually recoverable.

Appeal costs are unable to be charged to an applicant and therefore 100% borne by Council.

Monitoring of Land Use Consent Conditions – RMA

Fees are set under the Resource Management Act 1991 to recover the cost of monitoring of resource consents. Proposed fees have either remained the same, where deposits are at a sufficient level, or been increased by the LGCI rate of 2.4% for next year. These are provided in *Attached Statement of Proposal and Schedule of Draft Fees and Charges 2022-23*.

Resource Consents Fees and Charges

There are two components to the fees and charges. The first is the fixed initial deposit charge ('lodgement fee') which is required to be paid when lodging an application. The second component is the hourly rate each staff position is charged out at.

For the 2022/2023 year the following increases are proposed to the deposit fees for applications along with the hourly rates for professional fees (charged as applicable) increased by 2.4% in line with the LCGI.

It is proposed to increase the deposit for the following applications:

- Landuse or subdivision (non-notified) from \$2,000 to \$2,500
- Landuse or subdivision (notified) from \$10,000 to \$10,500
- S127 change/cancellation/review of condition of consent from \$1,250 to \$1,500
- S125 extension of time from \$1,250 to \$1,500
- S128 review of consent conditions from \$1,250 to \$1,500
- S221(3) application to vary or cancel a consent notice condition from \$1,250 to \$1,500.

It is rare that the final cost of a consent comes in under the deposit and applicants often assume that the deposit should cover the cost of the application. In addition, S127, s128 and s221 applications are often complex and the deposit does not reflect the level of work required.

Based on the 2022 financial year to date the following were the average total costs to process applications:

- | | |
|---|---------|
| • Subdivision (non-notified) | \$4,513 |
| • Landuse | \$2,946 |
| • Subdivision/Landuse combined application: | \$5,995 |
| • S127: | \$3,098 |
| • S125 & S221: | \$2,529 |

The above figures indicate that the proposed increases to deposits will work towards aligning the deposit to the average processing costs.

Increasing deposits will reduce concerns at the end of the process where invoices are sent out for the shortfall between the deposit and the final processing figure. This often results in conflict with the applicant and protracted discussions before the outstanding figure is paid.

Proposed lodgement fees and hourly rates are included in the Attached Documents *Statement of Proposal and Schedule of Draft Fees and Charges 2022-23*, with a comparison where necessary shown against the 2021/2022 fees and charges.

RMA: District Plan Development

Statutory Obligations

Council's District Plan Department is primarily responsible for writing and maintaining the District Plan and processing District Plan Change applications lodged under the Resource Management Act 1991 ('RMA'). Section 36 of the RMA allows councils to fix *"charges payable by applicants for the preparation or change of a policy statement or plan, for carrying out by the local authority of its function in relation to such application"*

Section 36(3) allows councils to recover additional costs incurred where the initial deposit or lodgement fee has been exceeded. This is dealt with through a time recording and invoicing process.

Section 36(4) sets out criteria for fixing charges. It emphasises the ability of councils to only charge for those reasonable costs incurred by the local authority as a result of actions of a person making an application. In other words, while a council can charge reasonable costs for processing an application, it cannot charge for actions instigated by a council which benefit the community. This is recognised as a split between public funding and private (applicant) funding.

All RMA fees and charges must be fixed in accordance with Section 150 of the Local Government Act 2002 through the special consultative procedure process.

The Development of the District Plan and any changes that Council initiates, are considered to be of public interest and for the public good which is therefore financed by the ratepayer.

Private Plan Changes, although in nature are also of public interest, are normally submitted by developers for their own developments and mainly for profit. Council's policy sets out that these must be fully funded by the applicant. As such 100% of costs are charged to the applicant.

District Plan Department Budget

As the Department is largely involved in writing professional reports, the main resource is the staff. This is complemented by consultants either with specialist knowledge or where a project requires additional professionals over and above existing staff. The budget therefore is largely dictated by the cost of salaries or cost of professional consultants, with overheads allocated based on such matters as office space, computer access and use, and support services (such as Finance and ICT staff).

Each staff position has a different cost recovery capability, depending on their role. Where staff undertake work for a private plan change the full cost of their time spent on that project is charged and likewise the full cost of any consultancy work is on-charged to the applicant. Where public plan changes are processed, the cost is charged against the particular project as is any consultant's cost. Team Leader and Managers cost recovery is determined by their direct line activity versus them managing the process. The latter is partly considered to be for the public good and not recoverable whilst their line function work is on-charged to the developer if it is a Private Plan Change.

Notably, where any Plan Change decisions are appealed to the Environment Court, significant costs can be incurred by Council being involved in those appeals.

It is not possible to recover those costs through User Pays; unless Council sees fit to seek an award of costs through the Court should its position be upheld. Generally, any award for costs that is achieved is not significant when compared to the actual costs of the appeal. Appeals are therefore funded almost completely through General Rates.

District Plan Fees and Charges

There are two components to the fees and charges. The first is the fixed initial deposit charge ('lodgement fee') which is required to be paid when lodging an application. The second component is the hourly rate each staff position is charged out at.

For the 2022/23 year, changes are proposed to the charges and hourly rates as follows:

- Hourly rates are increased to reflect a 2.4% increase in costs in accordance with the LGCI.
- Private Plan Change lodgement fee (deposit) to remain at \$20,000

A draft fee schedule is included in the Attached Documents *Statement of Proposal and Schedule of Draft Fees and Charges 2022-23*, with a comparison where necessary shown against the 2021/2022 fees and charges.

Health and Bylaws

The Health and Bylaws Department has several user fees due to its wide-ranging activities and functions. These include fees relating to Environmental Health (registration of food premises, other registered premises and alcohol licensing), consenting under Gambling and Racing Acts), and contracted enforcement services (dog and stock control and various bylaw fees). Where possible and appropriate fees and charges are reviewed annually and increases are made to various fees to achieve and maintain cost recovery requirements established by Council.

Enforcement related work undertaken by the department consists of functions generally required by statute, some of which permits cost recovery and others not. In general, cost recovery can be applied where licensing regimes are in place, but there are other services provided such as health nuisance and bylaw enforcement, excessive noise investigation and monitoring of bathing water for example, where cost recovery is not authorised or possible.

Fees have been reviewed against cost recovery requirements of the Revenue and Financing policy and benchmarked against G9 local authorities, plus our neighbours at Kaipara and Far North District Councils. Fees are generally below or in line with those charged by these local authorities.

This report recommends that in general, except where otherwise provided, fees are increased by the LGCI of 2.4%. The fees are included within the attached document *Statement of Proposal and Schedule of Draft Fees and Charges 2022-23*, with a comparison where necessary shown against the 2021/2022 fees and charges.

Dog Control

Fees are set under the Dog Control Act.

Council has a range of different dog registration fees.

The rate for a "Standard" dog (not de-sexed) when paid before 1 August is currently \$100, the proposed increase will see this fee increase to \$102. When payment for the same Standard dog is made after 1 August, that increases from the current \$150 to \$153.

The rate of a de-sexed dog when paid before 1 August is currently \$86, the proposed increase will see this fee increase to \$88. When payment for the same de-sexed dog is made after 1 August, that increases from the current \$129 to \$132.

Council's current fees compare well against benchmarking of dog registration fees for the current (2021/22) financial year. Review against these shows that Council's current standard dog late

registration fee of \$150 before increase and \$153 after, is on par when compared against the G9 Council, including Kaipara and Far North District Councils.

The current (2021/22) average cost of a de-sexed dog (with an “early bird” fee discount applied) across eleven councils is \$93, which is \$5 more than the proposed new (increased) fee of \$88 for this category of dog. The above calculations do not include any future proposed increases by these councils.

Dog registration fees across TAs for 2021/2022

| | Tauranga | Gisborne | New Plymouth | Napier | Hastings | PNCCC | Rotorua | Wanganui | Far North | Kaipara | Whangarei | Average fee |
|--|----------|----------|--------------|--------|----------|-------|---------|----------|-----------|---------|-----------|-------------|
| Standard dog, including late payment penalty | 138 | 120 | 160 | 171 | 172 | 222 | 157.50 | 144 | 91 | 99 | 150 | 148 |
| Early bird & de-sexed dog | 92 | 96 | 104 | 115 | 115 | 110 | 95 | 84 | 54 | 68 | 86 | 93 |

The proposed fees are as per Attached Document *Schedule of Draft Fees and Charges 2022-23*, with a comparison where necessary shown against the 2021/22 fees and charges.

Stock Control

Council’s impounding and associated stock handling fees have increased by the LGCI average of 2.4%, as provided in the attached *Schedule of Draft Fees and Charges 2022-23*.

Health Act Registered Premises

Activities such as camping grounds, offensive trades, hairdressers and funeral directors are licensed by Councils under the Health Act 1956 and must comply with specific regulations to protect public health.

Fees recover the cost of licensing and inspection of these activities. Benchmarking with the G9 Territorial Authorities, plus our neighbours at Kaipara and Far North District Councils show that for 2021/22 year these fees to be below the average fee charged. The same applies when 2.4% is added for the 2022/23-year fees.

Registered premises fees across TAs for 2021/2022

| | Tauranga | Gisborne | New Plymouth | Napier | Hastings | PNCCC | Rotorua | Wanganui | Far North | Kaipara | Whangarei | Average fee |
|-------------------|----------|----------|--------------|--------|----------|-------|---------|----------|-----------|---------|-----------|-------------|
| Hairdressers | 246 | 291 | 158 | 195 | 198 | 170 | 220 | 200 | 341 | 360 | 208 | 234.73 |
| Camping Grounds | 324 | 511 | 317 | 348 | 313 | 430 | 340 | 200 | 340 | 520 | 355 | 363.55 |
| Funeral Directors | 122 | 349 | 158 | 248 | 198 | 430 | 290 | 200 | 341 | 360 | 243 | 267.18 |
| Offensive Trades | 246 | 349 | 160 | 248 | 198 | 430 | 315 | 120 | 341 | 200 | 243 | 259.09 |

An increase of LGCI (2.4%) is recommended and presented in Attached Document *Schedule of Draft Fees and Charges 2022-23*.

Gambling Act and Racing Act

This fee recovers significant time required to assess and report on matters required by applications for territorial authority consent under policies which Council must adopt and maintain under the Gambling Act 2003 and Racing Act 2003. This includes assessment of social impact reports and reporting to Council on complex matters relating to gambling harm.

For TLA consent applications under the Gambling Act 2003, Council's current Fees & Charges allow for a deposit of \$1,521 which provides for a maximum of seven (7) hours of processing time, with additional processing time charged out at \$216/hr. However, recent experience showed that the total time it takes to process and determine such applications can be in excess of 40 hours.

As a result, it is proposed that the deposit time and thus cost be doubled from 7 to 14 hours to better reflect the likely cost of such applications and to decrease the need to on-charge high numbers of additional hours, prior to the determination of the application. Please note that these professional fees and hourly rates have also been increased by 2.4% for next year. These are presented in the attached Documents *Statement of Proposal* and *Schedule of Draft Fees and Charges 2022-23*, with a comparison where necessary shown against the 2021/2022 fees and charges.

Bylaw Enforcement and Licensing

There are several activities requiring enforcement or licensing under bylaws, for example applications for permits and fees are set to recover the cost of these activities. Enforcement staff also undertake seizure of non-compliant roadside signs, structures and other things and fees recover the cost of this.

Fees have been increased by the LGCI of 2.4% for next year. These are provided in Attached Documents *Statement of Proposal* and *Schedule of Draft Fees and Charges 2022-23*.

Food Premises

The Food Act 2014 provides for Territorial Authorities to provide registration and where accredited, verification (auditing) services to food business operators and allows for the full cost recovery of these services.

The table below shows the comparison of current Food Act fees across the G9 Territorial Authorities, plus our neighbours at Kaipara and Far North District Councils.

Average Food Act Fees across G9 Authorities plus our neighbours at Kaipara and Far North District Councils *

| Average Verification cost for Food Control Plans - FCP (max cost) | Average hours covered by FCP verification fee (max hrs) | Average Registration cost FCP & NP (max cost) | Average hours covered by registration fee (max hrs) | Average renewal of registration cost (max cost) | Average verification cost for National programme (max cost) | Average hourly rate (max rate) |
|---|---|---|---|---|---|--------------------------------|
| \$587 (max \$765) | 3.43 hrs (max 4 hrs) | \$343 (max \$765) | 2 hrs (max 4 hrs) | \$265 (max \$765) | \$497 (max \$613) | \$175 (max \$200) |

*New Plymouth, Rotorua, Hastings, Tauranga, Napier, Gisborne, Wanganui, Palmerston North, Far North, Kaipara and Whangarei

Food fees charged in Whangarei are either at the midpoint or just above the fees charged by the G9, plus KDC and FNDC. For example, the verification of a Food Control Plan (FCP) during 2021/22 costs \$602 in Whangarei, compared to the above average of \$587; the average verification of a National Program was \$497, compared to \$430 in Whangarei; and our hourly rate on which all of these fees are calculated was \$174, compared to the above average of \$175.

An increase in fees in line with LGCI of 2.4% is recommended and the proposed fees are shown in Attached Documents *Statement of Proposal* and *Schedule of Draft Fees and Charges 2022-23*.

Alcohol Licencing

Fees and charges for alcohol licensing functions have been set in the Alcohol Fees Bylaw 2016, made under the Sale and Supply of Alcohol Act 2012 and cover fees for the 2022-2023 financial year.

Alcohol licensing fees are therefore not provided for in the current fee setting process having already been set under a separate process.

The Strategy team plan to review Alcohol Licensing in 2023 in order to have a new bylaw in place for 2024.

The current fees are as shown in the attached Document *Schedule of Draft Fees and Charges 2022-23* for completeness.

Building Control

The Building Act 2004 gives Council discretion in relation to imposing fees and charges under sections 219 and 240, both in setting fees and charges and in the collection of them. The Council can charge a fixed or variable fee, can require a deposit and later payment of the balance, or can require payment in full from the outset.

The Council can also charge a fee for performing a function or service that is done on its own initiative and may increase fees to meet additional or actual costs in performing the service and may waive or refund fees.

Recovery of costs for the Whangarei District Council Building Control functions are based on fair and reasonable costs incurred to provide the service and based on the recommendations of the Auditor General.¹

The fees and charges have been subject to change over the previous two years with charges being amended (reduced) to reflect non-technical input into various processes. No changes are proposed to the basis of the current charging regime, however it is proposed to increase building charges by LGCI of 2.4%.

The Building Control fees and charges are presented in the attached *Schedule of Draft Fees and Charges 2022-23*.

¹ Auditor General, 2008, "*Charging fees for Public Sector Goods and Services*", New Zealand Government.

Strategy and Democracy Group

Strategic Policy

Much of the strategic planning undertaken by the Department is done under the provisions of the Local Government Act and is ratepayer funded. These are all activities that Council has determined are of benefit to the wider community and should therefore be paid for by the wider community through general rates as a public good.

Infrastructure Group

The activities undertaken within Infrastructure include a range of funding splits between user pays and public good. Fees and charges have been set in accordance with the Revenue and Financing Policy.

Rubbish Disposal

Rubbish disposal fees are set according to the Waste Minimisation Act 2008 and are set at a rate to recover costs or to encourage behaviour that helps to meet the goals of the Council's Waste Management and Minimisation Plan. Specifically, fees are set according to clause 2.9.1 of the Solid Waste Management Bylaw and must be consulted on under s82 of the Local Government Act 2002 (LGA)

Waste Minimisation Act 2008

Section 46 Funding of plans (waste management and minimisation plan)

“(1) A territorial authority is not limited to applying strict cost recovery or user pays principles for any particular service, facility, or activity provided by the territorial authority in accordance with its waste management and minimisation plan.

(2) Without limiting subsection (1), a territorial authority may charge fees for a particular service or facility provided by the territorial authority that is higher or lower than required to recover the costs of the service or facility, or provide a service or facility free of charge, if—

(a) it is satisfied that the charge or lack of charge will provide an incentive or disincentive that will promote the objectives of its waste management and minimisation plan; and

(b) the plan provides for charges to be set in this manner.”

Section 53 Proceeds from activities and services must be used in implementing waste management and minimisation plan.

“A territorial authority may sell any marketable product resulting from any activity or service of the territorial authority carried out under this Part, but any proceeds of sale must be used in implementing its waste management and minimisation plan.”

WDC fees are not required to align with the ReSort fees although WDC staff do try to keep them the same. The main difference is that waste at ReSort is paid by weight and at the rural sites it is paid by volume.

Proposed for 2022/23: Rubbish bag charges are remaining the same as 2021/22. Due to frequent complaints about the high cost of disposal at the rural transfer stations, there are no proposed increase to the charges for waste at Rural Rubbish and Recycling Stations. A new charge is being added in anticipation of a weighbridge being installed at Uretiti Rubbish and Recycling Station, this

will allow for weight-based charging at this site. Weight based charges will be aligned with those at ReSort.

Full details of the proposed rates for next year are presented in the attached Document *Statement of Proposal and Schedule of Draft Fees and Charges 2022-23*.

Drainage

Wastewater

Fees and charges for drainage are authorised under the Wastewater Bylaw and must be consulted on in accordance with s82 of the LGA 2002.

Existing drainage fees and charges have been increased by the LGCI rate of 2.4% and rounded.

The pan charge is determined at the same level as the sewerage disposal rate for non-residential properties, and is proposed to increase by the LGCI rate of 2.4%.

Fees are as shown in the Attached Documents *Statement of Proposal and Schedule of Draft Fees and Charges 2022-23*.

Trade Waste

Fees and charges for trade waste are authorised under the Trade Waste Bylaw and must be consulted on in accordance with s82 of the LGA 2002.

The components of trade waste charges are analysed every five years. As a result of last year's analysis, some of the charges were reduced. For the 2022/2023 year the fees and charges have been increased by the LGCI of 2.4% and rounded as shown in attached Documents *Statement of Proposal and Schedule of Draft Fees and Charges 2022-23*.

Water Supply

Fees and charges for water are authorised under the Water Supply Bylaw and must be consulted on in accordance with s82 of the LGA 2002.

The majority of fees and charges have been increased by LGCI of 2.4 % and rounded appropriately, as provided below in attached Documents *Statement of Proposal and Schedule of Draft Fees and Charges 2022-23*.

The water consumption fee is proposed to increase from \$2.32 m³ to \$3.03 per m³. The increase is to offset reduced water revenue due to the changed operating model of Refining NZ, as well as increased operating expenses due to the new Drinking Water Standards.

Laboratory Testing

The majority of laboratory fees are proposed to be increase by LGCI of 2.4% and rounded. In some instances where fees were held in the previous years due to rounding down, a larger increase has been applied this year to raise the fee to the nearest dollar.

The fees are detailed within the attached Document *Schedule of Draft Fees and Charges 2022-23*.

Transport

Transport fees and charges are proposed to be increased by LGCI of 2.4% and rounded. It is noted however, that as per Council parking policy (Parking Management Strategy 2011), charges reflect demand and therefore may change throughout the year.

The current and proposed fees are provided in attached Document *Schedule of Draft Fees and Charges 2022-23*.

Cemeteries

It is proposed that Cemetery fees and charges do not increase for the 22-23 financial year. This decision is based on the favourable position of cost recovery in line with the Revenue & Financing policy.

The proposed Cemetery fees and charges are provided in attached Document *Schedule of Draft Fees and Charges 2022-23*.

Parks and Reserves

For the 22/23 it is proposed that the Park and Reserve fees and charges are generally not increased. Sports clubs were hit hard with COVID-19 restrictions causing shorter seasons, smaller crowds and disrupted training opportunities. The exception is cricket wickets as these are being provided to a very high standard at significant cost. The proposed fees are provided in attached Document *Schedule of Draft Fees and Charges 2022-23*.

Community Development Group

Fees and charges have been set in accordance with the Revenue and Financing Policy. All other activities in this Group are funded by the ratepayer with some contestable Government Funding. The proposed fees are provided in attached Document *Schedule of Draft Fees and Charges 2022-23*.

Venues and Events

The proposed 2022/2023 fees and charges for venue hire at Forum North include an LGCI increase of 2.4%. A community venue hire rate is available upon request for community groups that meet the criteria. The proposed fees are provided in the attached Document *Schedule of Draft Fees and Charges 2022-23*.

Library

Overdue item charges have been removed. There is no proposed charge to the remaining library fees.

The proposed fees are provided are provided in attached Document *Schedule of Draft Fees and Charges 2022-23*.

General

Council Administered Community Property Hireage

There are no changes proposed for Cameron St Mall permits, which therefore will remain at the rates charged in 2021-22.

Official Information

The current charge is based on Ministry of Justice “Charging Guidelines for Official Information Act 1982 Requests” and is the standard charge used by most Council’s. The Ministry of Justice’s guidelines state that the charges “*represent what the Government regards as reasonable charges for the purposes of the Official Information Act and should be followed in all cases unless good reason exists for not doing so. Organisations covered by the Act who wish to develop their own charging regimes should be aware that charges are liable to review by an Ombudsman.*”

The current charge provided in Attachment 1; *Schedule of Draft Fees and Charges 2022-23*, is in line with the Ministry of Justice Guidelines, and remains unchanged from the 2021-22 fee.

Photocopying

General photocopying charges are proposed to remain the same as for 2021/22. The proposed photocopying fees are provided in attached Document *Schedule of Draft Fees and Charges 2022-23*.

Searches

Property searches are charged on a time basis. There are no changes proposed to the current rate of \$50 per search up to 30 minutes. The proposed fees are provided in attached Document *Schedule of Draft Fees and Charges 2022-23*.

Summary

Council has followed the best practice guide by the Auditor General in undertaking a review of its various fees. Fees are an important element of Council’s revenue and are used to recover actual and reasonable costs from those benefiting from the service provided. The level of recovery can vary dependent on the assessment of private/public benefit of each activity.

The majority of fees have increased by LGCI of 2.4%. Where possible fees have been benchmarked against relevant peers. Proposed fee increases and budgeted revenue have been reviewed at an activity level to ensure cost recoveries reflect the suggested funding bands provided in Councils Revenue and Financing Policy. In order to provide a more in-depth analysis of our underlying fee assumptions, a thorough ‘bottom up’ review of some fees will be incorporated into the next annual review.

A number of fees are adopted under various legislation while others are adopted through a Special Consultative Process under s 83 of the Local Government Act 2002.

The attached Statement of Proposal will be used for consultation in accordance with this Special Consultative Procedure process.

4 Significance and engagement

The setting of fees and charges does not trigger the significance criteria outlined in Council's Significance and Engagement Policy. While there is potential for the public interest criteria to be triggered (particularly where the increase is over and above LGCI), Council anticipates this to be minor.

Fees and charges subject to a consultative process under s82 or a Special Consultative process (SCP) under s 83 will be consulted on in accordance with the legislation.

Fees and charges not subject to the SCP will be adopted by Council resolution and the public will be informed via publication on the website prior to 1 July 2022.

5 Attachments

1. Schedule of Draft Fees and Charges 2022-23
2. Statement of Proposal - Fees and Charges 2022-23



SCHEDULE OF DRAFT FEES AND CHARGES 2022 - 23

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Animals

Dogs

| Registration fee | (\$) | | | |
|---|---|---------------------------------------|---|---------------------------------------|
| | Current fee | | Proposed fee | |
| | Earlybird 1-31 July 21 | If paid on or after 1 August 21 | Earlybird 1-31 July 22 | If paid on or after 1 August 22 |
| Standard owner | 100.00 | 150.00 | 102.00 | 153.00 |
| Discounted fee owner (desexed dog) | 86.00 | 129.00 | 88.00 | 132.00 |
| Working dogs | 64.00 | 96.00 | 66.00 | 99.00 |
| Dangerous dog | 150.00 | 225.00 | 153.00 | 230.00 |
| Service dogs | No fee | No fee | No fee | No fee |
| Puppy fees | 1/12th the relevant fee for each complete month remaining in the registration year | | 1/12th the relevant fee for each complete month remaining in the registration year | |
| Note: Infringement for non-registration applicable for failure to renew registration on or after 1 August (registration fee additional) | | | 300.00 | |
| Replacement tags | 6.00 | 6.00 | 6.00 | 6.00 |

Other charges

| | (\$) | |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| First impounding | 146.00 | 150.00 |
| Second impounding | 165.00 | 169.00 |
| Impound fee for third and any subsequent impounding | 203.00 | 208.00 |
| Dog Sustenance Fee - per day | 25.00 | 26.00 |

STOCK RANGING/IMPOUNDING

| | (\$) | |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| Impound fee for first impounding (driving charges additional) | 146.00 | 150.00 |
| Impound fee for second impounding (driving charges additional) | 165.00 | 169.00 |
| Impound fee for third and subsequent impounding (driving charges additional) | 203.00 | 208.00 |
| Stock Control Impound charges - per hour rate (driving charges and impound fees additional) | 162.00 | 166.00 |
| Stock sustenance fee - per day | 20.00 | 21.00 |
| Stock control - driving charges – per hour | 170.00 | 174.00 |
| Transportation charges | Actual | Actual |

Building Control

PROJECT INFORMATION MEMORANDUM (PIM) APPLICATION

The below fees are instalments only and may attract additional processing fees charged on a time basis.

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| PIM Commercial | | |
| All works for new, existing and alterations to existing buildings described in the terms of the Building Regulations under the classifications of commercial, industrial and communal residential. In short, if the works are not solely and expressly residential then it is deemed commercial. | 565.00 | 579.00 |
| Examples of such include, but are not limited to: show homes, milking sheds and other farm buildings, residential accommodation in or attached to a commercial building, schools, changing a bedroom so it can be used as part of a home occupation, retaining walls and bridges for sub divisional development, communal buildings within retirement villages. | | |
| Residential PIM – Type 1 | | |
| All works for new, existing and alterations to existing buildings described in the terms of the Building Regulations under the classifications of housing, outbuilding and ancillary. | 455.00 | 466.00 |
| Examples of such include, but are not limited to: dwellings, minor residential dwellings, farm worker's accommodation, sleep outs, garages, carports, and any alterations affecting or changing the exterior footprint of the building, pergolas, decks, swimming pools, retaining walls and bridges not for sub divisional development. | | |
| Residential PIM – Type 2 | | |
| Internal alterations with a change of use, re-roof with a change of pitch, re-cladding, drainage or re-piling. | 201.00 | 206.00 |

| | | |
|---|--------|--------|
| Examples of such include, but are not limited to: altering a wardrobe or bedroom to become an en-suite/bathroom or laundry, closing in a carport to become a garage, changing from tiles to long run or corrugated iron roofing. | | |
| Residential PIM – Type 3 | | |
| Minor alterations, fireplaces and plumbing. Removal or demolition of buildings. | 125.00 | 128.00 |
| Examples of such include, but are not limited to: replacing a window with a ranch slider, constructing or altering of a non-load-bearing wall without a change of use (see PIM – type 2 for examples of change of use), repositioning of kitchen or bathroom fixtures within existing kitchen or bathroom, wet area showers within existing bathroom, taking out a bath and replacing it with a shower. | | |

BUILDING CONSENTS

The below fees are instalments only and may attract additional processing or inspection fees charged on a time basis.

Building consent applications with a market value in excess of \$19,999.00 will be subject to BRANZ levies and applications with a market value in excess of \$20,444.00 subject to MBIE levies in addition to the fees shown (see below).

A fixed fee of \$75.00 + GST will be charged for projects that have an estimated value of work between \$1 - \$125,000 (including GST), with a charge of 0.065% of the estimated value of work for projects exceeding \$125,00 in additional to the fees shown (see below).

Any external services that are required through the consenting process to be evaluated by an appropriate engineer or an agency such as Fire and Emergency New Zealand, will be invoiced at the actual cost incurred through the review or regulatory process. Inspection fees are charged at the scheduled rate below per inspection and any additional inspections will be charged at the rate at the time of service. Please note inspections are charged per inspection type and not per site visit.

Building Consent Applications

A Building Consent Fee Calculator is available on Council's website:

<https://www.wdc.govt.nz/Services/Property/Building/Building-Consents/Building-consent-calculator>

RESIDENTIAL

The below fees are instalments only and may attract additional processing or inspection fees charged on a time basis.

| | | (\$) | | | | | |
|---|--|--|--------------|-----------------------------------|--------------|---|--------------|
| Building Consents | | | | Certificate of Acceptance | | | |
| | | Building Consent (Includes PA)* | | Building Consent (Includes PIM) * | | Certificate of Acceptance (Includes PA)* | |
| Estimated value of the building project | Estimated number of inspections required | Includes inspection instalment based on estimated inspections required | | | | Includes 1 Inspection. Additional inspection fees may apply | |
| | | Current fee | Proposed fee | Current fee | Proposed fee | Current fee | Proposed fee |
| Heating and/or Solar Appliances | 1 | 367 | 376 | 367 | 376 | 510 | 522 |
| \$0 to \$5,000 | 2 | 1,357 | 1,390 | 1,373 | 1,406 | 1,165 | 1,193 |
| \$5,001 to \$10,000 | 3 | 1,716 | 1,756 | 1,792 | 1,834 | 1,423 | 1,457 |
| \$10,001 to \$50,000 | 5 | 2,715 | 2,778 | 2,878 | 2,945 | 2,189 | 2,241 |
| \$50,001 to \$100,000 | 7 | 3,527 | 3,609 | 3,690 | 3,776 | 2,741 | 2,806 |
| \$100,001 to \$250,000 | 9 | 4,231 | 4,329 | 4,394 | 4,496 | 3,258 | 3,336 |
| \$250,001 to \$500,000 | 12 | 5,801 | 5,935 | 5,964 | 6,102 | 4,194 | 4,294 |
| \$500,001 to \$900,000 | 18 | 7,979 | 8,163 | 8,142 | 8,330 | 5,860 | 6,000 |
| \$900,001 and over | 25 | 10,704 | 10,952 | 10,867 | 11,119 | 8,177 | 8,373 |

| | |
|---|----------------------------|
| * BRANZ levies apply on applications in excess of \$19,999.00 | |
| * MBIE levies apply on applications in excess of \$20,444.00 | |
| * Costs for the use of the Customer Consent Management Portal apply (see below) | See below for calculations |
| * Accreditation Levy apply to all Building Consent applications (see below) | |

BRANZ levy

Calculated at \$1.00 per \$1,000.00 or part thereof of projects with an estimated value of building work exceeding \$19,999.00 (or as amended by BRANZ). The BRANZ levy is not subject to GST.

MBIE levy

Calculated at \$1.75 per \$1,000.00 or part thereof of projects with an estimated value of building work exceeding \$20,444.00 (or as amended by the MBIE). The Building (MBIE) levy includes GST.

Accreditation levy

21 cents per \$1,000.00 of project value or part thereof. The accreditation levy includes GST.

Building Consent Customer Portal charges

A fixed fee of \$75.00 + GST will be charged for projects that have an estimated value of work between \$1 - \$125,000 (including GST). For projects where the estimated value of work exceeds \$125,000 the charge is a fee of 0.065% of the estimated value of work. The estimated value of work is capped at \$2.5M.

COMMERCIAL

The below fees are instalments only and may attract additional processing or inspection fees charged on a time basis.

| | | (\$) | | | | | |
|---|--|--|--------------|-----------------------------------|--------------|---|--------------|
| | | Building Consents | | | | Certificate of Acceptance | |
| | | Building Consent (Includes PA)* | | Building Consent (Includes PIM) * | | Certificate of Acceptance (Includes PA)* | |
| Estimated value of the building project | Estimated number of inspections required | Includes inspection instalment based on estimated inspections required | | | | Includes 1 Inspection. Additional inspection fees may apply | |
| | | Current fee | Proposed fee | Current fee | Proposed fee | Current fee | Proposed fee |
| \$0 to \$5,000 | 2 | 2,213 | 2,267 | 2,409 | 2,468 | 2,427 | 2,485 |
| \$5,001 to \$10,000 | 3 | 2,861 | 2,930 | 3,057 | 3,131 | 3,464 | 3,547 |
| \$10,001 to \$50,000 | 5 | 3,756 | 3,846 | 3,952 | 4,047 | 4,176 | 4,276 |
| \$50,001 to \$100,000 | 7 | 4,308 | 4,411 | 4,504 | 4,612 | 4,703 | 4,816 |
| \$100,001 to \$250,000 | 9 | 5,784 | 5,923 | 5,980 | 6,124 | 6,319 | 6,471 |
| \$250,001 to \$500,000 | 12 | 7,165 | 7,337 | 7,361 | 7,538 | 7,751 | 7,937 |
| \$500,001 to \$1,000,000 | 12 | 10,134 | 10,377 | 10,330 | 10,578 | 11,954 | 12,241 |
| \$1,000,000 to \$1,500,000 | 18 | 14,584 | 14,935 | 14,780 | 15,136 | 17,373 | 17,790 |
| \$1,500,001 and over | 25 | 20,605 | 21,101 | 20,801 | 21,302 | 24,664 | 25,256 |

* BRANZ levies apply on applications in excess of \$19,999.00

* MBIE levies apply on applications in excess of \$20,444.00

* Cost for use of the Customer Consent Management Portal apply

* Accreditation Levy apply to all Building Consent applications

See page 8 for calculations

OTHER APPLICATIONS, FUNCTIONS OR SERVICES

The below fees are instalments only and may attract additional processing fees charged on a time basis. Any applications processed through our Building Consent Customer Portal will be subject to additional charges as detailed on page 8.

| | Current fee | Proposed fee |
|---|-------------|--------------|
| Amendment to a Building Consent – commercial | 402.00 | 412.00 |
| Amendment to a Building Consent – residential | 402.00 | 412.00 |
| Certificate for Public Use Application – commercial (note: additional time may be charged out at standard hourly rate) | 391.00 | 400.00 |
| Notification of change of use | 137.00 | 140.00 |
| Exemption under Schedule One (1) from the requirement for Building Consent | 367.00 | 376.00 |
| Extension of time application fee | N/A | N/A |
| Certificate of title registration or removal of registration (e.g. natural hazards identification or the binding of two or more allotments) | 401.00 | 411.00 |
| Vehicle crossing application to Council's engineering standards | 428.00 | 438.00 |
| Notice to fix issuance only (additional fees will be charged on a time basis) | 295.00 | 302.00 |
| Building code certificate under section 100(f) of the Sale and Supply of Alcohol Act 2012 | 188.00 | 193.00 |
| Change of certifier – residential review (including two inspections) | 1,040.00 | 1,065.00 |
| Change of certifier – commercial review (including two inspections) | 1,172.00 | 1,200.00 |
| Change of certifier – heating appliance (including one inspection) | 312.00 | 319.00 |
| Building consent change of certifier CCC fee | 289.00 | 296.00 |
| Building consent change of certifier admin fee | 100.00 | 104.00 |
| Building consent change of certifier technical fee | 193.00 | 198.00 |
| Building consent S75 Title registration fee | 401.00 | 411.00 |
| Building consent amendments planning- commercial fee | 344.00 | 352.00 |
| Building consent amendments planning- residential fee | 296.00 | 303.00 |
| Building inspection fee – commercial (per inspection) | 290.00 | 297.00 |

| | | |
|--|------------|--------|
| Building inspection fee – residential (per inspection) | 224.00 | 229.00 |
| Code compliance certificate (CCC) – commercial | 296.00 | 303.00 |
| Code compliance certificate (CCC)– residential | 296.00 | 303.00 |
| Potential contaminants site search (file review only) – residential (allowance of two (2) hours only) | 344.00 | 352.00 |
| Potential contaminants site search (file review only) – commercial (allowance of three (3) hours only) | 516.00 | 528.00 |
| Oakura Sewer Charge | 482.00 | 482.00 |
| Installment fee for minor building work not covered in the lists above, including one site inspection/sit visit. No additional charges may be incurred for time and inspections charges at the rates shown in the free schedule. | 629.00 | 644.00 |
| Hard copy/paper LIM Additional charge | new charge | 25.00 |
| | | |

BUILDING WARRANT OF FITNESS AND COMPLIANCE SCHEDULES

The below fees are instalments only and may attract additional processing fees charged on a time basis. Any applications processed through our Building Consent Customer Portal will be subject to additional charges as detailed on page 8.

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Independent qualified person (IQP) – new application to be registered | 399.00 | 409.00 |
| Specified system registration for an IQP (note: this is per system) | 168.00 | 172.00 |
| IQP annual renewal to remain registered (per person) not company | 168.00 | 172.00 |
| Compliance Schedule Statement | 103.00 | 105.00 |
| Building Warrant of Fitness (BWOFF) receipt and administration fee | 102.00 | 104.00 |
| Amendment to compliance schedule | 102.00 | 104.00 |
| BWOFF site audits (allowance of one (1) hour only) Std Inspection Fee | 290.00 | 297.00 |
| Property Filing fee (to Council Property File) for lodgment of information from Exempt projects (e.g. Shed). | 102.00 | 104.00 |

SUBSCRIPTIONS AND PUBLICATIONS

| | (\$) | |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| Issued building consent register- monthly | 40.00 | 40.00 |
| Issued building consent register - annual | 340.00 | 340.00 |

Bylaw enforcement

SEIZURE OF PROPERTY UNDER BYLAWS

| | (\$) | |
|---|---|---|
| | Current fee | Proposed fee |
| Seizure and confiscation of signs under the Local Government Act 2002 and bylaws (fixed fee) - Signs under 1m ² | 69.00 | 71.00 |
| Seizure and confiscation of signs under the Local Government Act 2002 and bylaws (fixed fee) - Signs over 1m ² | 139.00 | 142.00 |
| Seizure of other property (hourly) | Actual cost recovery at \$92/hr and mileage per the IRD rate plus any additional specialist contractor's cost | Actual cost recovery at \$94/hr and mileage per the IRD rate plus any additional specialist contractor's cost |
| Seizure of skateboards, bikes and similar (fixed fee) | 67.00 | 69.00 |
| Where otherwise not specified any application for a permit, consent or exemption application or request under a Whangarei District Bylaw. Fee is for one hour of processing, with additional time charged at \$176.00 per hour. | 172.00/hr | 176.00/hr |

Cameron Street Mall permits

| | (\$) | |
|-----------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Cameron Street Mall permits | 20.00 | 20.00 |
| Preferred busking permit | 20.00 | 20.00 |
| Bond for power charge | 20.00 | 20.00 |

Cemetery

PLOT FEES

| Purchase and maintenance of plot fees | (\$) | |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| Standard Burial plot | 2,927.00 | 2,927.00 |
| Family Burial plot | 3,660.00 | 3,660.00 |
| Natural Burial plot | 2,927.00 | 2,927.00 |
| Children's Burial plot (available up to 12 years) | 769.00 | 769.00 |
| Stillborn Burial plot | 156.00 | 160.00 |
| Standard Cremains plot | 680.00 | 680.00 |
| Family Cremains plot | 889.00 | 889.00 |
| Premium Cremains plot | 732.00 | 732.00 |
| Rose garden Pillar | 262.00 | 262.00 |
| Transfer of ownership fee | 42.00 | 42.00 |

| Burial (digging fees) Maunu, Onerahi and Kamo | (\$) | |
|---|----------------------|----------------------|
| | Current fee | Proposed fee |
| Standard Digging | 941.00 | 941.00 |
| Off-site Digging | 1,464.00 | 1,464.00 |
| Children's Digging | 362.00 | 362.00 |
| Stillborn and Babies Digging | No charge | No charge |
| Lowering device fee | 74.00 | 74.00 |
| Grave mats | No Charge | No Charge |
| Weekend Surcharge | 305.00 | 305.00 |
| Late Arrival Surcharge | 249.00 | 249.00 |
| Special Circumstances Surcharge | 554.00 | 554.00 |
| Oversize casket (extra) | 187.00 | 187.00 |
| Obstruction Surcharge | Actual Cost Recovery | Actual Cost Recovery |
| Dis-interment (burial plot) | 1,968.00 | 1,968.00 |
| Headstone or memorial permit fee (burial or ashes plot) | 46.00 | 46.00 |

| Other fees | (\$) | |
|----------------|-------------|--------------|
| | Current fee | Proposed fee |
| Memorial bench | 3,066.00 | 3,066.00 |
| Pop-up gazebo | 57.00 | 57.00 |

ASH INTERMENT FEES

| | (\$) | |
|---------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Book of Remembrance entry | 72.00 | 72.00 |
| Cremains Interment | 108.00 | 108.00 |
| Cremains Scatter | 61.00 | 61.00 |
| Cremains Disinterment | 124.00 | 124.00 |

* A fee may be charged for the compilation of large amounts of information

Council professional fees

| Hourly rates charged in 6 minute intervals | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Manager, Building Control | 216.00/hr | 221.00/hr |
| Manager, District Plan | | |
| Manager, Health and Bylaws | | |
| Manager, Infrastructure Development | | |
| Manager, Infrastructure Planning & Capital Works | | |
| Manager, Libraries | | |
| Manager, Parks and Recreation | | |
| Manager, RMA Consents | | |
| Manager, Roading | | |
| Manager, Waste and Drainage | | |
| Manager, Water Services | | |
| RMA Planning Specialist | 193.00/hr | 198.00/hr |
| Team Leader RMA Consents | | |
| Senior Specialist Resource Consents | | |
| District Plan Specialist | | |
| Senior Planner (District Plan & Consents) | | |
| Team Leader Development Engineering | | |
| Senior Development Engineering Officer | | |
| Development Engineer | | |
| Engineering Officer, Water | | |
| Senior Water Technician | | |
| Infrastructure Asset Engineer | | |
| Infrastructure Project Engineer | | |
| Infrastructure Senior Engineer | | |
| Distribution Engineer | | |
| Solid Waste Engineer | | |
| Asset Engineer, Water | | |
| Waste and Drainage Engineer | | |
| Waste and Drainage Asset Engineer | 193.00/hr | 198.00/hr |

| | | |
|--|-----------|-----------|
| Wastewater Projects Engineer | | |
| Senior Building Controls Officer | | |
| Team Leader Building | | |
| Team Leader Infrastructure Planning | | |
| Team Leader Landscape Architects | | |
| Team Leader Environmental Health | | |
| Cemetery and Botanica Manager | | |
| Senior Asset Engineer | | |
| Team Leader Asset Planning | | |
| Team Leader Development Contributions | | |
| Planner (District Plan and Consents) | 172.00/hr | 176.00/hr |
| Team Leader RMA Approvals and Compliance | | |
| Landscape Architect | | |
| Post-Approval Subdivision Officer | | |
| Development Contributions Coordinator | | |
| Infrastructure Planner | | |
| Development Engineering Officer | | |
| Distribution Technician | | |
| Engineering Officer (Drainage and Water) | | |
| Team Leader RMA Support | | |
| Strategic Asset Coordinator -Parks | | |
| Infrastructure Technical Officer | | |
| Senior Rooding Engineer (Traffic and Parking) | | |
| Traffic Projects Engineer | | |
| Building Control Officer | | |
| Approvals and Compliance Officers (Building Control) | | |
| Compliance Officer (RMA Consents) | | |
| Architect/Urban Designer | | |
| Environmental Health Officer | | |
| Property Assessment Officer | | |
| Infrastructure Asset Systems Technician | 148.00/hr | 152.00/hr |
| Compliance Officer (Regulatory Services) | | |
| Planning Assistant (RMA Consents) | 102.00 | 104.00 |
| Support Assistant (District Plan/Health and | 102.00 | 104.00 |

| | | |
|-------------------------------------|--------------|---|
| Bylaws/Building Processing) | | |
| Building Administrator (BCA and TA) | 102.00 | 104.00 |
| Mileage | Per IRD rate | Per IRD rate |
| Disbursements | | At cost charged to department by provider |

- Hearings required for any resource consent or other permission will be charged at actual cost.
- Cost of any consultant/hearings commissioner will be charged at actual cost.
- Miscellaneous charges will be charged at actual cost.
- All costs will be itemised.
- All figures are standard fees inclusive of GST; the final fee in any one application will be determined by the Resource Consents Manager or his/her appointee.
- Council reserves the right to interim invoice applications where significant costs have been incurred over a period of one month or more without progress on the application.

District plan

PRIVATE PLAN CHANGE

All fees and charges are DEPOSITS unless otherwise stated. Processing may require further charges that exceed the initial lodgment deposit.

| | (\$) | |
|---|---|---|
| | Current fee | Proposed fee |
| Private Plan Change - on receipt of a request to change the Plan | 20,000.00 | 20,000.00 |
| Private Plan Change - before commencement of notification | 20,000.00 | 20,000.00 |
| Private Plan Change - before commencement of a hearing | 20,000.00 | 20,000.00 |
| Disbursements | At cost charged to department by provider | At cost charged to department by provider |
| Hourly rates charged in six-minute intervals. Hours over the above advance fee and mileage, plus disbursements, which may also involve work by other specialist planning, parks and engineering staff will be charged at a rate specified in Council's Professional Fee Schedule. | See page 16-18 | See page 16-18 |

Hearings required for any plan change

Any and all costs of third party or independent Commissioners will be recoverable as well as the cost associated with the hearing (i.e. staff time, consultant's costs, venue hire, printing).

When a Councillor is appointed as a Hearings Commissioner the cost set by Regulation will be charged.

All figures are standard fees inclusive of GST, the final fee in any one change to the District Plan will be determined by the District Plan Manager or his/her appointee.

In the case where a consultant(s) is required, Council will charge the actual and reasonable costs incurred by the consultant, plus 5% for supervision and administration.

Notes

Private plan changes may be processed by consultants. In this situation, an applicant will be asked to undertake, at the submission stage, to pay the full cost of such processing in addition to the normal cost of Council to process it's part of the application. Fees are charged to defray the cost of:

- a) Initial receipt of the application
- b) Cost of allocation of the application and distribution of information
- c) Site visits
- d) All professional and administrative staff costs at the hourly rate, mileage and disbursements in handling the application
- e) Request for additional information and review or peer review such information
- f) Notification procedure
- g) Summarising submissions and input into database
- h) Notification of submissions for further submissions
- i) Summary of further submissions and input into database
- j) Preparation of staff report to a Hearings Committee and/or Council
- k) Preparation of hearing, notices, hall hire, appointment of commissioners, etc
- l) Attendance and any cost of hearings plus secretarial services
- m) All cost of the hearing including full cost of independent commissioners
- n) Preparation and finalising the Hearings Committee's recommendation to Council
- o) Submission to Council of the hearings report and cost of any subsequent requirements of Council
- p) Updating of database with all the decisions of Council on submissions
- q) Distributing decision replies to all submitters
- r) Council may on-charge cost of an appeal where the decision of Council was in favour of the applicant, but was appealed by a submitter
- s) All costs will still be payable notwithstanding the outcome of the application, i.e., if an application is declined or only partially accepted/adopted/granted the cost still has to be recovered
- t) Cost can be reduced if all information is provided electronically and distributed electronically where applicable.

Drainage

| Services location | (\$) | |
|---|---------------------------|---------------------------|
| | Current fee | Proposed fee |
| Where work is done by Council to locate connections and the connection is found to be within 1.5 meters horizontally and 0.5 meters vertically of the 'as-built' position, work done will be charged at cost. | Actual cost of contractor | Actual cost of contractor |

| Septage treatment | (\$) | |
|---|----------------------|----------------------|
| | Current fee | Proposed fee |
| For disposal and treatment of septage at Council's treatment facility - types 1.02, 1.03 & 1.14 | 39.00/m ³ | 40.00/m ³ |
| For disposal and treatment of septage at Council's treatment facility - types 1.04 & 14.01 | 11.75/m ³ | 12.03/m ³ |
| Consent monitoring hourly rate | 89.00 | 91.00 |
| Trade Waste uniform annual charge | 492.00 | 504.00 |
| Trade Waste Consent Application Fee (controlled & conditional) | 188.00 | 193.00 |
| Trade Waste Consent Application Fee (permitted) | 65.00 | 67.00 |

| Pan charge | (\$) | |
|---|-------------|---|
| | Current fee | Proposed fee |
| Pan charge for discharge of wastewater into Council's wastewater system where connection cannot be charged as targeted rate** | 513.00 | To align with sewerage disposal rate for non-residential properties (targeted rate) |

**An approved connection may be provided but as the building is not on land, no certificate of title exists therefore the charge cannot be levied as a rate under the Local Government Rating Act 2002

| Part year wastewater charge | (\$) | |
|---|----------------------------|----------------------------|
| | Current fee | Proposed fee |
| Part year wastewater fee for properties connected to the public wastewater system during the year. After connection, properties are charged on 1 July as part of the rates. | | |
| Sewer connection date | (as a % of annual pan fee) | (as a % of annual pan fee) |
| July | 92% | 92% |
| August | 83% | 83% |
| September | 75% | 75% |
| October | 67% | 67% |
| November | 58% | 58% |
| December | 50% | 50% |
| January | 42% | 42% |
| February | 33% | 33% |
| March | 25% | 25% |
| April | 17% | 17% |
| May | 8% | 8% |
| June | 0% | 0% |

| Trade waste discharges | (\$) | |
|----------------------------------|---------------------|---------------------|
| | Current fee | Proposed fee |
| By Volume | 1.63/m ³ | 1.67/m ³ |
| By Total Kjeldahl Nitrogen (TKN) | 0.81/kg | 0.83/kg |
| By Total Suspended Solids (TSS) | 0.64/kg | 0.66/kg |
| By Chemical Oxygen Demand (COD) | 0.44/kg | 0.45/kg |

Food premises

FEES FOR FUNCTIONS UNDER THE FOOD ACT 2014

| Registration – food control plan | | (\$) |
|--|------------------|------------------|
| | Current fee | Proposed fee |
| New application for registration of Food Control Plan (fee includes up to 2.75 hours of processing time, supply of thermometer and printed food safety plan) | 473.00 fixed fee | 484.00 fixed fee |
| Fee for additional time in processing the application | 172.00/hr | 176.00/hr |
| Additional food control plan document pack | 27.00 per pack | 28.00 per pack |
| Thermometer | 30.00 | 31.00 |
| Registration renewal fixed fee for two hours of processing | 344.00 | 352.00 |

| Registration – national programmes | | (\$) |
|--|------------------|------------------|
| | Current fee | Proposed fee |
| Application for registration of model issued by MPI of a business subject to a national programme (includes up to 2.75 hours of processing time) | 473.00 fixed fee | 484.00 fixed fee |
| Fee for additional time in processing the application | 172.00/hr | 176.00/hr |
| Additional national programme document pack | 27.00 per pack | 28.00 per pack |
| Thermometer | 30.00 | 31.00 |
| Registration renewal (fixed fee for two hours of processing) | 344.00 | 352.00 |
| Hourly fee for additional processing time National Programme registration- All levels | 172.00/hr | 176.00/hr |

| Amendment to registration | | (\$) |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| Significant amendment to registered food control plan based on a template or model issued by MPI or an amendment to the registration of a business subject to a national programme (includes up to 1 hour of processing time) | 172.00/hr | 176.00/hr |
| Fee for additional time in processing the application | 172.00/hr | 176.00/hr |

| Verification of food control plan | | (\$) |
|---|------------------|------------------|
| | Current fee | Proposed fee |
| Verification including site visits and compliance checks with food control plans (includes up to 3.5 hours of processing and traveling time). | 602.00 fixed fee | 616.00 fixed fee |
| Where the verification results in the issue of a Corrective Action Request (CAR), that requires a return visit, then this follow up visit to check remedial actions and every additional visit is subject to additional compliance and monitoring fees. | 172.00/hr | 176.00/hr |
| Fee or additional time of verification activity | 172.00/hr | 176.00/hr |
| Failure to attend scheduled verification | 172.00/hr | 176.00/hr |
| Unscheduled verification | 172.00/hr | 176.00/hr |

| Verification of national programme | | (\$) |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| A fixed fee for up to 2.5 hours of verification activity for National Programmes | 430.00 | 440.00 |
| Where the verification results in the issue of a Corrective Action Request (CAR), that requires a return visit, then this follow up visit to check remedial actions and every additional visit is subject to additional compliance and monitoring fees | 172.00/hr | 176.00/hr |
| Fee for additional time of verification activity | 172.00 hr | 176.00/hr |
| Failure to attend scheduled verification | 172.00/hr | 176.00/hr |
| Unscheduled verification | 172.00/hr | 176.00/hr |

| | | |
|---|--------------------|---------------------|
| | | |
| Compliance and monitoring | (\$) | |
| | Current fee | Proposed fee |
| Complaint driven investigation resulting in issue of improvement notice by food safety officer. | 172.00/hr | 176.00/hr |
| Application for review of issue of improvement notice. | 172.00/hr | 176.00/hr |
| Second and subsequent return to business to check on compliance with CAR. | 172.00/hr | 176.00/hr |
| Monitoring of food safety suitability. | 172.00/hr | 176.00/hr |

FEES AND CHARGES UNDER THE FOOD BUSINESSES GRADING BYLAW 2016

| | | |
|--|--------------------|---------------------|
| | | (\$) |
| | Current fee | Proposed fee |
| Regrading of premises under the Food Business Grading Bylaw 2016 | 193.00/hr | 198.00/hr |

Forum North venue hire

| | | | | (\$) |
|----------------|--------------------------|------------|----------------------|----------------------|
| Venue | Session | | Current fee | Proposed fee |
| Expo Hall | Evening | | 820.00 | 840.00 |
| | Day | | 1,097.00 | 1,123.00 |
| Cafler Suite | Evening | | 346.00 | 354.00 |
| | Day | | 461.00 | 472.00 |
| Bounty Room | Evening | | 203.00 | 208.00 |
| | Day | | 272.00 | 279.00 |
| Theatre | Evening | – off-peak | 731.00 | 749.00 |
| | | – peak | 923.00 | 945.00 |
| | Day | – off-peak | 974.00 | 997.00 |
| | Day | - peak | 1,230.00 | 1,260.00 |
| | Day & evening - off-peak | | 1,218.00 | 1,247.00 |
| Equipment Hire | | | Price on Application | Price on Application |

A community venue hire rate may be available to eligible organisations upon application

Gambling Act and Racing Act application

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Application for TLA Consent under the Gambling Act 2003 (s99) and Racing Act 2003 (s 65B) - Deposit provides for a maximum of 14 Hours of Processing (previously provided for 7 hours) | 1,521.00 | 3,115.00 |
| Additional processing time | 216.00/hr | 221.00/hr |

Health Act registered premises

FEES FOR FUNCTIONS UNDER THE HEALTH ACT 1956: REGISTERED PREMISES

| Funeral directors | (\$) | |
|--|--|--|
| | Current fee | Proposed fee |
| On application (annual fee) and renewal | 243.00 | 249.00 |
| Transfer | 65.00 | 67.00 |
| Hairdressers | (\$) | |
| | Current fee | Proposed fee |
| On application (annual fee) and renewal | 203.00 | 208.00 |
| Transfer | 65.00 | 67.00 |
| Camping grounds | (\$) | |
| | Current fee | Proposed fee |
| On application (annual fee) and renewal | 355.00 | 364.00 |
| Transfer | 65.00 | 67.00 |
| Offensive trades | (\$) | |
| | Current fee | Proposed fee |
| Offensive trades | 243.00 | 249.00 |
| Transfer | 65.00 | 67.00 |
| Miscellaneous | (\$) | |
| | Current fee | Proposed fee |
| Consultation work including inspection undertaken by request and other inspections under the Health Act 1956 | Hourly rate of 172.00/hr plus mileage per IRD rate | Hourly rate of 176.00/hr plus mileage per IRD rate |

Laboratory testing

CHEMICAL

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| #Biochemical Oxygen Demand (B.O.D) (5) | 47.00 | 48.00 |
| #Carbonaceous Biochemical Oxygen Demand (C.B.O.D.) (5) | 51.00 | 52.00 |
| Chemical Oxygen Demand (C.O.D.) | 40.00 | 41.00 |
| Solids - total | 24.00 | 25.00 |
| Solids - suspended | 24.00 | 25.00 |
| Solids - total dissolved | 24.00 | 25.00 |
| Hardness - total | 26.00 | 27.00 |
| Hardness - calcium | 26.00 | 27.00 |
| Hardness - magnesium | No Charge | No Charge |
| Calcium | 26.00 | 27.00 |
| Total alkalinity (to pH 4.5) | 26.00 | 27.00 |
| Chloride | 26.00 | 27.00 |
| Free available chlorine | 18.00 | 19.00 |
| Total chlorine | 18.00 | 19.00 |
| Dissolved oxygen | 13.00 | 14.00 |
| Conductivity | 13.00 | 14.00 |
| Salinity | 13.00 | 14.00 |
| pH | 13.00 | 14.00 |
| Turbidity | 13.00 | 14.00 |
| Colour | 13.00 | 14.00 |
| Iron | 22.00 | 23.00 |
| Manganese | 22.00 | 23.00 |
| Ammonia nitrogen | 17.00 | 18.00 |
| Nitrate + nitrite (total oxidised nitrogen) | 22.00 | 23.00 |
| Dissolved reactive Phosphorous | 22.00 | 23.00 |
| Corrosive index (Isi) | 73.00 | 75.00 |
| Routine water profile (sub-contracted) | 170.00 | 174.00 |

MICROBIOLOGICAL

| | | |
|--------------------------------------|-------|---------|
| Enterococci | 51.00 | \$52.00 |
| Faecal coliform (presumptive) | 36.00 | \$37.00 |
| Escherichia coli & total coliform | 40.00 | \$41.00 |
| Enterococci | 51.00 | \$52.00 |
| Total plate count @ 35°C | 38.00 | \$39.00 |
| Total plate count @ 20°C | 38.00 | \$39.00 |
| Pseudomonas aeruginosa (presumptive) | 38.00 | \$39.00 |
| Staphylococcus aureus (presumptive) | 38.00 | \$39.00 |

SAMPLE COLLECTION

| | (\$) | |
|------------------------------|--------------|--------------|
| | Current fee | Proposed fee |
| Sample collection - per hour | 84.00 | 86.00 |
| Mileage | Per IRD Rate | Per IRD Rate |

Library

MEMBERSHIP

| Membership | (\$) | |
|--------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Residents and ratepayers | Free | Free |
| Non-ratepayers/visitors | Free | Free |

| Inter-library loans | (\$) | |
|---|---------------------|---------------------|
| | Current fee | Proposed fee |
| Urgent requests - per item | 25.00 - 30.00 | 25.00 - 30.00 |
| From a cooperating library - per item | 6.50 | 6.50 |
| From a non-cooperating New Zealand library - per item | Minimum of 20.00 | Minimum of 20.00 |
| From an Australian library - per item | 40.00 | 40.00 |

| Lost/non-returned items | (\$) | |
|---|---|---|
| | Current fee | Proposed fee |
| Replacement value of item plus administration fee | Replacement value of item plus 10.00 admin fee | Replacement value of item plus 10.00 admin fee |
| Uncollected hold charge | 1.00 | No charge |

| Overdue charges (per non-rental item) | (\$) | |
|---------------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Overdue fine (per item) - per day | 0.40 | No Charge |
| Overdue fine - maximum | 15.00 | No Charge |

RENTAL ITEMS

| Bestseller books (green stickers) | (\$) | |
|-----------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| 1 week | 3.00 | 3.00 |
| Overdue fine (per item) - per day | 1.10 | No Charge |
| Overdue fine - maximum | 20.00 | No Charge |

| DVDs | (\$) | |
|-------------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Per week | 2.00 | 2.00 |
| Hearing impaired - 1 item per visit | No charge | No Charge |
| Overdue fines (per item) - per day | 0.50 | No Charge |
| Overdue fine - maximum | 20.00 | No Charge |

| New release DVDs | (\$) | |
|-----------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| 3 days | 4.00 | 4.00 |
| Overdue fine (per item) - per day | 1.10 | No Charge |
| Overdue fine - maximum | 20.00 | No Charge |

OTHER PAY SERVICES – LIBRARY

| Self-help computer services | (\$) | |
|-----------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Internet - per 3 minutes | 0.20 | No charge |

| Photocopy/printing services | (\$) | |
|-----------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Black and white A4 | 0.10 | 0.10 |
| Black and white A3 | 0.20 | 0.20 |
| Colour A4 | 1.00 | 1.00 |
| Colour A3 | 2.00 | 2.00 |
| Scanning per page | 0.10 | 0.10 |
| Laminating per A4 sheet | 2.00 | 2.00 |
| Laminating per A3 sheet | 4.00 | 4.00 |

| Miscellaneous | (\$) | |
|----------------------------------|-----------------------|-----------------------|
| | Current fee | Proposed fee |
| Sales | Prices as Marked | Prices as Marked |
| Book mending & covering services | Prices on application | Prices on application |
| Sundry items | Prices as marked | Prices as marked |

| Fax | (\$) | |
|----------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| 0800 numbers - first page | 2.00 | 2.00 |
| Local - first page | 2.00 | 2.00 |
| National - first page | 2.50 | 2.50 |
| International - first page | 3.00 | 3.00 |
| Receiving - first page | 1.00 | 1.00 |
| All additional pages | 0.20 | 0.20 |

| Display | (\$) | |
|----------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Display cabinet - per week | 12.50 | 12.50 |

ROOM HIREAGE

| May Bain Room | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Booking fee | 25.00 | 25.00 |
| Plus, room hire per hour | 25.00 | 25.00 |
| 50% discount on room hire fees for local non-profit community groups | | |
| Sundries supplied (per booking period) | 12.00 | 12.00 |
| Data projector hire (per booking period) | 30.00 | 30.00 |
| Wi-Fi access - per day | Free | Free |

| Leonard Room | (\$) | |
|--------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Room hire per hour | 10.00 | \$10.00 |

Land Information Memorandum (LIM)

The below fees are instalments only and may attract additional processing fees charged on a time basis.

| Residential (including lifestyle blocks less than 20 hectares) | | (\$) | |
|---|--------------------|---------------------|--|
| Used principally for residential purposes or lifestyle residential purposes | Current fee | Proposed fee | |
| A lifestyle block includes properties of variable size, but generally comprise of 20 hectares or less, which might otherwise be categorised as rural, but which are used for non-economic (in the traditional farming sense) lifestyle residential purposes | 394.00 | 394.00 | |
| LIM - Cancellation fee | 100.00 | 100.00 | |
| Commercial (including farms over 20 hectares) | | | |
| | Current fee | Proposed fee | |
| Large commercial/industrial LIMs will be assessed and may incur additional costs | 711.00 | 711.00 | |
| LIM - Cancellation fee | 100.00 | 100.00 | |

Monitoring and land use consent conditions – RMA

MONITORING AND LAND USE CONSENT CONDITIONS

| | (\$) | |
|---|-----------------|-----------------|
| | Current fee | Proposed fee |
| Deposit invoiced at the time a resource consent decision is issued. Should the cost of monitoring (based on Council staff hourly rates and mileage) exceed the deposit and invoice will be issued for the additional amount. | | |
| Residential Deposit | 425.00 | 425.00 |
| Commercial Deposit | 610.00 | 610.00 |
| Hour over and above advance fee and mileage, which may also involve work by other specialties planning, park and engineering staff will be charged at a rate specific in Council's Professional Fee Schedule plus any additional specialist contractor cost | See Pages 16-18 | See Pages 16-18 |

ABATEMENT NOTICES

| | (\$) | |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| Charge applied to issue an abatement notice | 150.00 | 150.00 |
| Charge to cover seizure, impounding, transporting and storing of property under Section 366, Resource Management Act 1991 | 239.00 | 245.00 |

Official information

| Where no other fee applies | (\$) | |
|---|------------------------|-----------------|
| | Fee set out by statute | |
| | Current fee | Proposed fee |
| Time spent by staff searching for relevant material, extracting and collating, copying, transcribing and supervising access where the total time involved is more than one hour should be charged out as follows: | 38.00/half hour | 38.00/half hour |

| Photocopying | (\$) | |
|---|--|---|
| | Current fee | Proposed fee |
| First 20 pages of A4 black and White copies | Free | Free |
| | Thereafter – see Photocopy charges (Page 42) | Thereafter– see Photocopy charges (Page 42) |

Other costs

All other charges incurred will be fixed at an amount which recovers the full costs involved.

Fee in advance

A fee in advance may be required where the charge is likely to exceed \$76.00 or where some assurance of payment is required to avoid waste of resources.

Parks and reserves

PLAYING FIELD RENTALS

| Seasonal hire to parent sporting codes | | (\$) | |
|---|--------------------|-------------|--------------|
| | | Current fee | Proposed fee |
| Cricket | Senior wickets | 560.00 | 573.00 |
| | Twilight wickets | 100.00 | 102.00 |
| | Artificial wickets | 50.00 | 51.00 |
| Softball and baseball | Diamond | 250.00 | 250.00 |
| Rugby | Senior field | 565.00 | 565.00 |
| | Junior field | 460.00 | 460.00 |
| Touch rugby | Field | 250.00 | 250.00 |
| Five-aside soccer | Field | 250.00 | 250.00 |
| Soccer | Senior Field | 565.00 | 565.00 |
| | Junior field | 460.00 | 460.00 |
| Rugby league | Senior field | 565.00 | 565.00 |
| Rugby league | Junior field | 460.00 | 460.00 |
| Casual usage of sporting fixtures by businesses, social clubs and other groups during appropriate season i.e., using existing field | | 42.00 | 43.00 |
| Note: Rugby, soccer, hockey, touch, league, twilight and artificial cricket wicket per field, softball per diamond, netball per court | | | |
| Schools and pre-school groups | | No charge | No charge |

BARGE PARK SHOW GROUNDS, MAUNU

| | (\$) | |
|--|------------------------------------|------------------------------------|
| | Current fee | Proposed fee |
| Equestrian Federation and New Zealand Pony Club Association events cross country and dressage events etc per day per group | 50.00 per day including set up day | 50.00 per day including set up day |

OTHER

| | (\$) | |
|-----------------------------------|----------------|----------------|
| | Current fee | Proposed fee |
| Annual community/sports lease fee | 510.00 | 510.00 |
| Grazing license | By negotiation | By negotiation |

ALL PARKS AND RESERVES

| | (\$) | |
|--|--|--|
| | Current fee | Proposed fee |
| Gala days and fundraising events by non-profit making organisation (all venues). | 100.00 | 100.00 |
| Fund raising events by non-profit organisations - bond | 500.00 | 525.00 |
| Filming on reserve (depending on scale of event) | up to 550.00 per day | up to 550.00 per day |
| Events by profit making or commercial organisations, with the intention of making a profit (all venues): Plus, bond \$500.00 | Up to 600.00 depending on the scale of the event | Up to 600.00 depending on the scale of the event |

BOTANICA WHANGĀREI

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Booking fee - per hour (or part thereof) and minimum fee | 75.00 | 75.00 |

MAIR PARK

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Use of power. Key available ex Parks - per day | 26.00 | 27.00 |

LAURIE HALL PARK

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Use of power. Key available ex Parks - per day | 26.00 | 27.00 |

SIGN PARKS

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Community events - single site 1.2m x 1.2m - per 3 weeks | 40.00 | 41.00 |
| Community events - double site 1.2m x 2.4m - per 3 weeks | 76.00 | 78.00 |

Pensioner housing

Pensioner Housing rents are set in accordance with Council's Pensioner Housing Policy 0050, as a percentage of the tenant's superannuation entitlement.

Increases are implemented annually with the required notification period as detailed in the Residential Tenancies Act 1986.

Note: GST does not apply to pensioner housing rents.

Council's Pensioner Housing is administered by the Whangarei Agricultural and Pastoral Society.

Photocopying and file handling charges

| Photocopying and printing | | (\$) | |
|--|----|-------------|--------------|
| | | Current fee | Proposed fee |
| Colour | A4 | 1.00 | 1.00 |
| | A3 | 2.00 | 2.00 |
| Black and white | A4 | 0.10 | 0.10 |
| | A3 | 0.20 | 0.20 |
| Double sided – charge each side as a single page | | | |
| | | | |

Public places bylaws

LICENCES ISSUED UNDER ANY WHANGAREI DISTRICT BYLAW

| These are annual fees unless otherwise stated | (\$) | |
|--|-----------------------------|-----------------------------|
| | Current fee | Proposed fee |
| Any application for a permit, consent, exemption or request under a Whangarei District Bylaw, includes up to one hour of processing time. Additional time will be charged at \$176.00 per hour | 172.00/ site or application | 176.00/ site or application |
| Alfresco dining application fee | 238.00 | 244.00 |
| Alfresco dining monitoring fee | 131.00 | 134.00 |
| Animal powered vehicle license | 190.00 | 195.00 |

Resource management administrative charges

All fees and charges are DEPOSITS unless otherwise stated

(\$)

Current fee

Proposed fee

You will be charged a final processing fee when council has reached a decision on your application. Interim billing may also occur. The processing charge covers tasks such as site visits, report preparation, information searches and input from other council staff. Mileage is also charged.

| | | |
|---|-----------|-----------|
| Applications under the Resource Management Act as follows: | 2,000.00 | 2,500.00 |
| <ul style="list-style-type: none"> Non-notified or Limited Notified Resource Consent applications (Land Use and /or Subdivision Non notified or Limited Notified Notices or Requirements for designations and alterations to existing designations under Sections 168, 168a and 181 | | |
| Applications under the Resource Management Act as follows: | 2,000.00 | 2,000.00 |
| <ul style="list-style-type: none"> Applications for Certificates of Compliance under Section 139 Application for Existing Use Rights Certificates under Section 139A | | |
| Applications requiring public notification under the Resource Management Act | 10,000.00 | 10,500.00 |
| Note: Where a determination is made requiring notification of an application where \$2,500.00 advance fees have already been paid, council will require an additional \$8,000.00 advance fee to be paid before public notification proceeds. | | |
| Applications under the Resource Management Act as follows: | 1,250.00 | 1,500.00 |
| <ul style="list-style-type: none"> Non- notified or Limited Notified Change or Cancellation of Consent Condition/s under Section 127 | | |

| | | |
|--|--|--|
| <ul style="list-style-type: none"> • Extension of time under Section 125 • Review of Consent Condition/s under Section 128 • Vary or cancel of consent notice under Section 221(3) | | |
| Applications under the Resource Management Act as follows: | 1,250.00 | 1,250.00 |
| <ul style="list-style-type: none"> • Outline Plan s176A | | |
| <ul style="list-style-type: none"> • Certification that Subdivision complies with District Plan under Section 226 • Cancellation of covenant against transfer of allotment & Cancellation of Amalgamation of allotments under Sections 240(4) and 241 • Grant, Surrender, Transfer, Vary or Cancel Easements under Section 243 • Applications under section 100 of the Sale and Supply of Alcohol Act 2012 • Applications under sections 327A (Cancellation of Building Line Restriction) and 348 (Creation of right-of-way easement) of the Local Government Act • Applications under sections 94 and 114 (Conservation Covenants) of the Reserves Act • Applications under the First Schedule of the Overseas Investment Regulations 1995 | 1,000.00 | 1,000.00 |
| Application for Boundary Activity under section 87B | 500.00(Set fee) | 500.00(Set Fee) |
| Application for Marginal or Temporary Activity under section 87BB | 500.00(Set fee) | 500.00(Set Fee) |
| Applications under the Resource Management Act as follows: | Actual and reasonable cost | Actual and reasonable cost |
| <ul style="list-style-type: none"> • Approval of Survey Plan under Section 223 • Completion Certificate for subdivision under Section 224 • Surrender of Consent under Section 138 • Outline Plan Waiver s176A(2)(c) • Monitoring of NES permitted activities | | |
| Pre-Application meetings with Council staff | One pre-application meeting free of charge*. | One pre-application meeting free of charge*. |
| Applicants can request to meet relevant Council staff to discuss potential resource consent matters prior to preparing and lodging an application, in accordance with Councils Pre-Application meetings process | All meetings requested thereafter (including | All meetings requested thereafter (including preparation and |

| | | |
|--|---|---|
| | preparation and follow-up) will be charged at actual and reasonable costs | follow-up) will be charged at actual and reasonable costs |
| Rejection of Application with the information Requirements of Schedule 4 | Actual and reasonable costs | Actual and reasonable costs |
| Council will charge actual and reasonable costs at the relevant hourly rate in the event that any application lodged is required to be rejected because it does not comply with the information requirements of Schedule 4. | | |
| Hours over the above deposit, plus mileage, and disbursements (which may also involve work by other specialist planning, parks and engineering staff), will be charged at a rate specified in Council's Professional Fee Schedule. Consultants will be on-charged at actual costs. | See pages 16-18 | See pages 16-18 |

*This includes all meeting preparation, staff attendance, and any follow-up actions undertaken by Council staff as a result of the first meeting. It does not include the cost of any technical assessments required by third parties acting on behalf of Council (i.e. use of consultants).

Hearings required for any resource consent or other permission

- Cost of third party/hearings commissioners will be charged at actual cost.
- All staff will be charged at the rate specified in Council's Professional Fee Schedule and Consultants will be on-charged at actual cost.
- Miscellaneous charges will be charged at the rate specified in Council's Professional Fee Schedule and Consultants will be charged at actual cost.
- All costs will be itemised.

Notes

All figures are standard fees inclusive of GST; the final fee in any one application will be determined by the Resource Consents Manager or his/her appointee.

Council reserves the right to interim invoice applications where significant costs have been incurred over a period of one month or more without progress on the application.

Rubbish disposal

| Rubbish service at kerbside | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Official rubbish bag (65-litre) or sticker | 3.00 | 3.00 |
| Small rubbish bag (35-litre) | 1.80 | 1.80 |
| Replacement recycling crate | 15.00 | 15.00 |
| Replacement recycling bin | N/A | N/A |

| Rubbish services at all WDC transfer stations | (\$) | |
|---|--------------------------|--------------------------|
| | Current fee | Proposed fee |
| Standard rubbish bag (65 litre) - rubbish | 3.00 | 3.00 |
| Standard rubbish bag (65 litre) - vegetation | 2.00 | 2.00 |
| Small rubbish bag (35 litre) - rubbish | 1.80 | 1.80 |
| Car boot - rubbish | 20.00 | 20.00 |
| Car boot - vegetation | 12.00 | 12.00 |
| Station wagons, people movers - rubbish | 45.00 per m ³ | 45.00 per m ³ |
| Station wagons, people movers - vegetation | 22.50 per m ³ | 22.50 per m ³ |
| Utes, vans, 4 wheel drives - rubbish | 45.00 per m ³ | 45.00 per m ³ |
| Utes, vans, 4 wheel drives - vegetation | 22.50 per m ³ | 22.50 per m ³ |
| Trailers - rubbish | 45.00 per m ³ | 45.00 per m ³ |
| Trailers - vegetation | 22.50 per m ³ | 22.50 per m ³ |
| Loaded vehicle plus loaded trailer - rubbish | 45.00 per m ³ | 45.00 per m ³ |
| Public Use of Weighbridge | New Fee | 10.00 |
| Clean Rubble, concrete, bricks per ton | New Fee | 190.00 |
| Vegetation per ton | New Fee | 105.00 |
| Rubbish per ton | New Fee | 220.00 |
| Car tyre | 7.00 | 8.00 |
| Truck tyre | 22.00 | 25.00 |
| 4WD and light commercial tyre | 12.00 | 12.00 |
| Tractor tyre | 38.00 | 48.00 |
| Tyres on rim | As above + 3.50 | As above + 3.50 |

| | | |
|------------------------------------|--------------|--------------|
| Earthmover tyres | Not Accepted | Not Accepted |
| Televisions/screens/other e-waste | 20.00 | 20.00 |
| Whiteware/gas bottles (de-gassing) | 7.00 | 7.00 |
| | | |

Sale and Supply of Alcohol: Licenses and Certificates

ALCOHOL LICENSED PREMISES

The alcohol fees stated here are set under the Whangarei District Council Alcohol Fees Bylaw 2016. These fees replace the fees payable as stated under Regulation 7 of the Sale and Supply of Alcohol (Fees) Regulations 2013.

The above Regulations, however, continue to determine and define the various application and annual risk categories for the various premises and does so by allocating a numeral weighting to each category, depending on the perceived risk. In addition, the Regulations also allocate a higher risk rating to premises that operate longer hours; or those that have in the past suffered some enforcement action.

The sum total of each of these then translate into five (5) different risk categories ranging from “very low” to “very high”. A very low risk category premises will pay a substantially lower application or annual compliance monitoring fee than premises in a higher risk category.

For Special licensed events, the Regulations provides for three (3) Classes, dependent upon the number of attendees. With Class 1 being the highest risk and Class 3, the lowest.

For a more detailed explanation and in order for applicants to predetermine their individual application and/or annual risk categories, please see the Sale and Supply of Alcohol (Fees) Regulations 2013.

| Application fee (set by bylaw) | (\$) | |
|--------------------------------|-------------|--------------|
| Fee set by bylaw | Current fee | Proposed fee |
| Very Low | 600.00 | 600.00 |
| Low | 994.00 | 994.00 |
| Medium | 1,456.00 | 1,456.00 |
| High | 1,669.00 | 1,669.00 |
| Very high | 1,969.00 | 1,969.00 |

| Annual fee (set by bylaw) | | (\$) | |
|------------------------------------|-------------|--------------|--|
| | Current fee | Proposed fee | |
| Very low | 262.00 | 262.00 | |
| Low | 637.00 | 637.00 | |
| Medium | 1,031.00 | 1,031.00 | |
| High | 1,687.00 | 1,687.00 | |
| very high | 2,344.00 | 2,344.00 | |
| Special license fee (set by bylaw) | | (\$) | |
| | Current fee | Proposed fee | |
| Class 1 | 937.00 | 937.00 | |
| Class 2 | 337.00 | 337.00 | |
| Class 3 | 102.00 | 102.00 | |
| Other fees (set by regulations) | | (\$) | |
| | Current fee | Proposed fee | |
| Temporary Authority* | 484.00 | 484.00 | |
| Temporary License* | 484.00 | 484.00 | |
| Manager's Certificate* | 316.25 | 316.25 | |

This fee is set through the regulations not through the bylaw but is included here for completeness.

Searches

Note: Photocopy charges may also apply, see photocopying and file handling fees on page 41.

| Basic property search | (\$) | |
|-----------------------|--------------------------------|--------------------------------|
| | Current fee | Proposed fee |
| Residential | 50.00 per search up to 30 mins | 50.00 per search up to 30 mins |
| Commercial | 50.00 per search up to 30 mins | 50.00 per search up to 30 mins |

(Contains site plan, floor plan, drainage plans and CCC information).

| Specific searches | (\$) | |
|---|--------------------------------|--------------------------------|
| | Current fee | Proposed fee |
| Historical LIM (as scanned for record purposes) | 50.00 per search up to 30 mins | 50.00 per search up to 30 mins |
| Historical PIM | | |
| Building File | | |
| Subdivision or Resource Consent | | |
| Engineering report | | |
| Dangerous goods/health/licensing | | |
| GIS consultancy | Free | Free |
| Deposited plans | | |

Swimming pool/spa pool barrier inspections

| | (\$) | |
|--|---|---|
| | Current fee | Proposed fee |
| Certificate of acceptance of building consent for pool barriers recorded on Council's register | 645.00 | 660.00 |
| First inspection of pool barrier | 172.00 | 176.00 |
| Follow up inspections | Direct recovery of actual cost for each inspection with time recovered at \$172.00/hr | Direct recovery of actual cost for each inspection with time recovered at \$176.00/hr |
| Administration of empty pools (admin) | 102.00 | 102.00 |

Transport

PARKING

As per Council parking policy (Parking Management Strategy 2011), charges reflect demand and therefore may change throughout the year.

| Trade cards – per day | | (\$) |
|------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Parking meter cards (trades) | 16.00 | 16.00 |

| Road corridor – license to occupy | | (\$) |
|--------------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Residential/non-commercial applicant | 460.00 | 471.00 |
| Commercial applicant | 1,329.00 | 1,361.00 |

| Overweight vehicles | | (\$) |
|--------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Overweight vehicles – standard | 135.00 | 138.00 |
| Overweight vehicles – HPMV | 175.00 | 179.00 |

Water

WATER CONNECTIONS/DISCONNECTIONS

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Service connection to or disconnection to the public utility infrastructure. | 428.00 | 438.00 |

METER TESTING

| | (\$) | |
|-------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| 25mm diameter and under | 401.00 | 411.00 |
| Over 25mm up to 40mm diameter | 458.00 | 469.00 |
| Over 40mm diameter | 667.00 | 683.00 |

METER ONLY WATER CONNECTIONS

| | (\$) | |
|---------------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| 20mm manifold meter only | 340.00 | 348.00 |
| 20mm manifold + meter | 656.00 | 672.00 |
| 20mm manifold + meter + box | 736.00 | 754.00 |
| 20mm In line meter + dual check valve | 538.00 | 551.00 |
| Cast iron meter box (materials only) | 204.00 | 209.00 |

BOUNDARY BACK FLOW DEVICES

Charges for backflow preventers are targeted rates. Refer to the current Annual Plan or Long Term Plan for current costs.

SPECIAL METER READING

| | (\$) | |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| For special meter readings requested by customers for each meter reading outside the normal reading cycle | 66.00 | 68.00 |

STANDPIPES METERED

| | (\$) | |
|---------------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Meter reading - (Monthly) | 79.00 | 81.00 |
| Weekly hire (minimum charge one week) | 37.00 | 38.00 |

TANKER FILLING POINT – KIOREROA AND SIME ROAD

| | (\$) | |
|----------|-------------|--------------|
| | Current fee | Proposed fee |
| Per fill | 17.00 | 17.00 |

WATER CONSUMPTION RATES

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Water Consumption- per M ³ (Standard domestic charge) | 2.32 | 3.03 |
| Water Supply Charge | 35.00 | 36.00 |

Abbreviations and acronyms

| | | | |
|---------|--|------|--|
| B.O.D | Biochemical Oxygen Demand | GIS | Geographic Information Systems |
| BC | Building Consent | HPMV | High Productivity Motor Vehicles |
| BRANZ | Building Research Association of New Zealand | IQP | Independent Qualified Person |
| BWOF | Building Warrant of Fitness | LIM | Land Information Memorandum |
| CAR | Health Corrective Action Request | LSI | Langelier Saturation Index |
| C.B.O.D | Carbonaceous Biochemical Oxygen Demand | MBIE | Ministry of Building Innovation and Employment |
| CCC | Code Compliance Certificate | PIM | Project Information Memorandum |
| COD | Chemical Oxygen Demand | PAT | Project Assessment Team |
| DBH | Department of Building and Housing | TLA | Territorial Local Authority |



Private Bag 9023, Whangarei 0148, New Zealand

Forum North Building, Rust Avenue, Whangarei

Ruakaka Service Centre, Takutai Place, Ruakaka

P +64 9 430 4200

mailroom@wdc.govt.nz | www.wdc.govt.nz

[Facebook.com/WhangareiDC](https://www.facebook.com/WhangareiDC)

STATEMENT OF PROPOSAL DRAFT FEES AND CHARGES 2022/2023

1. PURPOSE

Council's vision is to be an inclusive, resilient and sustainable District. This is supported by our four Community Outcomes:

- efficient and resilient core services
- * positive about the future
- caring for the environment
- proud to be local.

Our fees and charges play an important role in the delivery of these outcomes. In order to ensure our fees and charges are robust, we review them annually following Auditor Generals Best Practice Guidelines.

This Statement of Proposal is for fees and charges subject to consultation under Sections 82 and 83 of Local Government Act 2002, for the 2022-2023 year.

1. BACKGROUND

Council provides a wide range of services and functions to the community which have a cost associated with them. Council's Revenue and Financing Policy identifies two sources of funding for the provision of these services and functions being user charges (private good), and rates (public good). Fees and charges are set by Council to recover costs in varying proportion dependant on where the benefit of the service or function is seen to lie. Fees and charges are reviewed in accordance with the following criteria developed by the Office of the Auditor General:

- any charges cannot have a 'profit' component
- the charges should reflect the actual and reasonable costs incurred by Council
- those that gain the benefit of Council's services contribute appropriately to those costs
- costs must be itemised for a number of activities
- fees should be reviewed regularly
- there should be no cross-subsidisation between functions.

2. SUMMARY OF CHANGES

The majority of fees include a proposed inflation increase of 2.4%. This is the Local Government Cost Index (LGCI) derived by Business and Economic Research Ltd (BERL). In accordance with our Financial Strategy set as part of our 2021-31 Long Term Plan, this is the inflation rate used throughout our 2022-23 Annual Plan.

Council will apply the current Inland Revenue Department mileage rate per kilometre for mileage charges (applicable to Petrol, Diesel, Hybrid and Electric vehicles).

The following summarises the changes to Council's fees and charges in regards the specific council services that are subject to consultation:

DRAINAGE

Wastewater

Fees and charges for wastewater are authorised under the Wastewater Bylaw.

Existing drainage fees and charges have been increased by the LGCI rate of 2.4% and rounded as shown below.

| Services location | (\$) | |
|---|---------------------------|---------------------------|
| | Current fee | Proposed fee |
| Where work is done by Council to locate connections and the connection is found to be within 1.5 meters horizontally and 0.5 meters vertically of the 'as-built' position, work done will be charged at cost. | Actual cost of contractor | Actual cost of contractor |

| Septage treatment | (\$) | |
|---|----------------------|----------------------|
| | Current fee | Proposed fee |
| For disposal and treatment of septage at Council's treatment facility - types 1.02, 1.03 & 1.14 | 39.00/m ³ | 40.00/m ³ |
| For disposal and treatment of septage at Council's treatment facility - types 1.04 & 14.01 | 11.75/m ³ | 12.03/m ³ |
| Consent monitoring hourly rate | 89.00 | 91.00 |
| Trade Waste uniform annual charge | 492.00 | 504.00 |
| Trade Waste Consent Application Fee (controlled & conditional) | 188.00 | 193.00 |
| Trade Waste Consent Application Fee (permitted) | 65.00 | 67.00 |

| Pan charge | (\$) | |
|---|--------------------|---|
| | Current fee | Proposed fee |
| Pan charge for discharge of wastewater into Council's wastewater system where connection cannot be charged as targeted rate** | 513.00 | To align with sewerage disposal rate for non-residential properties (targeted rate) |

**An approved connection may be provided but as the building is not on land, no certificate of title exists therefore the charge cannot be levied as a rate under the Local Government Rating Act 2002

| Part year wastewater charge | (\$) | |
|---|----------------------------|----------------------------|
| | Current fee | Proposed fee |
| Part year wastewater fee for properties connected to the public wastewater system during the year. After connection, properties are charged on 1 July as part of the rates. | | |
| Sewer connection date | (as a % of annual pan fee) | (as a % of annual pan fee) |
| July | 92% | 92% |
| August | 83% | 83% |
| September | 75% | 75% |
| October | 67% | 67% |
| November | 58% | 58% |
| December | 50% | 50% |
| January | 42% | 42% |
| February | 33% | 33% |
| March | 25% | 25% |
| April | 17% | 17% |
| May | 8% | 8% |
| June | 0% | 0% |

TRADE WASTE

Fees and charges for trade waste are authorised under the Trade Waste Bylaw.

Trade Waste charges have been increased by the LGCI rate of 2.4% and rounded as shown below.

| Trade waste discharges | (\$) | |
|----------------------------------|---------------------|---------------------|
| | Current fee | Proposed fee |
| By Volume | 1.63/m ³ | 1.67/m ³ |
| By Total Kjeldahl Nitrogen (TKN) | 0.81/kg | 0.83/kg |
| By Total Suspended Solids (TSS) | 0.64/kg | 0.66/kg |
| By Chemical Oxygen Demand (COD) | 0.44/kg | 0.45/kg |

Health and Bylaws

Health and Bylaws fees cover a wide range of activities and functions. These include fees relating to Environmental Health (registration of food premises, other registered premises and alcohol licensing), consenting under Gambling and Racing Acts), and contracted services (dog and stock control and various bylaw fees). The fees and charges are reviewed annually, and increases are made to achieve and maintain cost recovery requirements established by Council. The Health and Bylaw activities which require public consultation are included below.

Enforcement related work undertaken by the Council consists of functions generally required by statute, some of which permits cost recovery and others not. In general, cost recovery can be applied where licensing regimes are in place but there are other services provided such as health nuisance and bylaw enforcement, excessive noise investigation and monitoring of bathing water for example where recovery cost is not authorised.

Fees have been reviewed against cost recovery requirements and benchmarked against G9 local authorities, including our neighbours Kaipara and Far North District Councils. Fees are generally in line with those charged by these other local authorities.

Bylaw Enforcement

SEIZURE OF PROPERTY UNDER BYLAWS

| | (\$) | |
|---|---|---|
| | Current fee | Proposed fee |
| Seizure and confiscation of signs under the Local Government Act 2002 and bylaws (fixed fee) - Signs under 1m2 | 69.00 | 71.00 |
| Seizure and confiscation of signs under the Local Government Act 2002 and bylaws (fixed fee) - Signs over 1m2 | 139.00 | 142.00 |
| Seizure of other property (hourly) | Actual cost recovery at \$92/hr and mileage per the IRD rate plus any additional specialist contractor's cost | Actual cost recovery at \$94/hr and mileage per the IRD rate plus any additional specialist contractor's cost |
| Seizure of skateboards, bikes and similar (fixed fee) | 67.00 | 69.00 |
| Where otherwise not specified any application for a permit, consent or exemption application or request under a Whangarei District Bylaw. Fee is for one hour of processing, with additional time charged at \$176.00 per hour. | 172.00/hr | 176.00/hr |

Food Premises

Food premises and food related activities are covered by the Food Act 2014.

Hourly rates and fees have been increased to reflect a 2.4% increase in costs in accordance with the Local Government Consumer Index (subject to rounding).

FEES FOR FUNCTIONS UNDER THE FOOD ACT 2014

| Registration – food control plan | (\$) | |
|--|--------------------|---------------------|
| | Current fee | Proposed fee |
| New application for registration of Food Control Plan (fee includes up to 2.75 hours of processing time, supply of thermometer and printed food safety plan) | 473.00 fixed fee | 484.00 fixed fee |
| Fee for additional time in processing the application | 172.00/hr | 176.00/hr |
| Additional food control plan document pack | 27.00 per pack | 28.00 per pack |
| Thermometer | 30.00 | 31.00 |
| Registration renewal fixed fee for two hours of processing | 344.00 | 352.00 |

| Registration – national programmes | (\$) | |
|--|--------------------|---------------------|
| | Current fee | Proposed fee |
| Application for registration of model issued by MPI of a business subject to a national programme (includes up to 2.75 hours of processing time) | 473.00 fixed fee | 484.00 fixed fee |
| Fee for additional time in processing the application | 172.00/hr | 176.00/hr |
| Additional national programme document pack | 27.00 per pack | 28.00 per pack |
| Thermometer | 30.00 | 31.00 |
| Registration renewal (fixed fee for two hours of processing) | 344.00 | 352.00 |
| Hourly fee for additional processing time National Programme registration- All levels | 172.00/hr | 176.00/hr |

| Amendment to registration | (\$) | |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| Significant amendment to registered food control plan based on a template or model issued by MPI or an amendment to the registration of a business subject to a national programme (includes up to 1 hour of processing time) | 172.00/hr | 176.00/hr |
| Fee for additional time in processing the application | 172.00/hr | 176.00/hr |

| Verification of food control plan | (\$) | |
|---|------------------|------------------|
| | Current fee | Proposed fee |
| Verification including site visits and compliance checks with food control plans (includes up to 3.5 hours of processing and traveling time). | 602.00 fixed fee | 616.00 fixed fee |
| Where the verification results in the issue of a Corrective Action Request (CAR), that requires a return visit, then this follow up visit to check remedial actions and every additional visit is subject to additional compliance and monitoring fees. | 172.00/hr | 176.00/hr |
| Fee or additional time of verification activity | 172.00/hr | 176.00/hr |
| Failure to attend scheduled verification | 172.00/hr | 176.00/hr |
| Unscheduled verification | 172.00/hr | 176.00/hr |

| Verification of national programme | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| A fixed fee for up to 2.5 hours of verification activity for National Programmes | 430.00 | 440.00 |
| Where the verification results in the issue of a Corrective Action Request (CAR), that requires a return visit, then this follow up visit to check remedial actions and every additional visit is subject to additional compliance and monitoring fees | 172.00/hr | 176.00/hr |
| Fee for additional time of verification activity | 172.00 hr | 176.00/hr |
| Failure to attend scheduled verification | 172.00/hr | 176.00/hr |
| Unscheduled verification | 172.00/hr | 176.00/hr |

| Compliance and monitoring | (\$) | |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| Complaint driven investigation resulting in issue of improvement notice by food safety officer. | 172.00/hr | 176.00/hr |
| Application for review of issue of improvement notice. | 172.00/hr | 176.00/hr |
| Second and subsequent return to business to check on compliance with CAR. | 172.00/hr | 176.00/hr |
| Monitoring of food safety suitability. | 172.00/hr | 176.00/hr |

FEES AND CHARGES UNDER THE FOOD BUSINESSES GRADING BYLAW 2016

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Regrading of premises under the Food Business Grading Bylaw 2016 | 193.00/hr | 198.00/hr |

GAMBLING AND RACING ACT

This fee recovers significant time required to assess and report on matters required by applications for territorial authority consent under policies which Council must adopt and maintain under the Gambling Act 2003 and Racing Act 2003. This includes assessment of social impact reports and reporting to Council on complex matters relating to gambling harm.

It is proposed to increase deposit time, and therefore the cost, from 7 to 14 hours to better reflect the likely cost of such applications and to decrease the need to on-charge high numbers of additional hours, prior to the determination of the application. Please note that these professional fees and hourly rates have also been increased by 2.4%.

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Application for TLA Consent under the Gambling Act 2003 (s99) and Racing Act 2003 (s 65B) - Deposit provides for a maximum of 14 Hours of Processing (previously provided for 7 hours) | 1,521.00 | 3,115.00 |
| Additional processing time | 216.00/hr | 221.00/hr |

FEES FOR FUNCTIONS UNDER THE HEALTH ACT 1956: REGISTERED PREMISES

| Funeral directors | (\$) | |
|---|--------------------|---------------------|
| | Current fee | Proposed fee |
| On application (annual fee) and renewal | 243.00 | 249.00 |
| Transfer | 65.00 | 67.00 |

| Hairdressers | (\$) | |
|---|--------------------|---------------------|
| | Current fee | Proposed fee |
| On application (annual fee) and renewal | 203.00 | 208.00 |
| Transfer | 65.00 | 67.00 |

| Camping grounds | (\$) | |
|---|--------------------|---------------------|
| | Current fee | Proposed fee |
| On application (annual fee) and renewal | 355.00 | 364.00 |
| Transfer | 65.00 | 67.00 |

| Offensive trades | (\$) | |
|-------------------------|--------------------|---------------------|
| | Current fee | Proposed fee |
| Offensive trades | 243.00 | 249.00 |
| Transfer | 65.00 | 67.00 |

| Miscellaneous | (\$) | |
|--|--|--|
| | Current fee | Proposed fee |
| Consultation work including inspection undertaken by request and other inspections under the Health Act 1956 | Hourly rate of 172.00/hr plus mileage per IRD rate | Hourly rate of 176.00/hr plus mileage per IRD rate |

Public places bylaws

LICENCES ISSUED UNDER ANY WHANGAREI DISTRICT
BYLAW

| These are annual fees unless otherwise stated | (\$) | |
|--|-----------------------------|-----------------------------|
| | Current fee | Proposed fee |
| Any application for a permit, consent, exemption or request under a Whangarei District Bylaw, includes up to one hour of processing time. Additional time will be charged at \$176.00 per hour | 172.00/ site or application | 176.00/ site or application |
| Alfresco dining application fee | 238.00 | 244.00 |
| Alfresco dining monitoring fee | 131.00 | 134.00 |
| Animal powered vehicle license | 190.00 | 195.00 |

Resource Management Act

Resource Consents and District Plan Development

There are two components to the fees and charges. The first is the fixed initial deposit charge ('lodgement fee') which is required to be paid when lodging an application. The second component is the hourly rate each staff position is charged out at.

For the 2022/2023 year, increases are proposed to some lodgement fees for applications that better reflect the cost of an application. Hourly rates are increased by 2.4% in line with the LCGI.

RESOURCE MANAGEMENT ADMINISTRATIVE CHARGES

| All fees and charges are DEPOSITS unless otherwise stated | (\$) | |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| <p>You will be charged a final processing fee when council has reached a decision on your application. Interim billing may also occur. The processing charge covers tasks such as site visits, report preparation, information searches and input from other council staff. Mileage is not charged.</p> | | |
| Applications under the Resource Management Act as follows: <ul style="list-style-type: none"> • Non-notified or Limited Notified Resource Consent applications (Land Use and /or Subdivision) • Non notified or Limited Notified Notices or Requirements for designations and alterations to existing designations under Sections 168, 168a and 181 | 2,000.00 | 2,500.00 |
| Applications under the Resource Management Act as follows: <ul style="list-style-type: none"> • Applications for Certificates of Compliance under Section 139 • Application for Existing Use Rights Certificates under Section 139A | 2,000.00 | 2,000.00 |

| | | |
|--|-----------|-----------|
| Applications requiring public notification under the Resource Management Act | 10,000.00 | 10,500.00 |
| Note: Where a determination is made requiring notification of an application where \$2,500.00 advance fees have already been paid, council will require an additional \$8,000.00 advance fee to be paid before public notification proceeds. | | |
| Applications under the Resource Management Act as follows: | 1,250.00 | 1,500.00 |
| <ul style="list-style-type: none"> • Non- notified or Limited Notified Change or Cancellation of Consent Condition/s under Section 127 • Extension of time under Section 125 • Review of Consent Condition/s under Section 128 • Vary or cancel of consent notice under Section 221(3) | | |
| Applications under the Resource Management Act as follows: | 1,250.00 | 1,250.00 |
| <ul style="list-style-type: none"> • Outline Plan s176A | | |
| <ul style="list-style-type: none"> • Certification that Subdivision complies with District Plan under Section 226 • Cancellation of covenant against transfer of allotment & Cancellation of Amalgamation of allotments under Sections 240(4) and 241 • Grant, Surrender, Transfer, Vary or Cancel Easements under Section 243 • Applications under section 100 of the Sale and Supply of Alcohol Act 2012 • Applications under sections 327A (Cancellation of Building Line Restriction) and 348 (Creation of right-of-way easement) of the Local Government Act | 1,000.00 | 1,000.00 |

| | | |
|---|---|---|
| <ul style="list-style-type: none"> • Applications under sections 94 and 114 (Conservation Covenants) of the Reserves Act • Applications under the First Schedule of the Overseas Investment Regulations 1995 | | |
| Application for Boundary Activity under section 87B | 500.00(Set fee) | 500.00(Set Fee) |
| Application for Marginal or Temporary Activity under section 87BB | 500.00(Set fee) | 500.00(Set Fee) |
| Applications under the Resource Management Act as follows: <ul style="list-style-type: none"> • Approval of Survey Plan under Section 223 • Completion Certificate for subdivision under Section 224 • Surrender of Consent under Section 138 • Outline Plan Waiver s176A(2)(c) • Monitoring of NES permitted activities | Actual and reasonable cost | Actual and reasonable cost |
| Pre-Application meetings with Council staff Applicants can request to meet relevant Council staff to discuss potential resource consent matters prior to preparing and lodging an application, in accordance with Councils Pre-Application meetings process | One pre-application meeting free of charge*. All meetings requested thereafter (including preparation and follow-up) will be charged at actual and reasonable costs | One pre-application meeting free of charge*. All meetings requested thereafter (including preparation and follow-up) will be charged at actual and reasonable costs |
| Rejection of Application with the information Requirements of Schedule 4 | Actual and reasonable costs | Actual and reasonable costs |

| | |
|--|-----------------|
| Council will charge actual and reasonable costs at the relevant hourly rate in the event that any application lodged is required to be rejected because it does not comply with the information requirements of Schedule 4. | |
| Hours over the above deposit, plus mileage, and disbursements (which may also involve work by other specialist planning, parks and engineering staff), will be charged at a rate specified in Council's Professional Fee Schedule. Consultants will be on-charged at actual costs. | See pages 15-17 |

*This includes all meeting preparation, staff attendance, and any follow-up actions undertaken by Council staff as a result of the first meeting. It does not include the cost of any technical assessments required by third parties acting on behalf of Council (i.e. use of consultants).

Hearings required for any resource consent or other permission

- Cost of third party/hearings commissioners will be charged at actual cost.
- All staff will be charged at the rate specified in Council's Professional Fee Schedule and Consultants will be on-charged at actual cost.
- Miscellaneous charges will be charged at the rate specified in Council's Professional Fee Schedule and Consultants will be charged at actual cost.
- All costs will be itemised.

Notes

All figures are standard fees inclusive of GST; the final fee in any one application will be determined by the Resource Consents Manager or his/her appointee.

Council reserves the right to interim invoice applications where significant costs have been incurred over a period of one month or more without progress on the application.

PRIVATE PLAN CHANGE

All fees and charges are DEPOSITS unless otherwise stated. Processing may require further charges that exceed the initial lodgment deposit.

| | (\$) | |
|---|---|---|
| | Current fee | Proposed fee |
| Private Plan Change - on receipt of a request to change the Plan | 20,000.00 | 20,000.00 |
| Private Plan Change - before commencement of notification | 20,000.00 | 20,000.00 |
| Private Plan Change - before commencement of a hearing | 20,000.00 | 20,000.00 |
| Disbursements | At cost charged to department by provider | At cost charged to department by provider |
| Hourly rates charged in six-minute intervals. Hours over the above advance fee and mileage, plus disbursements, which may also involve work by other specialist planning, parks and engineering staff will be charged at a rate specified in Council's Professional Fee Schedule. | See page 15-17 | See page 15-17 |

Hearings required for any plan change

Any and all costs of third party or independent Commissioners will be recoverable as well as the cost associated with the hearing (i.e. staff time, consultant's costs, venue hire, printing).

When a Councilor is appointed as a Hearings Commissioner the cost set by Regulation will be charged.

All figures are standard fees inclusive of GST, the final fee in any one change to the District Plan will be determined by the District Plan Manager or his/her appointee.

In the case where a consultant(s) is required, Council will charge the actual and reasonable costs incurred by the consultant, plus 5% for supervision and administration.

Notes

Private plan changes may be processed by consultants. In this situation, an applicant will be asked to undertake, at the submission stage, to pay the full cost of such processing in addition to the normal cost of Council to process its part of the application. Fees are charged to defray the cost of:

- (a) Initial receipt of the application
- (b) Cost of allocation of the application and distribution of information
- (c) Site visits
- (d) All professional and administrative staff costs at the hourly rate, mileage and disbursements in handling the application
- (e) Request for additional information and review or peer review such information
- (f) Notification procedure
- (g) Summarising submissions and input into database
- (h) Notification of submissions for further submissions
- (i) Summary of further submissions and input into database
- (j) Preparation of staff report to a Hearings Committee and/or Council
- (k) Preparation of hearing, notices, hall hire, appointment of commissioners, etc
- (l) Attendance and any cost of hearings plus secretarial services
- (m) All cost of the hearing including full cost of independent commissioners
- (n) Preparation and finalising the Hearings Committee's recommendation to Council
- (o) Submission to Council of the hearings report and cost of any subsequent requirements of Council
- (p) Updating of database with all the decisions of Council on submissions
- (q) Distributing decision replies to all submitters
- (r) Council may on-charge cost of an appeal where the decision of Council was in favour of the applicant, but was appealed by a submitter
- (s) All costs will still be payable notwithstanding the outcome of the application, i.e., if an application is declined or only partially accepted/adopted/granted the cost still must be recovered
- (t) Cost can be reduced if all information is provided electronically and distributed electronically where applicable.

RMA and Private Plan processes can include inputs from across the whole organisation so all proposed **Professional Fees** for Council officers are included below:

PROFESSIONAL FEES SCHEDULE

| Hourly rates charged in 6 minute intervals | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Manager, Building Control | 216.00/hr | 221.00/hr |
| Manager, District Plan | | |
| Manager, Health and Bylaws | | |
| Manager, Infrastructure Development | | |
| Manager, Infrastructure Planning & Capital Works | | |
| Manager, Libraries | | |
| Manager, Parks and Recreation | | |
| Manager, RMA Consents | | |

| | | |
|---|-----------|-----------|
| Manager, Roading | | |
| Manager, Waste and Drainage | | |
| Manager, Water Services | | |
| RMA Planning Specialist | 193.00/hr | 198.00/hr |
| Team Leader RMA Consents | | |
| Senior Specialist Resource Consents | | |
| District Plan Specialist | | |
| Senior Planner (District Plan & Consents) | | |
| Team Leader Development Engineering | | |
| Senior Development Engineering Officer | | |
| Development Engineer | | |
| Engineering Officer, Water | | |
| Senior Water Technician | | |
| Infrastructure Asset Engineer | | |
| Infrastructure Project Engineer | | |
| Infrastructure Senior Engineer | | |
| Distribution Engineer | | |
| Solid Waste Engineer | | |
| Asset Engineer, Water | | |
| Waste and Drainage Engineer | | |
| Waste and Drainage Asset Engineer | 193.00/hr | 198.00/hr |
| Wastewater Projects Engineer | | |
| Senior Building Controls Officer | | |
| Team Leader Building | | |
| Team Leader Infrastructure Planning | | |
| Team Leader Landscape Architects | | |
| Team Leader Environmental Health | | |
| Cemetery and Botanica Manager | | |
| Senior Asset Engineer | | |
| Team Leader Asset Planning | | |
| Team Leader Development Contributions | | |
| Planner (District Plan and Consents) | 172.00/hr | 176.00/hr |

| | | |
|---|--------------|---|
| Team Leader RMA Approvals and Compliance | | |
| Landscape Architect | | |
| Post-Approval Subdivision Officer | | |
| Development Contributions Coordinator | | |
| Infrastructure Planner | | |
| Development Engineering Officer | | |
| Distribution Technician | | |
| Engineering Officer (Drainage and Water) | | |
| Team Leader RMA Support | | |
| Strategic Asset Coordinator -Parks | | |
| Infrastructure Technical Officer | | |
| Senior Roding Engineer (Traffic and Parking) | | |
| Traffic Projects Engineer | | |
| Building Control Officer | | |
| Approvals and Compliance Officers (Building Control) | | |
| Compliance Officer (RMA Consents) | | |
| Architect/Urban Designer | | |
| Environmental Health Officer | | |
| Property Assessment Officer | | |
| Infrastructure Asset Systems Technician | 148.00/hr | 152.00/hr |
| Compliance Officer (Regulatory Services) | | |
| Planning Assistant (RMA Consents) | 102.00 | 104.00 |
| Support Assistant (District Plan/Health and Bylaws/Building Processing) | 102.00 | 104.00 |
| Building Administrator (BCA and TA) | 102.00 | 104.00 |
| Mileage | Per IRD rate | Per IRD rate |
| Disbursements | | At cost charged to department by provider |

Monitoring and land use consent conditions – RMA

MONITORING AND LAND USE CONSENT CONDITIONS

| | (\$) | |
|---|-----------------|-----------------|
| | Current fee | Proposed fee |
| Deposit invoiced at the time a resource consent decision is issued. Should the cost of monitoring (based on Council staff hourly rates and mileage) exceed the deposit and invoice will be issued for the additional amount. | | |
| Residential Deposit | 425.00 | 425.00 |
| Commercial Deposit | 610.00 | 610.00 |
| Hour over and above advance fee and mileage, which may also involve work by other specialties planning, park and engineering staff will be charged at a rate specific in Council's Professional Fee Schedule plus any additional specialist contractor cost | See Pages 15-17 | See Pages 15-17 |

ABATEMENT NOTICES

| | (\$) | |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| Charge applied to issue an abatement notice | 150.00 | 150.00 |
| Charge to cover seizure, impounding, transporting and storing of property under Section 366, Resource Management Act 1991 | 239.00 | 245.00 |

RUBBISH DISPOSAL

Rubbish disposal fees are set according to the Waste Minimisation Act 2008 and are set at a rate to recover costs or to encourage behaviour that helps to meet the goals of the Council's Waste Management and Minimisation Plan. Specifically, fees are set according to clause 2.9.1 of the Solid Waste Management Bylaw.

Waste Minimisation Act 2008

Section 46 Funding of plans (waste management and minimisation plan)

“(1) A territorial authority is not limited to applying strict cost recovery or user pays principles for any particular service, facility, or activity provided by the territorial authority in accordance with its waste management and minimisation plan.

(2) Without limiting subsection (1), a territorial authority may charge fees for a particular service or facility provided by the territorial authority that is higher or lower than required to recover the costs of the service or facility, or provide a service or facility free of charge, if—

(a) it is satisfied that the charge or lack of charge will provide an incentive or disincentive that will promote the objectives of its waste management and minimisation plan; and

(b) the plan provides for charges to be set in this manner.”

Section 53 Proceeds from activities and services must be used in implementing waste management and minimisation plan.

“A territorial authority may sell any marketable product resulting from any activity or service of the territorial authority carried out under this Part, but any proceeds of sale must be used in implementing its waste management and minimisation plan.”

Rubbish disposal

| Rubbish service at kerbside | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Official rubbish bag (65-litre) or sticker | 3.00 | 3.00 |
| Small rubbish bag (35-litre) | 1.80 | 1.80 |
| Replacement recycling crate | 15.00 | 15.00 |
| Replacement recycling bin | N/A | N/A |

| Rubbish services at all WDC transfer stations | (\$) | |
|---|--------------------------|--------------------------|
| | Current fee | Proposed fee |
| Standard rubbish bag (65 litre) - rubbish | 3.00 | 3.00 |
| Standard rubbish bag (65 litre) - vegetation | 2.00 | 2.00 |
| Small rubbish bag (35 litre) - rubbish | 1.80 | 1.80 |
| Car boot - rubbish | 20.00 | 20.00 |
| Car boot - vegetation | 12.00 | 12.00 |
| Station wagons, people movers - rubbish | 45.00 per m ³ | 45.00 per m ³ |
| Station wagons, people movers - vegetation | 22.50 per m ³ | 22.50 per m ³ |
| Utes, vans, 4 wheel drives - rubbish | 45.00 per m ³ | 45.00 per m ³ |
| Utes, vans, 4 wheel drives - vegetation | 22.50 per m ³ | 22.50 per m ³ |
| Trailers - rubbish | 45.00 per m ³ | 45.00 per m ³ |
| Trailers - vegetation | 22.50 per m ³ | 22.50 per m ³ |
| Loaded vehicle plus loaded trailer - rubbish | 45.00 per m ³ | 45.00 per m ³ |
| Public Use of Weighbridge | New Fee | 10.00 |
| Clean Rubble, concrete, bricks per ton | New Fee | 190.00 |
| Vegetation per ton | New Fee | 105.00 |
| Rubbish per ton | New Fee | 220.00 |
| Car tyre | 7.00 | 8.00 |
| Truck tyre | 22.00 | 25.00 |
| 4WD and light commercial tyre | 12.00 | 12.00 |
| Tractor tyre | 38.00 | 48.00 |
| Tyres on rim | As above + 3.50 | As above + 3.50 |
| Earthmover tyres | Not Accepted | Not Accepted |
| Televisions/screens/other e-waste | 20.00 | 20.00 |
| Whiteware/gas bottles (de-gassing) | 7.00 | 7.00 |
| | | |

WATER SUPPLY

Fees and charges for water are authorised under the Water Supply Bylaw .

- Fees and charges have been increased by the LGCI rate of 2.4% and rounded appropriately, as provided below.
- The water consumption fee is proposed to increase from \$2.32 per m³ to \$3.03.per m³. Further information on this increase can be found in the 2022-23 Annual Plan Consultation Document.

WATER CONNECTIONS/DISCONNECTIONS

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Service connection to or disconnection to the public utility infrastructure. | 428.00 | 438.00 |

METER TESTING

| | (\$) | |
|-------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| 25mm diameter and under | 401.00 | 411.00 |
| Over 25mm up to 40mm diameter | 458.00 | 469.00 |
| Over 40mm diameter | 667.00 | 683.00 |

METER ONLY WATER CONNECTIONS

| | (\$) | |
|--------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| 20mm manifold meter only | 340.00 | 348.00 |
| 20mm manifold + meter | 656.00 | 672.00 |

| | | |
|---------------------------------------|--------|--------|
| 20mm manifold + meter + box | 736.00 | 754.00 |
| 20mm In line meter + dual check valve | 538.00 | 551.00 |
| Cast iron meter box (materials only) | 204.00 | 209.00 |

BOUNDARY BACK FLOW DEVICES

Charges for backflow preventers are targeted rates. Refer to the current Annual Plan or Long Term Plan for current costs.

SPECIAL METER READING

| | (\$) | |
|---|-------------|--------------|
| | Current fee | Proposed fee |
| For special meter readings requested by customers for each meter reading outside the normal reading cycle | 66.00 | 68.00 |

STANDPIPES METERED

| | (\$) | |
|---------------------------------------|-------------|--------------|
| | Current fee | Proposed fee |
| Meter reading - (Monthly) | 79.00 | 81.00 |
| Weekly hire (minimum charge one week) | 37.00 | 38.00 |

TANKER FILLING POINT – KIOREROA AND SIME ROAD

| | (\$) | |
|----------|-------------|--------------|
| | Current fee | Proposed fee |
| Per fill | 17.00 | 17.00 |

WATER CONSUMPTION RATES

| | (\$) | |
|--|-------------|--------------|
| | Current fee | Proposed fee |
| Water Consumption- per M ³ (Standard domestic charge) | 2.32 | 3.03 |
| Water Supply Charge | 35.00 | 36.00 |

4 SUBMISSION PROCESS

Consultation on this policy will be publicly notified on Council's website. People interested in the proposal will be able to present their views during a formal submission period 6 April to 6 May 2022. This will be followed by formal hearings where any submitter may choose to speak to their submission.

This statement of proposal includes tables of the proposed Fees and Charges. Details on how to make a submission, can be found at www.wdc.govt.nz

Information on the consultation and submission process can also be found on the WDC website.

4.2 2022-23 Annual Plan Concurrent Consultation – Rating Policy for Māori Freehold Land

Meeting: Whangarei District Council
Date of meeting: 30 March 2022
Reporting officer: Alan Adcock (General Manager – Corporate/CFO)

1 Purpose

To adopt Council's draft rates remission and postponement policies for Māori Freehold Land for consultation as required under Sections 85-90 of the Local Government (Rating) Act 2002 and Sections 109-110 and Schedule 11 of the Local Government Act 2002.

2 Recommendations

That the Council adopts for consultation:

1. 2022 Draft Rates Remission and Postponement Policy - Māori Freehold Land.
2. Statement of Proposal - Rates Remission and Postponement Policy - Māori Freehold Land.
3. Changes to delegations resulting from the proposed amendments.

3 Background

The Local Government (Rating of Whenua Māori) Amendment Act (the Act) was enacted on 12 April 2021, changing the rating of Māori Freehold Land (MFL). One of the requirements of the Act is that Council must review its policy on remission and postponement of rates on MFL by 1 July 2022.

Rates remission and postponement policy is governed by the following statute:

- Section 102 (3) of the Local Government Act 2002 (LGA) provides that Council may adopt a rates remission policy and (or) a rates postponement policy.
- Section 102 (2) of the LGA provides that Council must adopt a rates remission and postponement policy on Māori freehold land.
- Sections 108, 109 and 110 of the LGA require that Council reviews rates remission and postponement policies at least once every 6 years using a consultation process that gives effect to section 82 of the LGA.

One of the purposes of Council is to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

For MFL, our objectives are to support its use, recognise its importance, facilitate development and avoid further alienation amongst others.

Schedule 11 of the Local Government Act 2002 - Matters relating to rates relief on MFL and other matters, provides the framework for rates relief

At the 16 March 2022 Te Kārearea Strategic Partnership Standing Committee, it was recommended to Council the adoption for consultation of the rating policy, statement of proposal and any changes to delegations resulting from the proposed amendments. The delegated authority may have to be amended to permit the proposed changes to the postponement policy. This will be addressed if the amendments are adopted following consultation.

4 Discussion

Rates relief for MFL is partially provided by Schedule 1 of LGRA allowing for land to be non-rateable. This includes land that is:

- Māori burial ground
- Māori customary land
- marae
- used for the purposes of a meeting place
- on which a meeting house is erected
- is subject to a Ngā Whenua Rāhui kawenata under section 77A of the Reserves Act 1977 or section 27A of the Conservation Act 1987
- is Heritage New Zealand Pouhere Taonga
- is a Māori reservation held for the common use and benefit of the people of New Zealand under section 340 of Te Ture Whenua Maori Act 1993
- is unused rating unit of Māori freehold land.

In addition, Council has two policies (attachment 1) that provide further rates relief.

4.1 Policy 21/114 Remission of Rates on Māori Freehold Land

Some Māori freehold land in the Whangarei District is unoccupied and unproductive. This land creates a significant rating burden on the Māori owners who often do not have the ability or desire to make economic use of the land. Often this is due to the nature of the ownership or it is isolated and marginal in quality.

In 2021-22, some \$253,000 rates relief has been provided. The objective of the policy is:

- To recognise situations where there is no occupier, or no economic or financial benefit is derived from the land.
- Where part only of a block is occupied or used, to grant remission for the portion of land not occupied or used.
- To encourage owners or trustees to use or develop the land.
- Where the owners cannot be found, to take into account the statutory limitation of time for the recovery of unpaid rates.
- Any other matter in accordance with schedule 11 of the Local Government Act 2002.

Changes to policy provide clarity of whether land is used, or unused and eligible for rates relief:

- Land that is mowed to minimise fire risk
- Unfenced land a neighbour's stock is grazing on
- Exotic forest being grown for future harvest and income
- Indigenous forest that does not meet LGRA Schedule 1 criteria (non-rateable)

4.2 Policy 21/115 Postponement of Rates on Māori Freehold Land

The difficulty in establishing and contacting owners or occupiers of Māori land means that there are often rate arrears when ownership or use is finally established. Also new occupiers or owners may wish to use the land but are reluctant to take on the outstanding rate arrears. In order to facilitate and encourage the use of the land, the arrears may be postponed if the current rates are met.

Council wishes to encourage the development and use of Māori freehold land where Council considers the full payment of historic rate arrears would be an unreasonable disincentive.

Legislative changes to the rating of whenua Māori allows for the write off of unrecoverable debt, so in many cases rates arrears will be written off. However, in some cases the rates arrears may not meet the criteria to be written off so the rates arrears could be postponed.

Changes to policy provide flexibility for the write-off of postponed rates

5 Significance and engagement

The review of rates remission and postponement policy necessitates consultation with our community. The consultation will be concurrent with the Draft 2022-23 Annual Plan. In addition to the communication for the Draft 2022-23 Annual Plan, the following ways have been suggested:

- Send the statement of proposal to all maraes
- Hui (which could be held virtually).

6 Attachments

1. Rates Remission and Postponement Policy MFL
2. SOP Rates Remission and Postponement Policy MFL

Whangarei District Council

**Rates Remission and
Postponement Policy
Māori Freehold Land**

***Policy
0080***

| Rates Remission and Postponement Policy | | | |
|--|----------------|----------------|-----------|
| Audience | External | Business Owner | Revenue |
| Policy Author | Alison Puchaux | Review Date | June 2022 |

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| Rates Remission and Postponement Policy | | | |
|--|----------------|----------------|-----------|
| Audience | External | Business Owner | Revenue |
| Policy Author | Alison Puchaux | Review date | June 2021 |

Legislative Requirement and Relevant Legislation

Rates remission and postponement policy is governed by the following statute:

- Section 102 (3) of the Local Government Act 2002 (LGA) provides that Council may adopt a rates remission policy and (or) a rates postponement policy.
- Section 102 (2) of the LGA provides that Council must adopt a rates remission and postponement policy on Māori freehold land.
- Sections 55 and 56 of the Local Government (Rating) Act 2002 (LGRA) provide that Council may adopt policies for the early payment of rates in the current year and for subsequent years.
- Sections 108, 109 and 110 of the LGA require that Council reviews rates remission and postponement policies at least once every 6 years using a consultation process that gives effect to section 82 of the LGA.

Purpose

The objective of rating policy is to ensure the fair and equitable collection of rates from all sectors of the community by, where appropriate:

- providing financial assistance and support to ratepayers
- addressing any rating anomalies and enabling economic development
- ensuring the environment is protected
- recognising the particularities of ownership, inaccessibility and other factors specific to Māori freehold land.

Policy

Policy 0080 includes 15 policies. The two policies for Māori freehold land are subject of this review.

Procedures, Processes, Standards & Guidelines

Application forms for rates relief are available online or can be sent to applicant by post or email.

Adopted

This Policy was reviewed in 2021 and this revised Policy was updated as follows:

Date of meeting: 24-06-2021

By: Whangarei District Council

| Rates Remission and Postponement Policy | | | |
|--|----------------|----------------|-----------|
| Audience | External | Business Owner | Revenue |
| Policy Author | Alison Puchaux | Review date | June 2021 |

Māori Freehold Land

Policy 21/114 Remission of Rates on Māori Freehold Land

Objectives of the Policy

Some Māori freehold land in the Whangarei District is unoccupied and unproductive. This land creates a significant rating burden on the Māori owners who often do not have the ability or desire to make economic use of the land. Often this is due to the nature of the ownership or it is isolated and marginal in quality.

The objective of the policy is:

- To recognise situations where there is no occupier or no economic or financial benefit is derived from the land.
- Where part only of a block is occupied or used, to grant remission for the portion of land not occupied or used.
- To encourage owners or trustees to use or develop the land.
- Where the owners cannot be found, to take into account the statutory limitation of time for the recovery of unpaid rates.
- Any other matter in accordance with schedule 11 of the Local Government Act 2002.

Criteria and conditions

1. The land must be Māori freehold land (as defined in the Local Government (Rating) Act 2002) or the land is general land that ceased to be Māori land under Part 1 of the Maori Affairs Amendment Act 1967 which does not produce any income.
2. The land or portion of the land must not be “used”. This includes leasing the land, residing on the land, maintaining livestock on the land, growing exotic forest for future harvesting, using the land for storage or in any other way. Land that is maintained to reduce fire risk, or land that is unfenced and grazed by wandering stock for no income by the owners is not “used”.
3. In order to encourage the development of the land, the rating unit may be apportioned into used and non-used portions and the rates will be remitted on the percentage of non- used land. Any “used” dwellings (occupied dwellings) or activities using the land for commercial or agricultural purposes will be rated the general and targeted rates per separately used or inhabited parts of a rating unit.
4. To be considered for rates remission under this policy, the owner, occupier or ratepayer must apply for rates remission under this policy, provide information in the prescribed form on how the relevant criteria and conditions are satisfied and complete relevant statutory declarations as may be required by Council.
5. However, if the owners of an unoccupied block cannot be found, the Council may apply a remission without the need for a request.
6. If the circumstances of a ratepayer who has been granted a remission under this policy changes, the ratepayer must inform Council within 30 days. The change in circumstances may mean that the rating unit or part of the rating unit, is no longer eligible for a remission under this policy in future rating years.
7. All land identified under this policy for remission, will be reviewed triennially.

Delegations

Decisions on remission of rates under this policy will be delegated to officers as set out in Council’s delegation manual.

| Rates Remission and Postponement Policy | | | |
|--|----------------|----------------|-----------|
| Audience | External | Business Owner | Revenue |
| Policy Author | Alison Puchaux | Review date | June 2021 |

Policy 21/115 Postponement of Rates on Māori Freehold Land

Objectives of the Policy

The difficulty in establishing and contacting owners or occupiers of Māori land means that there are often rate arrears when ownership or use is finally established. Also new occupiers or owners may wish to use the land but are reluctant to take on the outstanding rate arrears. In order to facilitate and encourage the use of the land, the arrears may be postponed if the current rates are met.

Council wishes to encourage the development and use of Māori freehold land where Council considers the full payment of the rate arrears would be a disincentive.

Conditions and Criteria

Council will postpone rates in accordance with the policy where the application meets the following criteria:

1. The land must be Māori freehold land, as defined in the Local Government (Rating) Act 2002 or the land is general land that ceased to be Māori land under Part 1 of the Maori Affairs Amendment Act 1967.
2. The owners, occupiers or ratepayers has applied for rates postponement under this policy and provided information in the prescribed form on how the relevant criteria and conditions are satisfied and has completed relevant statutory declarations as may be required by Council.
3. The owners, occupiers or ratepayers agree payment conditions with Council to pay current and future years' rates.
4. The rates will remain as a statutory charge against the property until they are written off no later than six years from the date they were assessed.

Delegations

Decisions on postponement of rates under this policy will be delegated to officers as set out in Council's delegation manual.

Statement of Proposal

**Rates Remission and
Postponement Policy
Māori Freehold Land**

***Policy
0080***

| <i>Rates Remission and Postponement Policy</i> | | | |
|--|----------------|----------------|-----------|
| Audience | External | Business Owner | Revenue |
| Policy Author | Alison Puchaux | Review Date | June 2022 |

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| Rates Remission and Postponement Policy | | | |
|--|----------------|----------------|-----------|
| Audience | External | Business Owner | Revenue |
| Policy Author | Alison Puchaux | Review date | June 2022 |

Purpose

To review and update Council's rates remission and postponement policies for Māori freehold land while recognising that they should:

- be open, transparent, and democratically accountable,
- recognise the diversity of the community, and the community's interests
- ensure the cultural interests of people and communities, the economic development of the district is encouraged while a fair balance is maintained between user pays principle, fairness and equity; and
- encourage environmental protection

Background

Rates remission and postponement policy is governed by the following statute:

Section 102 (3) of the Local Government Act 2002 (LGA) provides that Council adopts rates remission policy and (or) a rates postponement policy.

Section 102 (2) of the Local Government Act 2002 (LGA) provides that Council adopts rates remission policy postponement policy on Māori freehold land.

Sections 108 and 109 of the LGA requires that Council reviews rates remission and postponement policy at least once every 6 years using a consultation process that gives effect to section 82 of the LGA.

The objective of rating policy is to ensure the fair and equitable collection of rates from all sectors of the community by:

- providing financial assistance and support to ratepayers
- addressing any rating anomalies and enabling economic development
- ensuring the environment is protected
- recognising the particularities of ownership. Inaccessibility and other factors specific to Māori freehold land.

Policy 0080 includes 15 policies providing rates relief addressing the first three above objectives, this review is only on Council's two policies for Māori freehold land.

In April 2021 the Government passed changes to reduce rating barriers for Māori landowners (Local Government (Rating of Whenua Māori Amendment Bill). The main act amended is the Local Government (Rating) Act 2002 (LGRA).

The amendments require that we review rates remission and postponement policies for Māori Freehold Land (MFL) by 30 June 2022. Minor changes to policies were made and these were reviewed and consulted on concurrently with the 2021-31 Long Term Plan. Comprehensive review on the policies was postponed to 2021-22 to give us more time to understand the impacts of the changes to the rating of whenua Māori.

One of the purposes of Council is to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

For MFL our objectives are to support its use, recognise its importance, facilitate development and avoid further alienation amongst others.

Schedule 11 of the Local Government Act 2002 - Matters relating to rates relief on MFL and other matters, provides the framework for rates relief

The policies have been reviewed with the Te Karearea Strategic Patnership Hui and Council.

| Rates Remission and Postponement Policy | | | |
|--|----------------|----------------|-----------|
| Audience | External | Business Owner | Revenue |
| Policy Author | Alison Puchaux | Review date | June 2022 |

Proposal

Rates relief for MFL is partially provided by Schedule 1 of LGRA allowing for land to be non-rateable. This includes land that is:

- Māori burial ground
- Māori customary land
- marae
- used for the purposes of a meeting place
- on which a meeting house is erected
- is subject to a Ngā Whenua Rāhui kawenata under section 77A of the Reserves Act 1977 or section 27A of the Conservation Act 1987
- is Heritage New Zealand Pouhere Taonga
- is a Māori reservation held for the common use and benefit of the people of New Zealand under section 340 of Te Ture Whenua Maori Act 1993
- is unused rating unit of Māori freehold land

In addition, Council has two policies (attachment 1) that provide further rates relief.

Policy 21/114 Remission of Rates on Māori Freehold Land

Some Māori freehold land in the Whangarei District is unoccupied and unproductive. This land creates a significant rating burden on the Māori owners who often do not have the ability or desire to make economic use of the land. Often this is due to the nature of the ownership or it is isolated and marginal in quality.

In 2021-22, some \$253,000 rates relief has been provided. The objective of the policy is:

- To recognise situations where there is no occupier, or no economic or financial benefit is derived from the land.
- Where part only of a block is occupied or used, to grant remission for the portion of land not occupied or used.
- To encourage owners or trustees to use or develop the land.
- Where the owners cannot be found, to take into account the statutory limitation of time for the recovery of unpaid rates.
- Any other matter in accordance with schedule 11 of the Local Government Act 2002.

Staff have noted a need to clarify what land is used; issues that require further consideration include:

- Land that is mowed to minimise fire risk
- Unfenced land a neighbour's stock is grazing on
- Exotic forest being grown for future harvest and income
- Indigenous forest that does not meet LGRA Schedule 1 criteria (non-rateable)

Policy 21/115 Postponement of Rates on Māori Freehold Land

The difficulty in establishing and contacting owners or occupiers of Māori land means that there are often rate arrears when ownership or use is finally established. Also new occupiers or owners may wish to use the land but are reluctant to take on the outstanding rate arrears. In order to facilitate and encourage the use of the land, the arrears may be postponed if the current rates are met.

| <i>Rates Remission and Postponement Policy</i> | | | |
|--|----------------|----------------|-----------|
| Audience | External | Business Owner | Revenue |
| Policy Author | Alison Puchaux | Review date | June 2022 |

Council wishes to encourage the development and use of Māori freehold land where Council considers the full payment of historic rate arrears would be an unreasonable disincentive.

Legislative changes to the rating of whenua Māori allows for the write off of unrecoverable debt, so in many cases rates arrears will be written off. However, in some cases the rates arrears may not meet the criteria to be written off so the rates arrears could be postponed.

Currently any postponed rates are written off after 6 years, it is proposed that more flexibility on the amount of time before the postponed rates is offered.

| Rates Remission and Postponement Policy | | | |
|--|----------------|----------------|-----------|
| Audience | External | Business Owner | Revenue |
| Policy Author | Alison Puchaux | Review date | June 2022 |

Māori Freehold Land

Policy 22/114 Remission of Rates on Māori Freehold Land

Objectives of the Policy

Some Māori freehold land in the Whangarei District is unoccupied and unproductive. This land creates a significant rating burden on the Māori owners who often do not have the ability or desire to make economic use of the land. Often this is due to the nature of the ownership or it is isolated and marginal in quality.

The objective of the policy is:

- To recognise situations where there is no occupier or no economic or financial benefit is derived from the land.
- Where part only of a block is occupied or used, to grant remission for the portion of land not occupied or used.
- To encourage owners or trustees to use or develop the land.
- Where the owners cannot be found, to take into account the statutory limitation of time for the recovery of unpaid rates.
- Any other matter in accordance with schedule 11 of the Local Government Act 2002.

Criteria and conditions

1. The land must be Māori freehold land (as defined in the Local Government (Rating) Act 2002) or the land is general land that ceased to be Māori land under Part 1 of the Maori Affairs Amendment Act 1967 which does not produce any income.
2. The land or portion of the land must not be “used”. This includes leasing the land, residing on the land, maintaining livestock on the land, growing exotic forest for future harvesting, using the land for storage or in any other way. Land that is maintained to reduce fire risk, or land that is unfenced and grazed by wandering stock for no income by the owners is not “used”.
3. In order to encourage the development of the land, the rating unit may be apportioned into used and non-used portions and the rates will be remitted on the percentage of non- used land. Any “used” dwellings (occupied dwellings) or activities using the land for commercial or agricultural purposes will be rated the general and targeted rates per separately used or inhabited parts of a rating unit.
4. To be considered for rates remission under this policy, the owner, occupier or ratepayer must apply for rates remission under this policy, provide information in the prescribed form on how the relevant criteria and conditions are satisfied and complete relevant statutory declarations as may be required by Council.
5. However, if the owners of an unoccupied block cannot be found, the Council may apply a remission without the need for a request.
6. If the circumstances of a ratepayer who has been granted a remission under this policy changes, the ratepayer must inform Council within 30 days. The change in circumstances may mean that the rating unit or part of the rating unit, is no longer eligible for a remission under this policy in future rating years.
7. All land identified under this policy for remission, will be reviewed triennially.

Delegations

Decisions on remission of rates under this policy will be delegated to officers as set out in Council’s delegation manual.

| Rates Remission and Postponement Policy | | | |
|--|----------------|----------------|-----------|
| Audience | External | Business Owner | Revenue |
| Policy Author | Alison Puchaux | Review date | June 2022 |

Policy 22/115 Postponement of Rates on Māori Freehold Land

Objectives of the Policy

The difficulty in establishing and contacting owners or occupiers of Māori land means that there are often rate arrears when ownership or use is finally established. Also new occupiers or owners may wish to use the land but are reluctant to take on the outstanding rate arrears. In order to facilitate and encourage the use of the land, the arrears may be postponed if the current rates are met.

Council wishes to encourage the development and use of Māori freehold land where Council considers the full payment of the rate arrears would be a disincentive.

Conditions and Criteria

Council will postpone rates in accordance with the policy where the application meets the following criteria:

1. The land must be Māori freehold land, as defined in the Local Government (Rating) Act 2002 or the land is general land that ceased to be Māori land under Part 1 of the Maori Affairs Amendment Act 1967.
2. The owners, occupiers or ratepayers has applied for rates postponement under this policy and provided information in the prescribed form on how the relevant criteria and conditions are satisfied and has completed relevant statutory declarations as may be required by Council.
3. The owners, occupiers or ratepayers agree payment conditions with Council to pay current and future years' rates.
4. The rates will remain as a statutory charge against the property until they are written off no later than six years from the date they were assessed.

Delegations

Decisions on postponement of rates under this policy will be delegated to officers as set out in Council's delegation manual.

4.3 Annual Plan Consultation Document

Meeting: Whangarei District Council
Date of meeting: 30 March 2022
Reporting officer: Alan Adcock (General Manager – Corporate)

1 Purpose

To adopt the Consultation Document and Supporting Documents for the Draft Annual Plan 2022-23 which are required for consultation and engagement with the community.

2 Recommendations

That Council:

1. Agrees the consultation issues for the Draft Annual Plan 2022-23, which include:
 - Adjustment of the Uniform Annual General Change (UAGC)
 - Changes to water rates to offset increased costs and lost revenue
 - A new targeted rate for seal extension of Waiotoi Road.
2. Adopts the Consultation Document and Supporting Documents for the Draft Annual Plan 2022-23.
3. Authorises, through the Chief Executive any necessary drafting, administrative, typographical or presentation corrections prior to printing and distribution.

3 Background

In June 2021 the 2021-31 Long Term Plan (LTP) was adopted. We are not required to consult formally on intervening Annual Plans, unless proposing significant or material differences from the LTP for the financial year covered by the proposed annual plan. Changes under the proposed Annual Plan have been assessed against Council's Significance and Engagement Policy and staff consider that significance is triggered as the proposed changes will have a district wide level of public impact and/or interest and have the potential to have a major impact on Council capability and financial position.

At the Council Briefing held on 9 March 2022 Council supported the consultation process for the Annual Plan 2022-23 and the key consultation issues.

4 Discussion

During the Council Briefing held on 9 March 2022 Elected Members indicated that they wish to consult with the public on making the following changes from the LTP in the Annual Plan 2022-23:

- a change to the Uniform Annual General Charge (UAGC). This will realign the distribution of rates following the recent valuation of properties.
- an increase to water rates to offset increased costs driven by the new drinking water standards and lost revenue from the closure of the Marsden Point Refinery.

In addition to the key consultation issues Council also confirmed consultation on a new targeted rate for the seal extension of Waiotoi Road.

This consultation will be conducted alongside two concurrent consultations relating to the 2022-23 Fees and Charges and the review of rates remission and postponement policies for Māori Freehold Land. These are covered by separate reports in this agenda.

4.1 Adjusting the Uniform Annual General Charge (UAGC)

A property's land value is used to calculate each property's value-based general rates. It is important to note the general revaluation has not changed the total rates envelope. However, the movement of a property's land value relative to the average for all properties in the same sector will influence any movement in its general rates.

The 2021 general revaluation has seen land value increases in some areas higher than in others, which has changed the distribution of rates assessments. Many ratepayers in areas with higher increases are likely to be on lower household incomes so the increased rates burden may be more difficult to accommodate. Adjusting the Uniform Annual General Charge (UAGC) downwards would offset some of these impacts.

General rates comprise two components: the UAGC - per separately used or inhabited part of a rating unit and the land-value based rate – or the Rate in the Dollar (RiD).

The UAGC is a 'regressive' rate i.e. the higher it is, the more the rates burden shifts to lower value properties (and vice versa). Typically, the UAGC represents the minimum amount of general rates each ratepayer should contribute to funding Council's services.

Our 2021-31 Long Term Plan determines that the UAGC would move from the current \$724 to \$756, an increase of 2% plus LGCI (currently projected to be 2.4%).

While not changing the total budgeted general rates revenue envelope, we could consider changing the percentage increase of the UAGC (as the revenue derived from the RiD is calculated once the amount funded from the UAGC is determined).

At the 9 March 2022 Council Briefing, Council confirmed that a preferred position of adjusting the Uniform Annual General Charge (UAGC) to \$650 (inc. GST), rather than the status quo of \$756 in line with the LTP 2021-31 Financial Strategy. This is one of the issues for consultation.

4.2 Water rates

In the LTP, we allowed for water rates to be increased by LGCI. However, due to events since the LTP was adopted there will be significant implications if this position is maintained as outlined below.

If no changes are made the net financial position of the water activity will be adversely impacted by \$3.4 million due to two issues:

- Decreased revenue due to the changed operating model of the oil refinery
- Increased costs resulting from the new drinking water standards compliance.

The impact of the changes at Refining NZ is estimated at a net \$2.5 million (GST exclusive). This is made up of reduced water rates revenue of \$2.7 million less reduced chemical costs of \$200k.

Increased costs as a result of new drinking water standards following the establishment of Taumata Arowai (the new water services regulator) are estimated at \$905k.

At the 9 March 2022 Council Briefing, Council indicated a preferred position of increasing the consumption charge by 31% to \$3.03 per m³ (inc. GST) to offset reduced revenue from Refining NZ and increased costs due to new drinking water standards, rather than setting it at \$2.38 per m³ in line with the LTP 2021-31 Financial Strategy. This is one of the issues for consultation.

4.3 New seal extension of Waiotoi Road

Work has already been completed to extend road sealing on Waiotoi Road. This proceeded after seeking agreement from 80% of ratepayers benefitting from the works to make a contribution via a targeted rate. However, legislative requirements necessitate a final consultation process before the rate can be set.

At the 9 March 2022 Council Briefing, Council confirmed that the other issue that will be included in the consultation process is a new targeted rate for new seal extension of Waiotoi Road. This is one of the issues for Consultation.

4.4 Consultation and Engagement programme for consultation issues

It is essential that we understand the views and preferences of people likely to be affected by, or who have an interest in, the matters that have created these proposed changes. Therefore, staff recommend the following Consultation activities.

- Consultation will begin on Wednesday 6 April 2022 and run for a calendar month, until Friday 6 May 2022.
- Consultation Documents will be available to residents and ratepayers on-line as well as via the Customer Service centres in Whangarei and Ruakaka as well as via our central and branch libraries.
- Given the current environment staff recommend utilising online consultation tools to enable residents and ratepayers to ask questions. This will include a minimum of two online meetings: with one in the daytime and one in the evening. These webinar meetings will be scheduled within the first two weeks of the consultation period.

4.5 Overview of Capital Projects programme

The current draft capex programme totals \$131.3m (refer attachment 1) compared to \$85.8m as per Year 2 of the 2021-31 Long Term Plan (\$85.7m adjusted for this year's inflation). The financial modelling included within the consultation supporting documents will be based on this programme. Any changes to current year carry forwards will be adjusted within the Annual Plan prior to adoption in June.

As previously indicated, the Transportation programme is ambitious, and we are likely to see significant capital budgets carried forward into year 3 (Annual Plan 2023-24). This will also impact our operating result for the 2022/23 financial year as subsidy revenue received will likely be less than budget. This subsidy revenue creates an artificial headroom within our balanced budget result.

As discussed previously with Elected Members, the ongoing impacts of COVID-19 have led to considerable disruption within the construction sector, with supply chain logistics, produce scarcity, significant price increases and labour shortages all combining to increase costs and

delay the completion of many projects, including those already in progress and ones that are yet to start.

The general approach for the 2022-23 Annual Plan capital programme is to retain existing project budgets from Year 2 of the Long Term Plan, adjusted for the LGCI and carry forwards. There is too much uncertainty and continual change to attempt to recalculate budgets to factor in potential cost escalations at a project level.

To compensate for this, our financial model will provide a buffer to allow for CapEx cost escalations. This allows us to factor in an assumed price increase across the CapEx programme for the purposes of calculating our debt position and for treasury management purposes. A similar approach is currently used to allow for additional carry forwards based on historical programme delivery.

The two exceptions to this approach are:

- the project to upgrade the Kamo Water Reservoir, which needs to be brought forward to 2022/23 to coordinate with adjacent private development. Initial cost estimates indicate the current LTP budget will be inadequate. An increase of \$3 million has been included in the 2022-23 capital programme budget.
- . Confirmation of the overall Civic Centre budget to \$55.6 million to complete the building in line with our latest forecast, which has been included in various Council agendas for a number of months.

Various projects in the areas surrounding the new Civic Centre (including the Central Library, Old Library, Lovers Lane and Bridge) are being progressed now to ensure there is a cohesive civic precinct that connects the surrounding public spaces and facilities in line with our broader strategies such as the City Centre Plan.

The Lovers Lane Bridge, which connects Second Ave to the Civic Centre, Central Library, Rust Ave and will link the Kamo and Raumanga Shared Paths, is being replaced, as are our stormwater assets in this area. Funding for these projects was already included in the LTP, with the timing of the works altered to align with the Civic Centre construction programme.

Funding has also been allocated to upgrade the landscaping in these areas, with \$1.7 million included in the capital programme.

There are no issues arising from the revised Capital Projects programme that require consultation, but as noted above the revised program will be used in the supporting documents.

5 Attachments

1. Draft Annual Plan 2022-23 - Consultation Document
2. Draft Annual Plan 2022-23 - Consultation Supporting Documents
3. Draft Annual Plan 2022-23 – Consultations alongside the Annual Plan

Draft for Council meeting



ANNUAL PLAN 2022-23 CONSULTATION DOCUMENT



www.wdc.govt.nz/HaveYourSay



WHAT YOU'LL FIND INSIDE NGĀ MEA KEI ROTO

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| Proposed changes to general rates . . . | 5 |
| Proposed changes to water rates . . . | 10 |
| What else do we have planned? . . . | 13 |
| Feedback form | 15 |

KEY DATES

Open for feedback: Wednesday 6 April 2022
 Closing date for feedback: Friday 6 May
 Proposed adoption of the Annual Plan
 2021-31: 23 June 2022

Meeting dates

Annual plan webinars will be held online.
 See www.wdc.govt.nz/HaveYourSay
 for details



FROM THEN TO NOW

NŌ TĒRĀ WĀ KI TĒNEI WĀ

LAST YEAR WE SET OUR 10-YEAR PLAN

Last year we confirmed our 2021-31 Long Term Plan (LTP) in consultation with our community. The LTP is Whangārei's road map for the next 10 years – it contains our budget, as well as our upcoming projects and their timeframes.

The LTP was built around these strategic priorities:

- preparing for climate change and focusing on sustainability
- improving our roads and other ways of getting around
- revitalising our city centre
- supporting central government on housing and
- advocating for future opportunities for our District.

Our plan outlined the steps we are taking today to make our place, community and economy more sustainable, inclusive and resilient, now and into the future.

You can view our LTP online at www.wdc.govt.nz/ltp

NOW WE NEED TO CHECK IN AGAIN

A year later, we are now building our Annual Plan for 2022-23. We are reviewing the current environment – and checking that we're still on track with our budget, projects, services and our activities for the upcoming financial year.

While we plan to stick to most of what's set out in the LTP, some things around us have changed – and we need to get your input on some adjustments to our water and general rates.

A NOTE ABOUT ORUKU LANDING

Shortly after adopting our LTP, we asked for community input on a proposal to include the Oruku Landing Conference and Multi-Events Centre in the plan following the Government's offer of a \$60m contribution. We sought feedback on a rate increase of 10.5% in 2022-23 to fund this project. Almost 80% of the 5242 submissions received were against proceeding and Council voted to abandon the project and associated rates rise.



PROPOSED CHANGES TO GENERAL RATES

NGĀ WHAKAREREKĒTANGA KI NGĀ REITI WHĀNUI

SIGNIFICANT HOUSE PRICE GROWTH

New Zealand has seen significant house price growth in recent years and Council's three-yearly property revaluations released in 2021 confirmed that property values have risen across all sectors and locations in Whangārei.

The share of the general rates that each property owner pays depends in part on their property's land value, compared to that of other properties in the district.

That means the way the new valuations will affect individuals will depend on how their property's land value has changed.

IMPACT OF THE 2021 REVALUATION ON RATES

While the total amount of rates collected by Council does not significantly change from that agreed in the LTP, if a property's land value changes a lot compared to the **average change** for properties in the same sector (e.g. residential, commercial or rural) this will influence the size of an individual property's rates increase.

In the 2021 general revaluation, land value increases were much higher in some areas than in others. Some of the biggest increases in land values were in areas that have traditionally had lower property values, meaning their rates increase will be higher than the average household unless we make an adjustment. We are conscious that properties in these areas are often owned by families with our lowest household incomes and we want to do what we can to ensure that people at each end of the spectrum are being charged fairly and that rates are affordable.

DOES PROPERTY VALUE GROWTH MEAN THAT COUNCIL COLLECTS MORE RATES?

No. Even if the value of your property has increased significantly, that doesn't mean your rates will rise by the same amount. Revaluation doesn't impact the total amount of rates we collect, instead it helps us work out everyone's share of rates.

One way to do this would be to adjust the fixed part of the rates, the part that is not calculated on property values. That part is called the Uniform Annual General Charge (UAGC).

HOW RATES WORK

General rates are made up of two components:

- the UAGC charged on each separately used or inhabited part of a rating unit; and
- the value-based rate (calculated using the land value of a property).

Typically, the UAGC represents the minimum amount of general rates each ratepayer should contribute to funding Council's services. The higher the UAGC is, the more the rates burden shifts to lower value properties.

WHAT WE ARE PROPOSING

We want to know if you'd like us to adjust the way we calculate the general rates to keep the share of the rates paid by each property owner as fair as possible and more in line with what it is now.

HOW CAN WE DO THAT?

Our 2021-31 Long Term Plan was for the UAGC and the land-value based rate to increase by 2% plus the Local Government Cost Index (inflation rate for Councils – LGCI), which is projected to be 2.4% for the 2022-23 financial year. That is a total 4.4% increase in Council's total rates income.

To keep more or less the same distribution of general rates across both low and high value properties as what we had before the 2021 revaluation, Council could reduce the UAGC from \$756 (as set out in the LTP) to \$650.

This would help counter some of the impacts of the revaluation and help us keep the share of rates paid by each property owner more in line with the share they pay now. If Council chooses not to make this adjustment, we will see a higher share of the general rates shift to lower value properties.

You can see how your property would be affected under each scenario online at www.wdc.govt.nz/HaveYourSay. A selection of sample properties can also be viewed on pages 8-9.

MANAGING INFLATION

We are all experiencing an increase in the cost of living. As a Council, we are not immune to these market increases. Council has maintained its strategy of using LGCI as our inflation increase. However, we are already seeing that the actual inflation and price increase are likely to be much higher. This means we may have to prioritise our spending next year to make sure we cut our cloth to fit. The environment we are operating in is difficult for everyone but we will do what we can to ensure we are getting the most value from our ratepayer dollars.



TELL US WHAT YOU THINK

OPTION 1 (OUR PREFERRED OPTION)

We reduce the UAGC to \$650 to keep the share of the rates paid by each property owner as fair as possible and more in line with what it is now.

OPTION 2

We stick with the planned LTP UAGC increase to \$756, which will mean a higher share of the general rates will shift to lower value properties.

Note: the LTP 2021-31 determined an overall general rates rise of 4.4% for 2022-23, which we are sticking with. The changes proposed in Option 1 refer only to an adjustment to how we calculate the share of rates between properties. Overall rates would still increase by 4.4% as set in the LTP 2021-31.

RATES REBATES

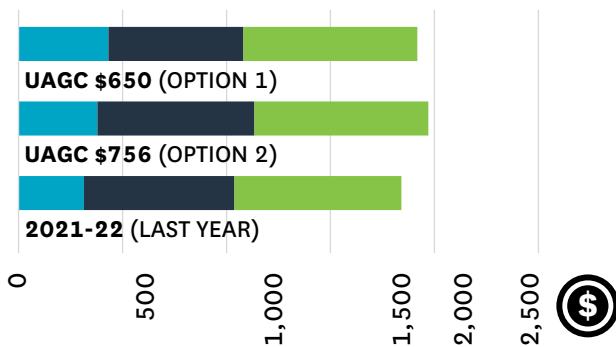
If you own your own home that you are living in on the 1st of July and have a low income, you may be eligible for a \$665 government rebate on your rates bill. See www.wdc.govt.nz/Rates for more information.

EXAMPLE RATES - SAMPLE PROPERTIES

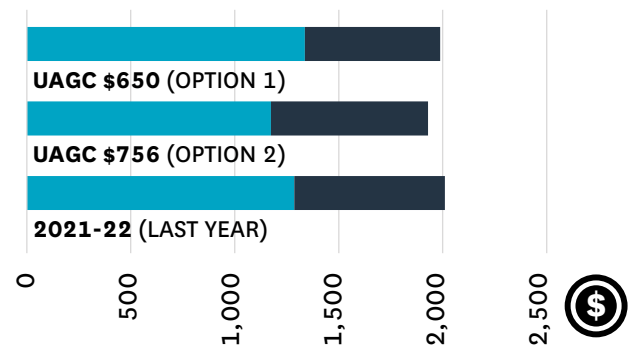
- General rate - land value
- Uniform Annual General Charge (UAGC)
- Sewage disposal rate*



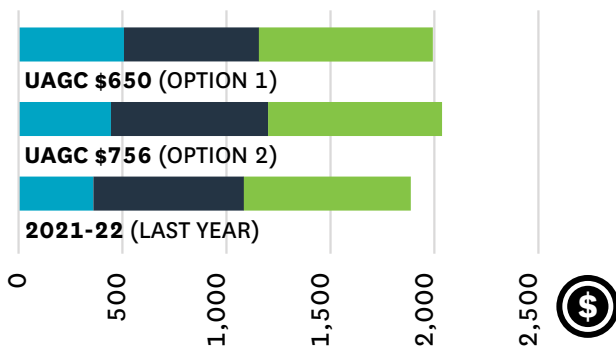
**RESIDENTIAL PROPERTY IN URBAN AREA
WITH A LAND VALUE OF \$200,000
(2018 \$122,000)**



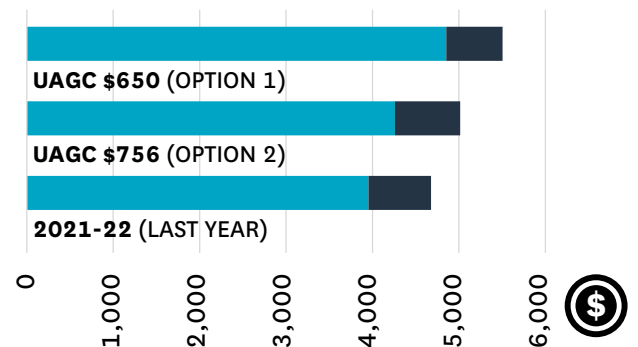
**RESIDENTIAL (LIFESTYLE) PROPERTY WITH
A LAND VALUE OF \$620,000
(2018 \$500,000)**

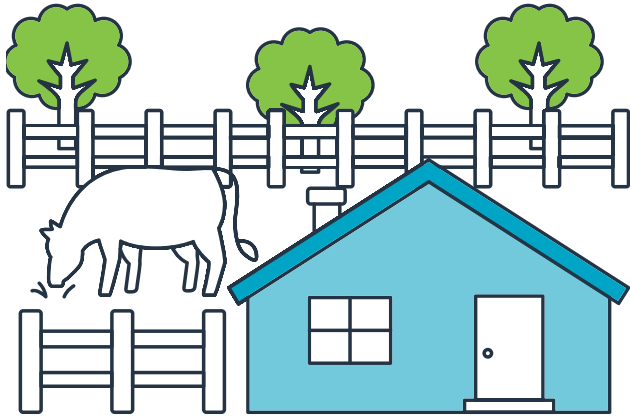


**RESIDENTIAL PROPERTY IN URBAN AREA
WITH A LAND VALUE OF \$235,000
(2018 \$140,000)**

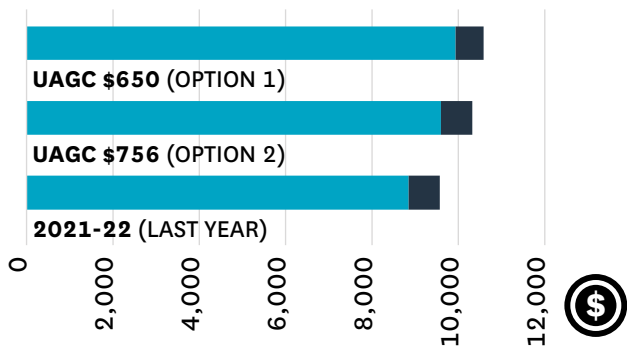


**HIGH VALUE RESIDENTIAL (LIFESTYLE)
PROPERTY WITH A LAND VALUE OF
\$3,100,000 (2018 \$2,063,000)**

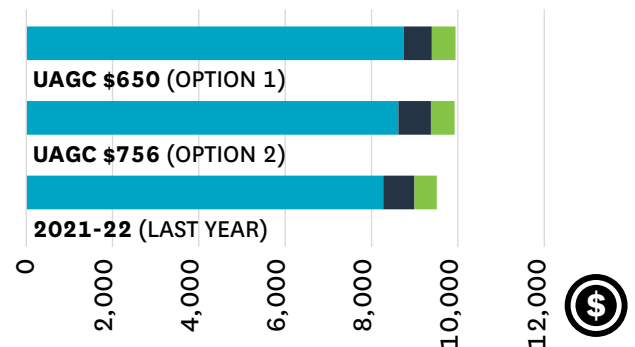




**RURAL PROPERTY WITH A LAND
VALUE OF \$950,000
(2018: \$800,000)**

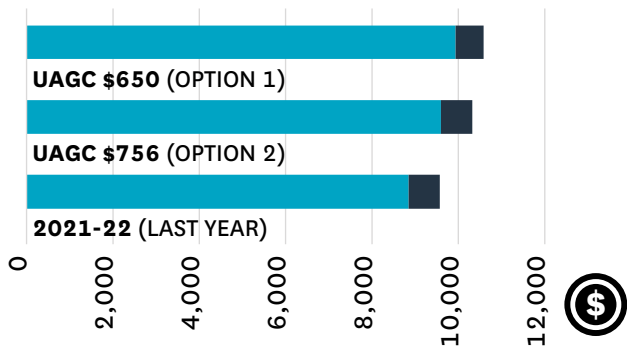


**COMMERCIAL PROPERTY WITH A LAND
VALUE OF \$780,000
(2018: \$496,000)**

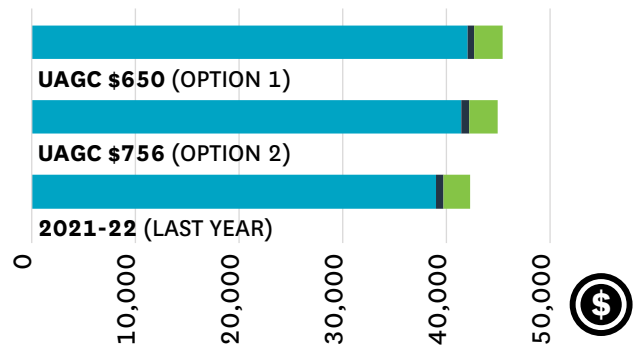


*Sewerage disposal rate (1 pan)

**RURAL PROPERTY WITH A LAND
VALUE OF \$3,250,000
(2018: \$2,705,000)**



**INDUSTRIAL PROPERTY WITH A LAND
VALUE OF \$3,750,000
(2018: \$2,339,000)**



*Sewerage disposal rate (5 pans)



PROPOSED CHANGES TO WATER RATES

NGĀ WHAKAREREKĒTANGA MŌ NGĀ REITI WAI

Our current LTP outlined a proposed water rates increase of inflation/LGCI only. For the 2022-23 financial year this was 2.4%.

Since this plan was adopted, two key changes have occurred. Government has introduced new drinking water standards and the refinery at Marsden Point has changed its operating model. Combined these will cause a major shortfall in the funding of our water services, so we are proposing an increase in the rate charged per cubic metre of water.

NEW DRINKING WATER STANDARDS

Taumata Arowai became New Zealand's new and independent water services regulator in November 2021. The new regulator's new drinking water standards and rules will replace New Zealand's current Drinking Water Standards on 1 July 2022.

Our District's three water systems (wastewater, stormwater and drinking water) are among the most successful in the country, and we welcome the implementation of both the new regulator and the new drinking water standards, to help ensure safe, reliable, and affordable water services across New Zealand.

That said, the new standards will increase compliance costs for all Councils. We will need to invest an extra \$905,000 each year in treating and providing water.

REDUCED WATER CONSUMPTION

In November 2021, Refining NZ confirmed its decision to change the operating model of the Marsden Point oil refinery. With the refinery being one of the highest water users in the district, the closure reduces our water income by about \$2.5 million each year.

WHERE DOES THREE WATERS REFORM COME INTO THIS?

The Government is currently working on the Three Waters Reform Programme, which intends to reform local government three waters service delivery arrangements. The reform's effect on our water services are uncertain while we wait for decisions to be made and passed through legislation. This consultation document was prepared as if these services will continue to be provided by the Council, but future decisions may result in significant changes.

WHAT WE ARE PROPOSING

To offset the increased cost of providing drinking water and the loss of income following the refinery closure, we propose to increase our water consumption charge by 31%.

This would increase the cost for a cubic metre of water from \$2.38 to \$3.03 (including GST). For an average domestic customer this would mean an increase in the annual water rates for 2022-23 from \$414 to \$518. For the average/medium business it would increase from \$7,523 to \$9,568.

For the average residential property this would mean an increase of around

\$2.00 PER WEEK

If we choose not to increase water rates next year, we will be left with an annual \$3.5m shortfall to cover in future years. This would need to be covered by future rates increases, or cost cutting by removing or deferring investment in our infrastructure or reducing maintenance on the existing water network or reducing service levels.



TELL US WHAT YOU THINK

OPTION 1 (OUR PREFERRED OPTION)

We increase the water consumption charge to \$3.03 per m³ to make sure our revenue covers outgoings.

OPTION 2

We stick with a smaller increase of \$2.38 per m³ as signalled in the LTP. This will create a significant water revenue shortfall, which would need to be covered by future rates increases, or cost cutting by removing or deferring investment in our infrastructure or reducing maintenance on the existing water network or reducing service levels.

| | LGCI increase only (inflation) | Increase rate to offset costs and lost revenue |
|---------------------------------------|-----------------------------------|---|
| Water rates | Status quo | Water rate increase |
| Consumption charge per m ³ | \$2.38 | \$3.03 |
| % change | 2.4% | 31% |
| Estimated water rates 2022-23 | | |
| Average domestic consumer | \$414 | \$518 |
| Average medium business | \$7,523 | \$9,568 |
| To fund future years | \$3,451,000 | \$0 |





WHAT ELSE DO WE HAVE PLANNED?

HE AHA ATU KUA WHAKAMAHERETIA E MĀTOU?

Here's a preview of some of the projects set to be delivered by Council this year.

FUTURE PROOFING OUR WATER SUPPLY – POROTĪ WATER TREATMENT PLANT AND KAMO RESERVOIRS

As part of our drought resilience work, we will be investing in a full upgrade of the Porotī Water Treatment Plant, as well as constructing new treated water storage reservoirs for the growing northern part of the city.

WHANGĀREI WASTEWATER TREATMENT PLANT AUGMENTATION WORKS

To maintain our critical infrastructure and to comply with Resource Consent requirements, we will be upgrading the Whangārei Wastewater Treatment Plant over the course of the LTP.

WASTEWATER UPGRADE PROJECTS

To provide additional capacity in our pipe system for new connections and high rainfall events, we are upgrading in the One Tree Point/Ruakaka, Kamo and Whangarei Heads areas. We are also upgrading the technology with which we monitor and remotely control our pump stations to avoid overflows and help keep our harbour clean.

MORE MONEY FOR SEALING GRAVEL ROADS

We're investing more in getting around with an increase of \$47m over our 10-year LTP period for sealing gravel roads. We want to increase our level of service in this area, and better meet the expectations of our communities.

NEW WAIOTOI ROAD SEAL EXTENSION

The Waiotoi Road seal extension is nearing completion. The properties within the area of benefit were polled and agreed to pay their contribution. This is \$4,600 per property, either paid in full or \$920 per year over five years.

IMPROVING OUR CYCLEWAY AND SHARED PATH NETWORK

We have \$37m in our LTP to keep improving our cycleway and shared path network. The final stages of the Raumanga Shared Path are being funded by the Ministry of Business, Innovation and Employment and are currently being designed and constructed. The final stage of Kamo Shared Path is planned, which will take the path right through to Kamo Village. We also have plans for new cycleways in Bream Bay (Waipu to Waipu Cove) and the City Centre.

CIVIC CENTRE

We are constructing a new Civic building in the City Centre, which will provide a welcoming, inclusive and easily accessible customer experience for Whangārei residents. Building this while managing the effects of COVID-19 has been extremely challenging, with significant price increases for the construction sector leading to escalations in our original budget, which we have increased to \$55.6 million to complete the building in line with our latest forecasts.

CIVIC PRECINCT

We are making landscaping improvements to the area surrounding the new Civic Centre (including around the Central Library, Old Library, and Lovers Lane) to ensure there is a cohesive civic precinct that connects the surrounding public spaces and facilities.

The Lovers Lane Bridge, which connects Second Ave to the Civic Centre, Central Library and Rust Ave (which will link the Kamo and Raumanga Shared Paths) is being replaced, as are our stormwater assets in this area.

ANIMAL SHELTER

Council will be constructing a new animal shelter facility, which will meet all regulatory requirements, provide a secure, safe and friendly environment and meet increasing demand as the population grows.

CIVIL DEFENCE AND EMERGENCY OPERATIONS MANAGEMENT

Council has provided for increased investment in the renewal and upgrading of tsunami sirens, along with an operational grant for increased space within the Northland Regional Council's Emergency Operations Centre. This facility will provide greater capacity for Northland to respond to any major emergency events, like tsunami or floods.

FUNDING FOR COMMUNITY

We are continuing our investment in community funding. We are also maintaining our Community Led Project budgets in Tikipunga, Maungatapere, Raumaunga, Waipū and Onerahi.

POHE ISLAND DEVELOPMENT

More elements from the William Fraser Memorial Park on Pohe Island Master Plan will be delivered, including a destination playground and new toilets. Bike Northland will also finalise the last elements of the Bike Park hub, including learn to ride and bike skills areas as well as a revamped bike building, more toilets and bike storage. Future Council projects at Pohe Island include additional paths to connect activities and facilities and a marine hub area.

HIKURANGI AND PARUA BAY SKATEPARKS AND RAUMANGA PLAYGROUND

We're gathering feedback from the local community on what they'd like to see in the upcoming refresh of the Hikurangi skatepark, a new skatepark at Parua Bay and a new playground at Raumanga Valley Road.

NGUNGURU SEAWALL REPLACEMENT

We are investing in climate adaption and replacing the Ngunguru seawall, which is designed to be modified in response to rising sea levels.

SPORTSFIELDS

We are working with the Ministry of Education to develop a community sportsfield at Parua Bay. We are also developing two new fields at Ruakākā and providing further support to the Tikipunga Football Hub.

ANNUAL PLAN 2022-23 FEEDBACK FORM

THE CLOSING DATE FOR FEEDBACK IS FRIDAY 6 MAY 2022

We would love your feedback on this consultation. You can also complete this form online at www.wdc.govt.nz/HaveYourSay

POINTS TO REMEMBER WHEN SUBMITTING YOUR FEEDBACK

- Please print clearly. Make sure it can be easily photocopied, read and understood.
- All feedback is considered public under the Local Government Official Information and Meetings Act, so it may be published and made available to elected members and the public.
- Your feedback will not be returned to you once lodged with Council. Please keep a copy for your reference.
- You can also attend a hearing, scheduled for 17 May 2022, to speak to your submission.

HOW TO GET THIS FORM TO US

Mail to: Annual Plan feedback, Whangarei District Council, Private Bag 9023, Te Mai, Whangārei 0143

Email to: mailroom@wdc.govt.nz

Deliver to: Customer Services, 7 Rust Ave, Whangārei or Ruakākā Service Centre, Takutai Place, Ruakākā

YOUR DETAILS

Name

I am making this submission as: ☐ An individual ☐ On behalf of an organisation

Organisation name

Postal address

Best number to contact you on

Email

Do you wish to be heard in support of your submission at a traditional hearing on 17 May? ☐ Yes ☐ No

YOUR FEEDBACK

Please give us your feedback on the key issues raised in the Consultation Document.

KEY ISSUE – GENERAL RATES

- ☐ **OPTION 1:** Council reduces the Uniform Annual General Charge (UAGC) to \$650 to keep the share of the rates paid by each property owner as fair as possible and in line with what it is now.
- ☐ **OPTION 2:** Council sticks with the planned Long Term Plan (LTP) UAGC increase to \$756, which will mean a higher share of the general rates will shift to lower value properties.

WHY?

KEY ISSUE – WATER RATES

- ☐ **OPTION 1:** Council increases the water consumption charge to \$3.03 per m³ to make sure our revenue covers outgoings.
- ☐ **OPTION 2:** Council sticks with an increase of \$2.38 per m³ as signalled in the LTP. This will create a significant water revenue shortfall, which would need to be covered by future rates increases, or cost cutting by removing or deferring investment in our infrastructure or reducing maintenance on the existing water network or reducing service levels.

WHY?

TELL US WHAT YOU THINK – ANY FURTHER COMMENTS ON THE KEY ISSUES OR OTHER POINTS RAISED IN THE CONSULTATION DOCUMENT



Draft for Council meeting

SUPPORTING DOCUMENTS FOR THE



ANNUAL

PLAN

2022-23

CONSULTATION DOCUMENT

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The financial information included within the supporting documents has been compiled using a number of assumptions based on what we know now. For example, these include what our starting debt might be, and the timing and progress of our capital programme. These assumptions and forecasts will be updated to reflect the situation as it stands at the time of finalising our 2022-23 Annual Plan.



PROPOSED FORECAST FINANCIAL STATEMENTS

Whangarei District Council Prospective Statement of Comprehensive Revenue and Expenditure

| \$000 | | \$000 | | |
|--|---|-------------------------|------------------------|----------|
| LTP Year 1 2021 - 22 | | Annual Plan 2022- 23 | LTP Year 2 2022- 23 | Variance |
| Revenue | | | | |
| 111,033 | Rates | 118,000 | 116,955 | 1,045 |
| 7,078 | Development and other contributions | 7,078 | 7,078 | - |
| 49,154 | Subsidies and grants | 35,838 | 25,099 | 10,739 |
| 16,315 | Fees and charges | 17,026 | 16,715 | 310 |
| 136 | Interest revenue | 443 | 136 | 307 |
| 19,093 | Other revenue | 19,011 | 19,206 | (195) |
| 202,809 | Total revenue | 197,395 | 185,189 | 12,206 |
| Expenses | | | | |
| 78,418 | Other expenditure | 81,203 | 79,183 | (2,020) |
| 47,891 | Depreciation and amortisation | 49,423 | 50,726 | 1,303 |
| 5,588 | Finance costs | 8,992 | 7,059 | (1,934) |
| 30,833 | Personnel costs | 34,028 | 31,940 | (2,088) |
| 162,730 | Total expenses | 173,646 | 168,908 | (4,739) |
| 40,079 | Surplus / (deficit) before taxation | 23,749 | 16,281 | 7,468 |
| - | Taxation charge | - | - | - |
| 40,079 | Surplus / (deficit) after taxation | 23,749 | 16,281 | 7,468 |
| Other comprehensive revenue and expenses | | | | |
| 78,595 | Gain / (loss) on infrastructure asset revaluation | 21,878 | 21,878 | - |
| - | Gain / (loss) on other asset revaluations | - | 2,314 | (2,314) |
| 118,674 | Total comprehensive income | 45,627 | 40,473 | 5,154 |

Whangarei District Council Prospective Statement of Changes in Net Assets/Equity

| \$000 | | \$000 | |
|-------------------------|--|-------------------------|------------------------|
| LTP Year 1 2021 - 22 | | Annual Plan 2022- 23 | LTP Year 2 2022- 23 |
| 1,718,363 | Opening balance as at 1 July* | 1,846,833 | 1,837,037 |
| 118,674 | Total comprehensive revenue and expense | 45,627 | 40,473 |
| - | Adjustments and contributions to net assets/equity | - | - |
| 1,837,037 | Total recognised net assets/equity as at 30 June | 1,892,460 | 1,877,510 |

* The opening balance for the Annual Plan 2022-23 is taken from a revised forecast for 2021 - 22.

Whangarei District Council Prospective Statement of Financial Position

| \$000 | | \$000 | |
|-------------------------|---|-------------------------|------------------------|
| LTP Year 1 2021 - 22 | | Annual Plan 2022- 23 | LTP Year 2 2022- 23 |
| Assets | | | |
| Current assets | | | |
| 26,565 | Cash and cash equivalents | 24,294 | 27,054 |
| 20,596 | Debtors and receivables | 16,504 | 18,606 |
| - | Derivative financial instruments | - | - |
| 532 | Other financial assets | 487 | 532 |
| 1,369 | Other current assets | 607 | 1,069 |
| - | Assets held for sale | - | - |
| 49,062 | Total current assets | 41,892 | 47,261 |
| Non current assets | | | |
| - | Derivative financial assets | 98 | - |
| Other financial assets: | | | |
| 11,223 | - Investments held in joint ventures and subsidiaries | 10,707 | 11,103 |
| 3,046 | - Investments held in other entities | 3,760 | 3,046 |
| 1,944,800 | Property plant and equipment | 2,008,096 | 2,012,147 |
| 12,394 | Intangible assets | 15,570 | 12,434 |
| 819 | Forestry assets | 854 | 819 |
| 78,492 | Investment properties | 92,789 | 81,644 |
| 2,050,774 | Total non current assets | 2,131,875 | 2,121,193 |
| 2,099,836 | Total assets | 2,173,766 | 2,168,454 |

| \$000 | | \$000 | |
|-------------------------|--------------------------------------|-------------------------|------------------------|
| LTP Year 1 2021 - 22 | | Annual Plan 2022- 23 | LTP Year 2 2022- 23 |
| Liabilities | | | |
| Current liabilities | | | |
| 28,600 | Payables and deferred revenue | 29,239 | 26,710 |
| 142 | Derivative financial instruments | 452 | 142 |
| 30,000 | Current borrowings | 28,000 | 28,000 |
| 3,124 | Employee benefits liabilities | 3,489 | 3,186 |
| 47 | Provisions | 114 | 94 |
| 61,913 | Total current liabilities | 61,294 | 58,132 |
| Non current liabilities | | | |
| 20,923 | Derivative financial instruments | 12,571 | 20,923 |
| 179,000 | Non-current borrowings | 206,000 | 211,000 |
| 420 | Employee benefits liabilities | 499 | 428 |
| 453 | Provisions | 600 | 371 |
| 90 | Payables and deferred revenue | 343 | 90 |
| 200,886 | Total non current liabilities | 220,013 | 232,812 |
| 262,799 | Total liabilities | 281,307 | 290,944 |
| | | | |
| 1,837,037 | Net assets | 1,892,460 | 1,877,510 |
| | | | |
| Equity | | | |
| 1,007,134 | Retained earnings | 1,037,055 | 1,015,061 |
| 59,819 | Other reserves | 74,711 | 68,173 |
| 770,084 | Asset revaluation reserve | 780,693 | 794,276 |
| 1,837,037 | Total equity attributable to Council | 1,892,460 | 1,877,510 |

Whangarei District Council Prospective Statement of Cash Flows

| \$000 | | \$000 | |
|--------------------------------------|--|--------------------------|-------------------------|
| LTP Year 1 2021 - 22 | | Annual Plan 2022 - 23 | LTP Year 2 2022 - 23 |
| Cash flows from operating activities | | | |
| 110,767 | Receipts from rate revenue | 118,175 | 118,342 |
| 49,098 | Subsidies and grants received | 35,875 | 25,390 |
| 16,385 | Other revenue including development contributions | 16,223 | 16,519 |
| 16,282 | Fees and charges received | 17,051 | 16,888 |
| 135 | Interest received | 443 | 141 |
| 35 | Dividends received | 26 | 35 |
| (114,033) | Payments to suppliers and employees | (114,449) | (111,750) |
| (5,588) | Interest paid | (8,992) | (7,059) |
| 73,081 | Net cash flow from operating activities | 64,352 | 58,506 |
| Cash flows from investing activities | | | |
| - | Proceeds from fixed assets | - | - |
| 1,522 | Receipts from investments and loans | 1,716 | 1,716 |
| (112,343) | Purchase and development of fixed assets | (112,503) | (89,733) |
| - | Purchase of investments and loans provided | - | - |
| (110,821) | Net cash flow from investing activities | (110,787) | (88,017) |
| Cash flows from financing activities | | | |
| 37,000 | Proceeds from borrowings | 42,000 | 30,000 |
| - | Loan repayments received | - | - |
| - | Repayment of borrowings | - | - |
| - | Loans granted | - | - |
| 37,000 | Net cash flow from financing activities | 42,000 | 30,000 |
| (740) | Net increase/(decrease) in cash, cash equivalents and bank overdrafts | (4,435) | 489 |
| 27,305 | Cash, cash equivalents and bank overdrafts at the beginning of the year* | 28,729 | 26,565 |
| 26,565 | Cash, cash equivalents and bank overdrafts at the end of the year | 24,294 | 27,054 |

* The amount at the beginning of the Annual Plan year is taken from a revised forecast for 2021 - 22.

Reserve funds

| Balances of reserves held are: | | \$000 | | | |
|-----------------------------------|--|--|--------------|---------------|---|
| | | Estimated opening balance 1 July 2022 | Transfers in | Transfers out | Estimated closing balance 30 June 2023 |
| Asset Revaluation Reserve | | 758,815 | 21,878 | - | 780,693 |
| Total Asset Revaluation Reserve | | 758,815 | 21,878 | - | 780,693 |
| Activity | | | | | |
| Trust Funds | Bequests held for specific purposes | 11 | - | - | 11 |
| Community Facilities and services | Community Development Fund 1 - to provide funding for land for reserves for community facilities on Council owned reserve land | 4,194 | 158 | - | 4,352 |
| | Community Development Fund 2 - to provide funding for community facilities on non-Council reserve land | 7,347 | 293 | - | 7,640 |
| | Community Development Fund 3 - to provide funding for performing arts activities | 297 | 12 | - | 310 |
| | Art Acquisitions - to fund acquisition of artworks | 13 | - | - | 13 |
| | Clock Purchases - to fund purchase of clocks for the Claphams Clocks Museum | 52 | - | - | 52 |
| | Leonard Library Reserve - bequest for the purchase of library books | 212 | - | - | 212 |
| | Governance and Strategy | Property Reinvestment Reserve - to fund property purchases for a commercial return | 18,843 | 377 | 2,420 |
| Water | To hold any surpluses for future funding of water activities | 25,237 | - | 6,961 | 18,276 |
| General reserve | To fund operational grants committed but not paid | 18 | - | - | 18 |
| Flood protection-Hikurangi | To hold any surpluses for future funding of Flood Protection activities | 709 | 79 | - | 788 |
| Wastewater | To hold any surpluses for future funding of Wastewater activities | 16,259 | 9,980 | - | 26,240 |
| Total Reserves and Special Funds | | 73,192 | 10,900 | 9,381 | 74,711 |

Depreciation and amortisation by group of activities

| \$000 | | \$000 | |
|-------------------------|-------------------------------------|-------------------------|------------------------|
| LTP Year 1 2021 - 22 | | Annual Plan 2022- 23 | LTP Year 2 2022- 23 |
| 21,971 | Transportation | 21,973 | 22,873 |
| 6,571 | Water | 7,048 | 6,936 |
| 80 | Solid waste | 97 | 90 |
| 6,994 | Wastewater | 7,667 | 7,405 |
| 3,191 | Stormwater | 3,467 | 3,400 |
| 299 | Flood protection | 329 | 319 |
| 6,281 | Community facilities and services | 6,794 | 6,899 |
| 89 | Governance and strategy | 89 | 91 |
| 54 | Planning and regulatory services | 49 | 55 |
| 2,361 | Support services | 1,909 | 2,658 |
| 47,891 | Total depreciation and amortisation | 49,423 | 50,726 |

Prospective Summary Funding Impact Statement

| \$000 | | \$000 | | |
|-----------------------------------|---|-------------------------|------------------------|----------|
| LTP Year 1 2021 - 22 | | Annual Plan 2022- 23 | LTP Year 2 2022- 23 | Variance |
| Sources of Operating Funding | | | | |
| 73,194 | General rates, uniform annual general charges, rates penalties | 77,917 | 77,180 | 737 |
| 37,839 | Targeted rates | 40,084 | 39,776 | 308 |
| 8,071 | Subsidies and grants for operating purposes | 8,400 | 8,408 | (8) |
| 16,315 | Fees and charges | 17,026 | 16,715 | 310 |
| 1,696 | Interest and dividends from investments | 1,928 | 1,630 | 298 |
| 9,333 | Local authorities fuel tax, fines, infringement fees and other receipts | 9,121 | 9,307 | (186) |
| 146,448 | Total Operating Funding | 154,475 | 153,015 | 1,459 |
| Applications of Operating Funding | | | | |
| 109,251 | Payments to staff and suppliers | 115,231 | 111,123 | 4,108 |
| 5,588 | Finance Costs | 8,992 | 7,059 | 1,934 |
| - | Other operating funding applications | - | - | - |
| 114,839 | Total Applications of Operating Funding | 124,223 | 118,181 | 6,042 |
| 31,610 | Surplus / (Deficit) of Operating Funding | 30,252 | 34,834 | (4,582) |
| Sources of Capital Funding | | | | |
| 41,083 | Subsidies and grants for capital expenditure | 27,438 | 16,691 | 10,747 |
| 7,078 | Development and financial contributions | 7,078 | 7,078 | - |
| 33,317 | Increase / (decrease) in debt | 42,000 | 29,511 | 12,489 |
| - | Gross proceeds from sale of assets | - | - | - |
| - | Other dedicated capital funding | - | - | - |
| - | Lump sum contributions | - | - | - |
| 81,477 | Total Sources of Capital Funding | 76,515 | 53,279 | 23,236 |
| Applications of Capital Funding | | | | |
| Capital expenditure | | | | |
| 26,233 | to meet additional demand | 22,727 | 13,853 | 8,875 |
| 70,428 | to improve levels of service | 66,030 | 37,442 | 28,588 |
| 35,900 | to replace existing assets | 39,396 | 32,511 | 6,885 |
| (19,474) | Increase / (decrease) in reserves | (21,386) | 4,308 | (25,694) |
| | Increase / (decrease) of investments | - | - | - |
| 113,087 | Total Applications of Capital Funding | 106,767 | 88,114 | 18,654 |
| (31,610) | Surplus / (Deficit) of Capital Funding | (30,252) | (34,834) | 4,582 |
| - | Funding Balance | - | - | - |

Reconciliation between Prospective Statement of Comprehensive Revenue and Expenditure and the Prospective Summary Funding Impact Statement

| \$000 | | \$000 | | |
|---|---|-------------------------|------------------------|----------|
| LTP Year 1 2021 - 22 | | Annual Plan 2022- 23 | LTP Year 2 2022- 23 | Variance |
| 40,079 | Surplus / (deficit) after taxation per Prospective Statement of Comprehensive Revenue and Expenditure | 23,749 | 16,281 | 7,468 |
| Items recognised as revenue in the Prospective Statement of Comprehensive Revenue and Expenditure and as capital expenditure funding sources in the Prospective Summary Funding Impact Statement: | | | | |
| (41,083) | Subsidies and grants for capital expenditure | (27,438) | (16,691) | (10,747) |
| (7,078) | Development and financial contributions | (7,078) | (7,078) | - |
| Non-cash items recognised in the Prospective Statement of Comprehensive Revenue and Expenditure and not included in the Prospective Summary Funding Impact Statement: | | | | |
| 47,891 | Depreciation and amortisation | 49,423 | 50,726 | (1,303) |
| (8,200) | Vested asset revenue | (8,405) | (8,404) | (1) |
| 31,610 | Surplus / (Deficit) of Operating Funding per Council Prospective Summary Funding Impact Statement | 30,252 | 34,834 | (4,583) |



PROPOSED CAPITAL EXPENDITURE

\$000

Programme name

Revised
Programme
2022-23




Transportation

| | |
|--|-------|
| Amenity Lighting | 94 |
| Bridge and Structural Renewals | 1,984 |
| Bus Shelters | 126 |
| Coastal Protection Structures - Roding | 87 |
| Community Led Development | 614 |
| Cycleways - Subsidised | 6,327 |
| Drainage Renewals | 1,503 |
| Footpaths Renewals | 664 |
| LCLR Major Bridge Repairs | 525 |
| LCLR Minor Improvement Projects | 1,260 |
| LCLR Lighting Improvements | 241 |
| LCLR New Footpaths | 630 |
| LCLR Resilience Projects | 1,050 |
| LCLR Safety Improvements | 2,099 |
| LCLR Subsidised Seal Extensions | 315 |
| Lower James Street Upgrade | 402 |

\$000

Programme name

Revised
Programme
2022-23

| | |
|---|---------------|
| MBIE Projects | 3,821 |
| Parking Renewals | 525 |
| Seal Extensions - Unsubsidised | 4,106 |
| Sealed Road Pavement Rehabilitation | 3,459 |
| Sealed Road Resurfacing | 5,295 |
| Structures Component Replacement | 1,624 |
| Subdivision Works Contribution | 58 |
| Traffic Sign & Signal Renewals | 1,097 |
| Transport Planning Studies & Strategies | 154 |
| Unsealed Road Metalling | 2,368 |
| Urban Intersection Upgrades | 7,470 |
| Whangarei City Centre Plan Implementation | 420 |
| Transportation Total | 48,315 |
|  Water | |
| Fairway Drive Pump Station Upgrade | 536 |
| Kamo Reservoir Additional Capacity | 4,364 |
| Maungakaramaea Reservoir Additional Capacity | 205 |
| Minor Projects - Emergency Works | 315 |
| Reservoir Rehabilitation - Programmed Work | 169 |
| Reticulation - Programmed Work | 2,414 |
| Three Mile Bush Reservoir Additional Capacity | 1,430 |
| Treatment Plant Upgrades | 262 |
| Wairua River Source & Treatment | 3,569 |
| Water Meter Renewals | 367 |

\$'000

Programme name

Revised
Programme
2022-23

Water Treatment Plant & Equipment Replacement 525

Whau Valley New Water Treatment Plant 223

Water Services Total 14,379



Solid Waste

Transfer Station Renewals 52

Solid Waste Total 52



Wastewater

Laboratory Equipment Renewals & Upgrades 17

Sewer Network Renewal 1,854

Sewer Network Upgrades 3,059

Wastewater Assessment 105

Wastewater Pump Station Remote Monitoring 630

Wastewater Pump Station Renewals 313

Wastewater Reticulation Upgrade 21

Wastewater Strategy - Programmed Work 36

Wastewater Treatment Plant Renewals 634

Wastewater Treatment Plant Upgrades 2,121

Wastewater Total 8,789



Stormwater

Blue/Green Network 608

Stormwater Catchment Management Plans & Assessments 341

Stormwater Renewals 2,328

\$000

| Programme name | Revised Programme 2022-23 |
|---------------------|---------------------------|
| Stormwater Upgrades | 446 |
| Stormwater Total | 3,722 |

\$'000

Programme name

Revised
Programme
2022-23

Flood Protection

Gravity Drainage Gates 198

Level Sensor Renewals 23

Stop/Control Bank Renewals 285

Flood Protection Total 507



Community facilities and Service



Civil Defence

Civil Defence Emergency Management Equipment Renewals 27

Tsunami Signage 91

Tsunami Sirens New 60

Tsunami Sirens Renewals 628



Community Development

CCTV Upgrades & Improvements 157

Community Buildings Renewals & Improvements 4,641

Community Led Development 452

Pensioner Housing Renewals & Improvements 1,179



Libraries

Book Purchases 739

Furniture Renewals 5

IT Equipment Replacement 114

\$000

Programme name

Revised
Programme
2022-23

Library Improvements 503



Parks and Recreation

Blue/Green Network 840

Cemeteries Level of Service 210

Cemeteries Renewals 178

Cemetery Land Purchases -

Coastal Structures Level of Service 52

Coastal Structures Renewal 1,968

Neighbourhood & Public Gardens Level of Service 3,310

Neighbourhood & Public Gardens Renewals 932

Parks Interpretation Information 47

Playgrounds & Skateparks Level of Service 244

Playgrounds & Skateparks Renewals 200

Pohe Island Development 21

Public Toilets 262

Sport & Recreation Growth 261

Sport & Recreation Level of Service 533

Sport & Recreation Renewals 728

Visitor Destination Upgrades -

Walkway & Track Renewals 262

Waterfront Programme 2,054



Venue and Events

Flags & Decorations 37

\$'000

Programme name

Revised
Programme
2022-23

| | |
|--|----|
| FN Venue - Entrance/ Lighting Enhancements | 21 |
|--|----|

| | |
|-------------------------------|----|
| FN Venue - Furniture Upgrades | 31 |
|-------------------------------|----|

| | |
|-------------------------------------|----|
| FN Venue - Health & Safety Upgrades | 31 |
|-------------------------------------|----|

| | |
|---|----|
| FN Venue - Theatre Technical Equipment Upgrades | 63 |
|---|----|

| | |
|-------------------------------|-----|
| NEC - Floor Covering Renewals | 105 |
|-------------------------------|-----|

| | |
|-----------------------|-----|
| NEC Building Renewals | 228 |
|-----------------------|-----|

| | |
|--------------------------|--------|
| Community Services Total | 21,215 |
|--------------------------|--------|



Governance and Strategy

| | |
|---------------------------------|-----|
| Airport Renewals & Improvements | 136 |
|---------------------------------|-----|

| | |
|--------------------|-------|
| Property Purchases | 2,500 |
|--------------------|-------|

| | |
|------------------------|-------|
| New Airport Evaluation | 1,642 |
|------------------------|-------|

| | |
|-------------------------------|-------|
| Governance and Strategy Total | 4,279 |
|-------------------------------|-------|



Planning & Regulatory Services

| | |
|--------------------|-------|
| Dog Pound Renewals | 1,574 |
|--------------------|-------|

| | |
|-----------------------------|-------|
| Planning & Regulatory Total | 1,574 |
|-----------------------------|-------|



Support Services

Business Support

| | |
|--------------|--------|
| Civic Centre | 21,572 |
|--------------|--------|

| | |
|------------------------------|-----|
| Council Vehicle Replacements | 577 |
|------------------------------|-----|

| | |
|----------------------------|-----|
| Forum North Venue Renewals | 255 |
|----------------------------|-----|

| | |
|--------------------|----|
| Furniture Renewals | 41 |
|--------------------|----|

ICT

\$000

| Programme name | Revised Programme 2022-23 |
|-----------------------------------|---------------------------------|
| CiA Upgrade | 1,500 |
| Customer Access - Online Services | 1,380 |
| Cyber Security | 410 |
| IT Equipment Replacement | 997 |
| Platform as a Service | 1,679 |
| People & Capability | |
| Office Furniture | 31 |
| Support Services | 28,443 |
| Grand Total | 131,276 |



PROPOSED ANNUAL PLAN DISCLOSURE STATEMENT

ANNUAL PLAN DISCLOSURE STATEMENT FOR YEAR ENDING 30 JUNE 2023

What is the purpose of this statement?

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

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

| Benchmark | | Planned | Met |
|--------------------------------|------|---------|-----|
| Rates affordability benchmarks | | | |
| • income | 70% | 51% | Yes |
| • increases | 5.5% | 5.0% | Yes |
| Debt affordability benchmark | | | |
| • external debt | 175% | 106% | Yes |
| Balanced budget benchmark | 100% | 105% | Yes |
| Essential services benchmark | 100% | 184% | Yes |
| Debt servicing benchmark | 15% | 5% | Yes |

Notes

1 RATES AFFORDABILITY BENCHMARK

(1) For this benchmark, —

(a) the council's planned rates income for the year is compared with quantified limits on rates contained in the financial strategy included in the council's long-term plan; and

(b) the council's planned rates increases for the year are compared with quantified limits on rates increases for the year contained in the financial strategy included in the council's long-term plan.

(2) The council meets the rates affordability benchmark if—

(a) its planned rates income for the year equals or is less than each quantified limit on rates; and

(b) its planned rates increases for the year equal or are less than each quantified limit on rates increases.

2 DEBT AFFORDABILITY BENCHMARK

(1) For this benchmark, the council's planned borrowing is compared with quantified limits on borrowing contained in the financial strategy included in the council's long-term plan.

(2) The council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

3 BALANCED BUDGET BENCHMARK

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

(2) The council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

4 ESSENTIAL SERVICES BENCHMARK

(1) For this benchmark, the council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.

(2) The council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

5 DEBT SERVICING BENCHMARK

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

(2) Because Statistics New Zealand projects that the council's population will grow faster than the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 15% of its planned revenue.



RATES INFORMATION

Proposed Funding impact statement

This statement sets out the information required by clause 20 of Schedule 10 of the Local Government Act 2002 to assist ratepayers in understanding the impact of the Annual Plan. This statement should be read in conjunction with the Revenue and Financing Policy prepared as part of the Long Term Plan (LTP) process. The amounts stated for 2022-23 are indicative.

FINANCIAL DISCLOSURES

The Local Government Act requires disclosure of all sources of funding in a prescribed format. The Funding Impact Statement showing the overall sources of funding, the amount of funds expected from each source and how those funds will be applied has been included on page 12 of this document, which are to be read together with and form part of this Funding Impact Statement.

RATES

These rates are based on the funding requirements set out in the Annual Plan together with the land values, and property numbers included in Council's Rating Information Database.

GENERAL RATES

General rates are set under Section 13 of the Local Government (Rating) Act 2002. Council proposes to set a general rate for all rateable land in our District.

The general rate will be made up of a uniform annual general charge (UAGC) and a value-based general rate.

Value-based general rates

The value-based general rate will be assessed on the land value of each rateable rating unit in our District.

The general rate will be set on a differential basis based on the category of land use and the activities which are permitted, controlled or discretionary for the area in which the land is situated.

The objective of the differential rate is to achieve the total revenue sought from each category, as set out on page 27.

Where a property is used for more than one purpose, the Council will consider apportioning the value of the property between the different categories. For properties where the additional use(s) is less than 30% of the rating unit's area and the apportioned land value is less than \$30,000, no rating apportionments will be created, and the rating unit will be categorised in the category that reflects the primary use.

Subject to legal rights of objection, it shall be at the sole discretion of Council to determine the use or principal use of any rating unit.

The value-based general rate for a given property will be assessed by multiplying the land value of the rating unit by the rate per dollar that applies to the differential.

These definitions are also used for the sewerage disposal rate.

DIFFERENTIAL BASIS

All rating units in our District are allocated to the most appropriate category. The categories are:

Category 1: Residential

All rating units which are used principally for residential or lifestyle residential purposes including lifestyle retirement villages, flats and apartments, that are not categorised as multi-unit. This category includes all rating units that are unused or used for a purpose other than a commercial and industrial one but that on their own and/or in the context of the surrounding land have been created and/or developed for residential use and/or are zoned for residential use.

Category 2: Multi-unit

All rating units used principally for residential purposes and on which is situated multi-unit type residential accommodation that is used principally for temporary or permanent residential accommodation for commercial purposes, including, but not limited to, hotels, boarding houses, motels, tourist accommodation, residential clubs, hostels, but excluding any properties which are licensed under the Sale and Supply of Alcohol Act 2012.

Category 3: Miscellaneous properties

All rating units not otherwise categorised.

Category 4: Rural

All rating units which are used (solely or with other rating units) principally for agricultural, horticultural, forestry, pastoral or aquaculture purposes, or for the keeping of bees, poultry or other livestock. This does not include rating units which on their own or in the context of the surrounding land have been created and/or developed for commercial and industrial use and/or mixed use but that are being used for one of the rural purposes described in the preceding sentence and/or zoned for commercial and industrial use. Also included in this category are rating units of which the land is unused but is primarily developed for and capable of being used for rural uses.

Category 5: Commercial and industrial

All rating units used principally for commercial, industrial or related purposes. This category includes properties licensed under the Sale and Supply of Alcohol Act 2012, and private hospitals and private medical centres. This category also includes rating units which are

not being used but on their own or in the context of the surrounding land have been created and/or developed for commercial and industrial use and/or mixed use and/or are zoned for commercial and industrial use. This category also includes rating units that are being used for rural purposes but on their own or in the context of the surrounding land have been created and/or developed for commercial and industrial use and/or mixed use and/or are zoned for commercial and industrial use.

In the context of these definitions:

- mixed use means the commercial and industrial and residential use
- lifestyle residential purposes means land generally zoned rural, where the predominant use is residential and is normally less than 20 hectares.

Uniform Annual General Charge

The Uniform Annual General Charge (UAGC) is set under Section 15 of the Local Government (Rating) Act 2002. The UAGC will be charged to each separately used or inhabited part (SUIP) of a rating unit. The effect of this is that where a rating unit has more than one use or occupation, a separate charge will apply to each part.

The UAGC is calculated according to the judgement of Council on what is the proper balance between the fixed and variable parts of the general rate and on any consequential impacts on individuals and groups of ratepayers.

A UAGC of \$650.00 (including GST) will apply per SUIP for 2022-23. This is estimated to produce \$29.209 million (including GST) for 2022-23 and equates to 32 percent of general rates revenue and 21 percent of total rates revenue.

DEFINITION OF SEPARATELY USED OR INHABITED PART OF A RATING UNIT

A separately used or inhabited part is defined as:

- any part of a property (rating unit) that is separately used or occupied, or is intended to be separately used or occupied by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, license, or other agreement
- any part of a rating unit that is separately used, or occupied, or intended to be separately used or occupied by the ratepayer.

Examples include:

- each separate shop or business activity on a rating unit
- each occupied or intended to be occupied dwelling, flat, or additional rentable unit (attached or not attached) on a rating unit
- individually tenanted flats, including retirement units, apartments and town houses (attached or not attached) or multiple dwellings on Māori freehold land on a rating unit

GENERAL RATES FOR THE 2022-23 FINANCIAL YEAR

Total general rates required for 2022-23 are \$91.235 million GST inclusive. This is made up of the value-based general rate and the uniform annual general charge.

The value-based general rate is set on land value and assessed on a differential basis. The differential rate in the dollar for each category of land use is set to achieve the share of the total revenue sought from each category. The percentage share of revenue sought from each category of land use for 2022-23 is:

| Sector category | 2022-23 |
|---------------------------|---------|
| Residential | 66.07% |
| Multi-Unit | 0.22% |
| Miscellaneous | 0.28% |
| Rural | 8.89% |
| Commercial and industrial | 24.54% |
| Total | 100.00% |

The amount required from each category is divided by the total land value for that category to establish the cents in the dollar rate for each category. The relationship or differential between the categories will be the result of these calculations.

Details of the rates and the amount of revenue sought for the 2022-23 year is:

| | \$ (GST inclusive) | | | | |
|------------------------------------|---|------------------------|---|------------------------|------------------------|
| | Value-based general rates | | Uniform Annual General Charge | | |
| | Basis of assessment: Per \$ of land value | | Basis of assessment: Per separately used or inhabited part of a rating unit | | Total general rates |
| Type of rate | Rate 2022-23 | Revenue sought 2022-23 | Rate 2022-23 | Revenue sought 2022-23 | Revenue sought 2022-23 |
| Residential category | 0.0021577 | 34,390,000 | 650.00 | 25,892,000 | 60,282,000 |
| Multi-Unit category | 0.0043154 | 177,000 | 650.00 | 28,000 | 205,000 |
| Miscellaneous category | 0.0021577 | 157,000 | 650.00 | 101,000 | 258,000 |
| Rural category | 0.0030565 | 6,721,000 | 650.00 | 1,393,000 | 8,114,000 |
| Commercial and Industrial category | 0.0112119 | 20,581,000 | 650.00 | 1,795,000 | 22,376,000 |
| Total | | 62,026,000 | | 29,209,000 | 91,235,000 |

TARGETED RATES FOR THE 2022-23 FINANCIAL YEAR

Targeted rates are set under Section 16 of the Local Government (Rating) Act 2002.

Targeted rates are used where a Council service provides a specific activity or a benefit to a specific group of people and consequently it is these beneficiaries that are charged the cost of providing the service. It may apply to all ratepayers or a specific group of ratepayers.

Sewerage disposal rate

The activity for which the targeted rate is set is the operation and maintenance of the sewerage disposal system. The targeted rate is set on a differential basis. Residential connections will pay an amount per separately used or inhabited part of a rating unit (as defined on page 26), regardless of the number of toilet pans or urinals. Other premises, i.e. non-residential, will pay a fixed charge per toilet pan or urinal. The rate is only assessed to rating units connected to Council's wastewater system.

Details of rates for and the amount of revenue sought from, targeted rates for sewage disposal are:

| | | \$ (GST inclusive) | |
|--|--|--------------------|-------------------------------|
| Type of rate | Basis of assessment | Rate 2022-23 | Revenue sought 2022- 23 |
| Total | | | 25,874,000 |
| Residential category as defined in the value-based general rates category 1 | Per separately used or inhabited part of a rating unit | 836.00 | 20,709,000 |
| Other-non residential as defined in the value-based general rates categories 2-5 | Per toilet pan or urinal | 541.00 | 5,165,000 |

Water rates

The activity for which the targeted rates is set is for the catchment, storage, treatment and distribution of water throughout various parts of our District. A targeted rate set under section 19 of the Local Government (Rating) Act 2002 will apply for water consumption based on water consumed as recorded by a water meter on a per cubic metre basis. The targeted rate under section 19 will be calculated as a fixed charge per unit (cubic metre) of water consumed ("Volumetric consumption charge").

A fixed targeted rate set under section 16 of the Local Government (Rating) Act 2002 will apply to all connected and metered properties ("Supply charge"). This is in addition to the volumetric consumption charge.

A fixed targeted rate set under section 16 of the Local Government (Rating) Act 2002 will apply per provision of service per SUIP of a rating unit for those premises where consumption of water is not recorded through a meter, but the property is connected to any of our District's water supply systems ("Uniform charge (unmetered)"). A supply charge is not assessed where the uniform unmetered water charge is assessed.

A fixed targeted rate set under section 16 of the Local Government (Rating) Act 2002 will apply per SUIP of a rating unit for availability of water (“Availability charge”) where premises are capable of being connected to the water supply as they are situated within 100 metres of any public water supply reticulation system but are not connected.

Targeted rates for back flow prevention apply to all properties which have a back-flow preventer connected. The revenue will be used for the monitoring and maintenance of the back-flow preventers. The rate will be assessed on the size of the back-flow preventer.

Details of rates for, and the amount of revenue sought from, targeted rates for water are:

| | | \$ (GST inclusive) | |
|-------------------------------|--|--------------------|------------------------------|
| Type of rate | Basis of assessment | Rate 2022-23 | Revenue sought 2022-23 |
| Volumetric consumption charge | Volume of metered water consumed per cubic metre | 3.03 | 17,764,000 |
| Supply charge (metered) | Provision of service per separately used or inhabited part of a rating unit | 36.00 | 890,000 |
| Availability charge | Availability of service per separately used or inhabited part of a rating unit | 36.00 | 6,000 |
| Uniform charge (unmetered) | Provision of service per separately used or inhabited part of a rating unit | 498.00 | 42,000 |
| Backflow preventer charge | Provision of service per connection based on the nature of connection | | 122,000 |
| | 15/20mm connection | 84.41 | N/A |
| | 25mm connection | 85.56 | N/A |
| | 32mm connection | 101.22 | N/A |
| | 40mm connection | 103.59 | N/A |
| | 50mm connection | 107.47 | N/A |
| | 80/100mm connection | 270.68 | N/A |
| | 150mm connection | 316.87 | N/A |
| | 200mm connection | 524.81 | N/A |

Flood protection rate

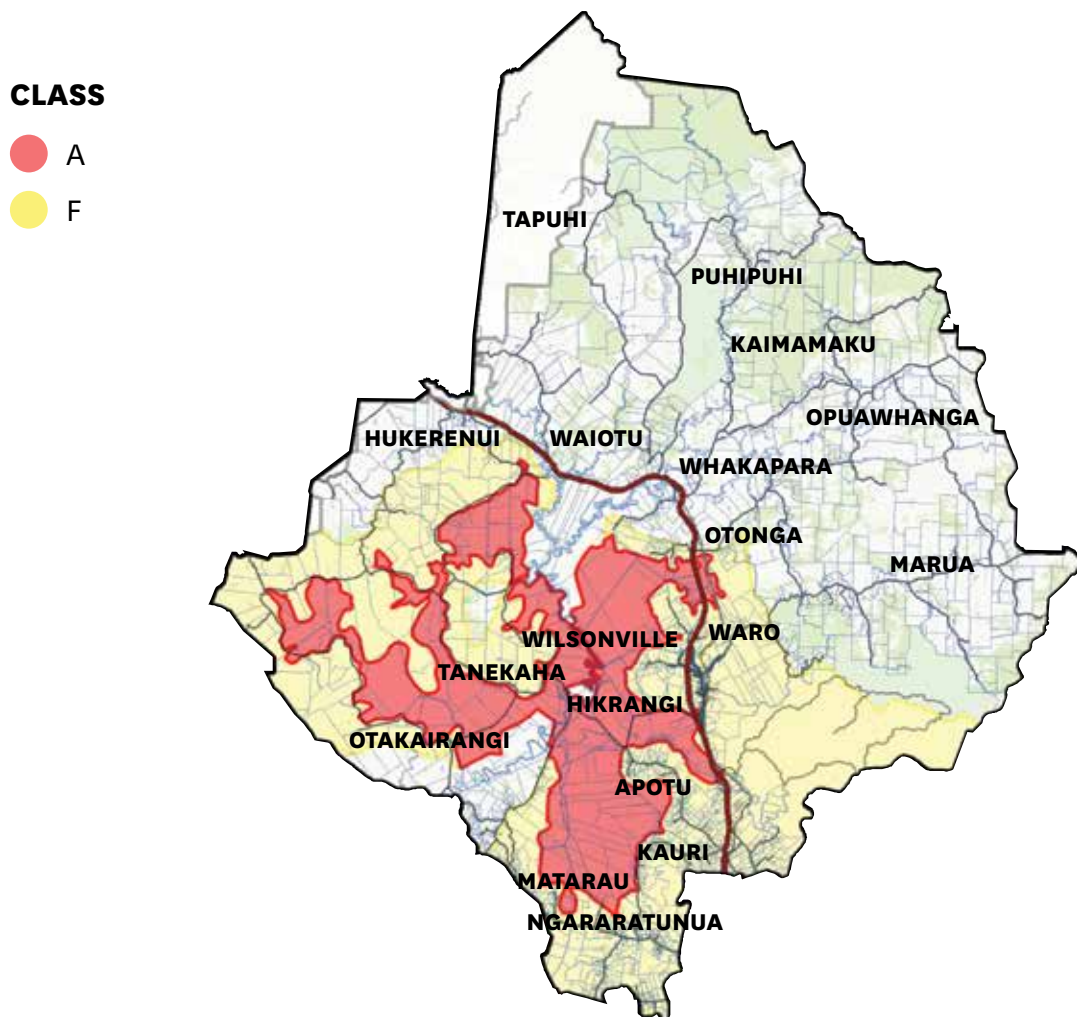
HIKURANGI SWAMP RATING DISTRICTS

A targeted rate applies to properties in the Hikurangi Swamp Special Rating District. The area of land within this special rating district is divided into classes based on location and area of the scheme on a property or part of a property. The activity funded by this targeted rate is to defray the costs of the Hikurangi Swamp Major Scheme set out on page 78 of the 2021-31 Long Term Plan.

The targeted rate is based on a differential graduated scale according to the class of the property and the area of land within the rating unit. Some properties may have areas of land which fall into several classes and the rating differentials are applied accordingly. The targeted rate per hectare for each category (class) of land is set out on the diagram below.

A second targeted rate applies to properties in the Hikurangi Swamp Drainage Rating District. The activity funded by this targeted rate is to defray the costs and charges of the Hikurangi Swamp draining scheme. The targeted rate applies differentially to two categories of land: class A and class F as set out in the Hikurangi Drainage District Diagram below. The targeted rate for each category is based on a differential graduated scale according to the class of the property and the area of land within the rating unit. The targeted rate per hectare for each category (class) of land is set out on the diagram below.

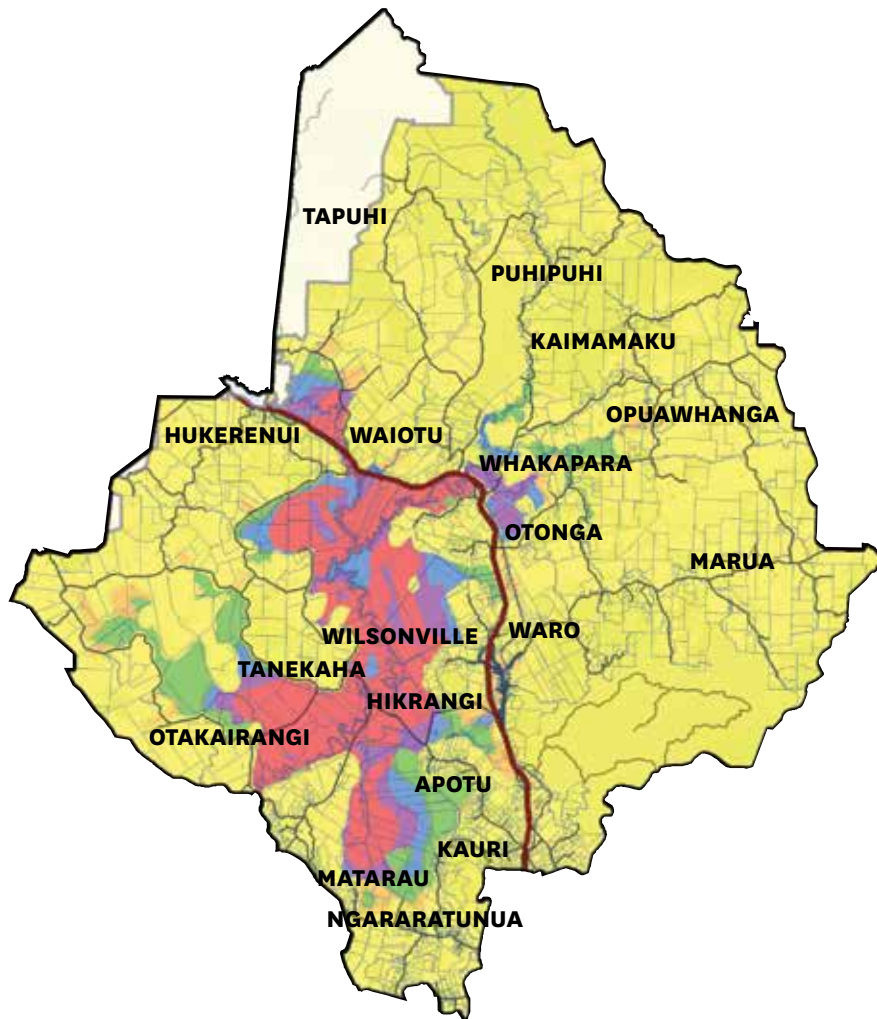
Hikurangi Drainage District



Hikurangi Major Scheme

CLASS

- A
- B
- C
- D
- E
- F



\$ GST inclusive)

| Basis of assessment | Rate 2022-23 | Revenue sought 2022-23 |
|---|-----------------|------------------------------|
| Total | | 1,376,000 |
| Per hectare of land in the Hikurangi Swamp Special Rating area | | 1,225,000 |
| Class A approx 2,485 ha | 219.09 | 543,000 |
| Class B approx 1,420 ha | 197.17 | 280,000 |
| Class C approx 1,344 ha | 153.36 | 206,000 |
| Class D approx 1,971 ha | 21.94 | 43,000 |
| Class E approx 1,108 ha | 10.96 | 12,000 |
| Class F approx 32,469 ha | 4.39 | 141,000 |
| Per hectare of land in the Hikurangi Swamp Drainage Rating District | | 151,000 |
| Class A approx 5,592 ha | 22.18 | 124,000 |
| Class F approx 11,974 ha | 2.22 | 27,000 |

Roading seal extension rates

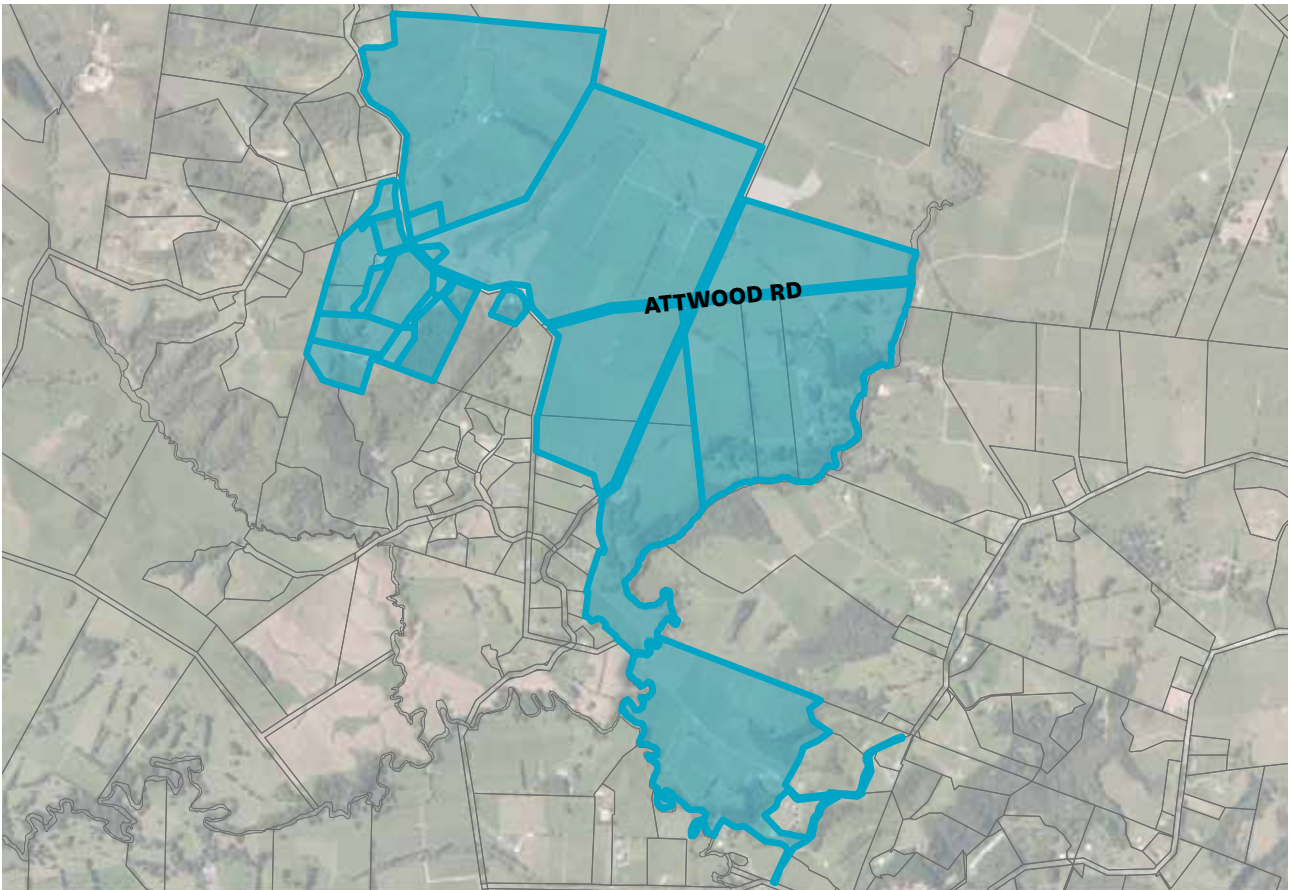
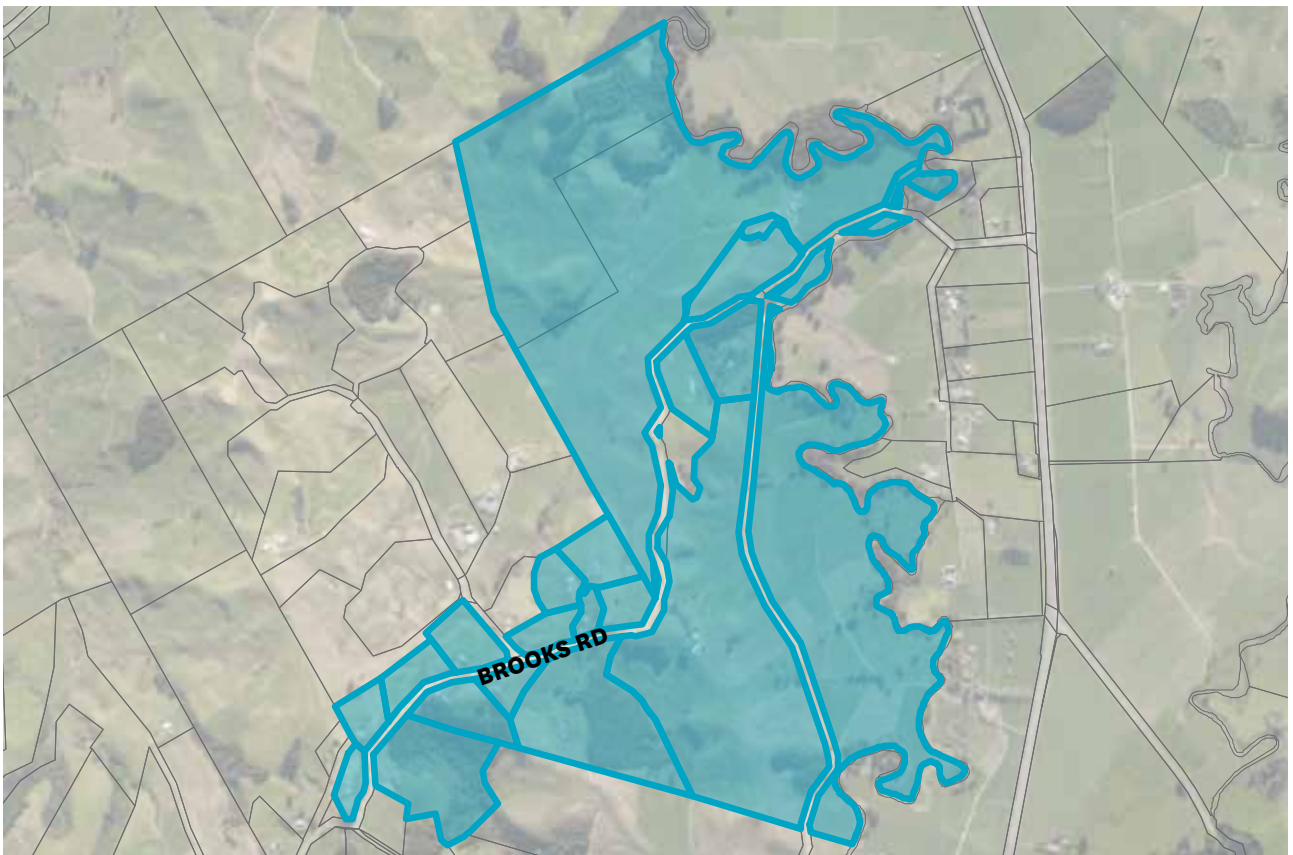
Council has a programme of roading seal extensions which are partially funded by ratepayers' contributions. The ratepayer contribution is \$4,600 GST inclusive per rating unit in the specified location/area of benefit. The ratepayer(s) may choose to pay the contribution in full or pay over five years. If the ratepayer chooses to pay over 5 years, the amount each year is \$920 GST inclusive per rating unit

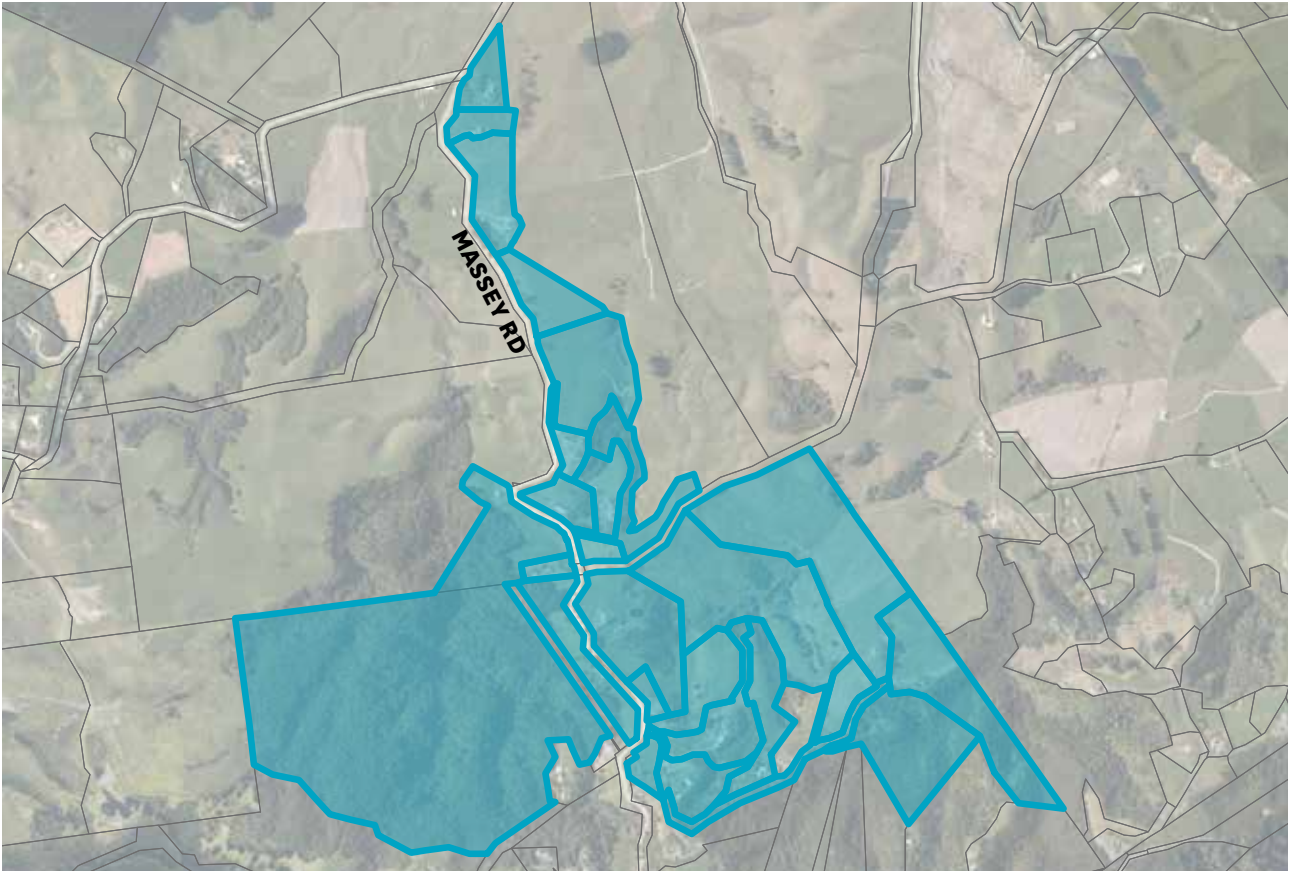
2021-22 was the first year of the roading seal extension programme, and rates are assessed for the rating units in the area of benefit for Attwood Road, Brooks Road, Massey Road, Nook Road and Tahunatapu Road. The ratepayer(s) choose to pay the contribution in full by 1 June 2021 or pay over five years from 1 July 2021 to 30 June 2026.

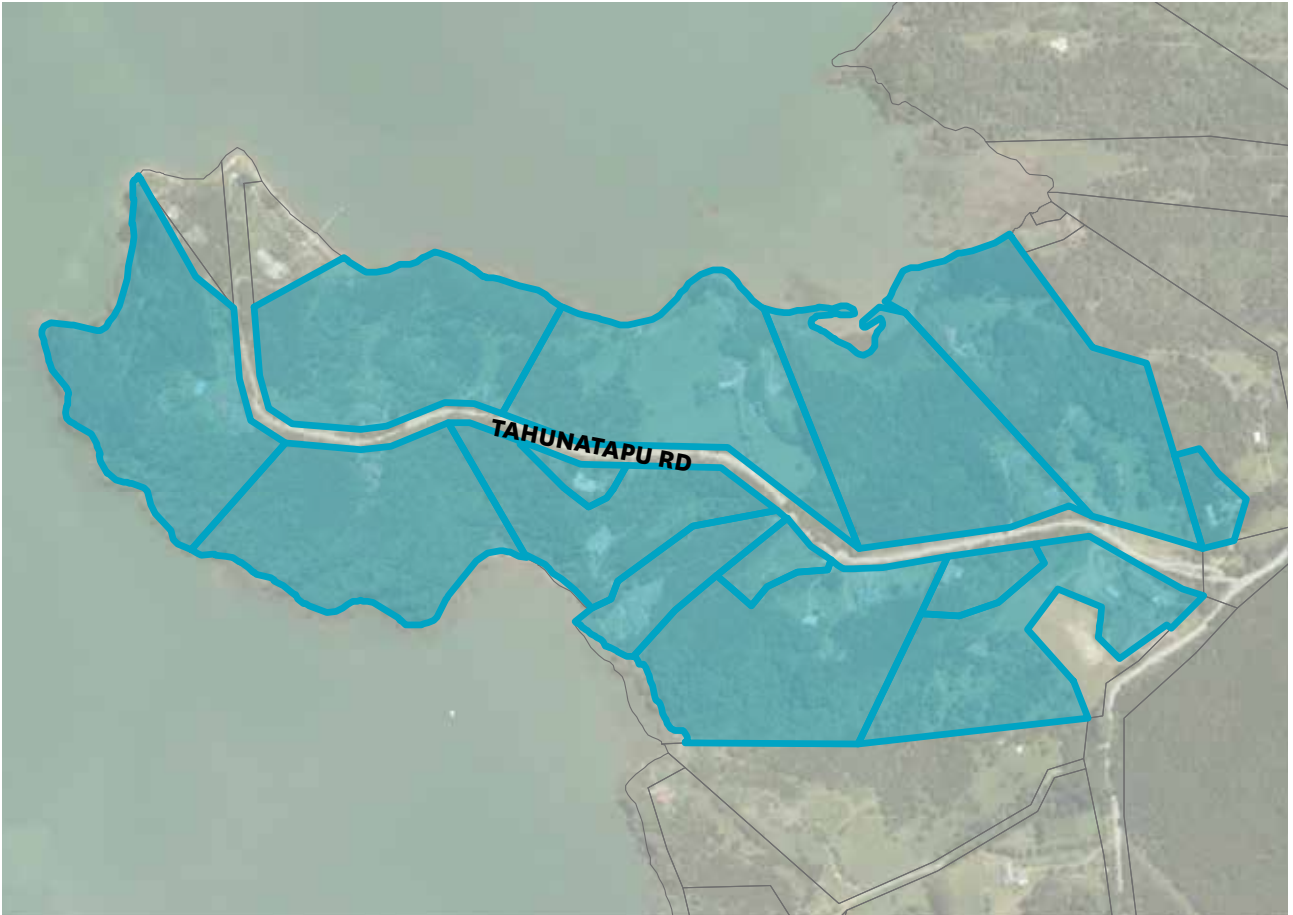
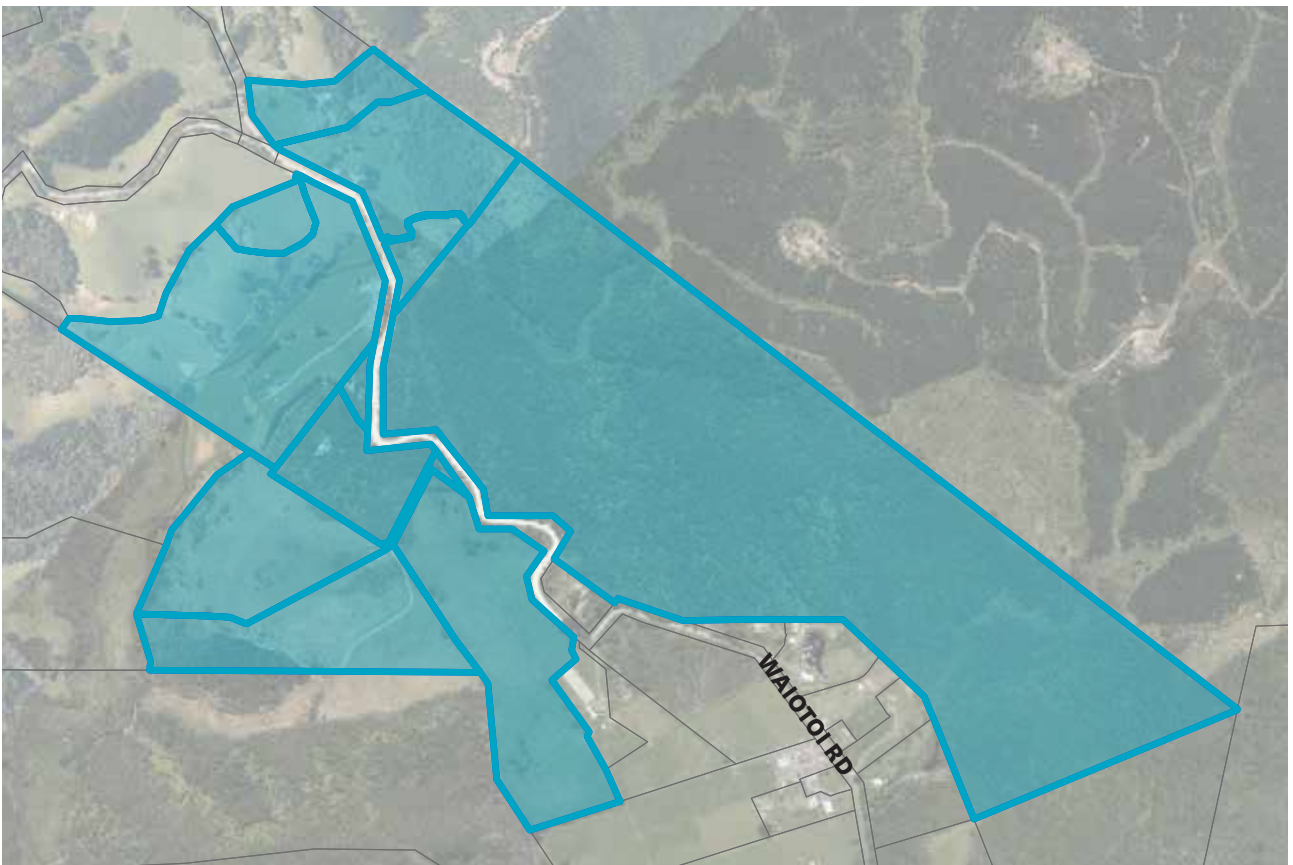
2022-23 is the second year of the roading seal extension programme, and rates are assessed for the rating units in the area of benefit for Waiotoi Road. The ratepayer(s) may choose to pay the contribution in full by 1 June 2022 or pay over five years from 1 July 2022 to 30 June 2027.

The seal extension programme and rates are:

| | | | \$ (GST inclusive) | |
|-----------------|-----------------|---------------------|--------------------|------------------------|
| Road | Area of benefit | Basis of assessment | Rate 2022-23 | Revenue sought 2022-23 |
| Attwood Road | Refer map A | Per rating unit | 920.00 | 14,000 |
| Brooks Road | Refer map B | Per rating unit | 920.00 | 15,000 |
| Massey Road | Refer map C | Per rating unit | 920.00 | 22,000 |
| Nook Road | Refer map D | Per rating unit | 920.00 | 8,000 |
| Tahunatapu Road | Refer map E | Per rating unit | 920.00 | 13,000 |
| Waiotoi Road | Refer map F | Per rating unit | 920.00 | 10,000 |

MAP A: ATTWOOD ROAD**MAP B: BROOKS ROAD**

MAP C: MASSEY ROAD**MAP D: NOOK ROAD**

MAP E: TAHUNATAPU ROAD**MAP F: WAIOTOI ROAD**

LUMP SUM CONTRIBUTIONS

Lump sum contributions will not be invited or accepted in respect of any targeted rate.

DISCOUNT FOR FULL PAYMENT OF ANNUAL RATES

No discount will be allowed for any rates.

DUE DATES FOR RATES

Due dates and penalty dates for rates other than metered water (volumetric, supply and backflow preventer charges) rates paid by instalments

Rates other than the volumetric, supply and backflow preventer charges for water will be invoiced in four equal instalments.

A 10% penalty will be added to the amount of each instalment which remains unpaid after the due date for payment as shown in the following table:

| | Due date | Late payment penalty | Date penalty applied |
|------------------|------------------|----------------------|----------------------|
| Instalment one | 20 August 2022 | Penalty 10% | 24 August 2022 |
| Instalment two | 20 November 2022 | Penalty 10% | 23 November 2022 |
| Instalment three | 20 February 2023 | Penalty 10% | 23 February 2023 |
| Instalment four | 20 May 2023 | Penalty 10% | 24 May 2023 |

Due dates and penalty dates for metered water (volumetric, supply and backflow preventer charges) rates

Water accounts are processed monthly, two-monthly or six-monthly. The supply and backflow preventer charges are invoiced in equal instalments, based on the frequency with which the water account is processed. Council agrees that the due dates of these accounts will be relative to the consumer's cyclic billing period and will show on the water rates invoice in accordance with the table that follows. A penalty of 10% will be applied to amounts unpaid after the due date, in accordance with the following table:

| Month water rates invoice issued | Due date for payment | Date penalty will be added |
|----------------------------------|----------------------|----------------------------|
| July | 20 August 2022 | 24 August 2022 |
| August | 20 September 2022 | 23 September 2022 |
| September | 20 October 2022 | 26 October 2022 |
| October | 20 November 2022 | 23 November 2022 |
| November | 20 December 2022 | 23 December 2022 |
| December | 20 January 2023 | 25 January 2023 |
| January | 20 February 2023 | 23 February 2023 |
| February | 20 March 2023 | 23 March 2023 |
| March | 20 April 2023 | 26 April 2023 |
| April | 20 May 2023 | 24 May 2023 |
| May | 20 June 2023 | 23 June 2023 |
| June | 20 July 2023 | 25 July 2023 |

Payment options

Payments for rates can be made:

- by direct debit weekly, fortnightly, monthly, quarterly or annually – our preferred method
- online at www.wdc.govt.nz/Payit with a debit or credit card (please note additional charges may apply)
- internet banking
- by cash, EFTPOS or credit card at our offices: Forum North, Rust Avenue, Whangārei or 8 Takutai Place, Ruakaka.

All payments will be credited first to the oldest amount due.

ADDITIONAL CHARGES

Additional penalty on arrears of rates

All rates (land and water) from the previous rating years that remain unpaid as at 1 July 2022 will have a further 10% penalty added. This penalty will be added on 1 September 2022.

REMISSION AND POSTPONEMENT POLICIES

Remission and postponement policies are applied where Council has adopted a policy to alter the amount of rates payable in specific circumstances. These policies may be obtained from our website or on request in person or by phone.

RATING BASE INFORMATION

The following information is required to be provided by the Local Government Act 2002, Schedule 10, clause 20A:

- the projected number of rating units within Whangarei District at 30 June 2022 is 43,950
- the projected total capital value of rating units within Whangarei District at 30 June 2022 is \$40,678,084,000
- the projected total land value of rating units within Whangarei District at 30 June 2022 is \$21,188,671,000

SAMPLE OF PROPERTIES SHOWING RATES FOR 2022-23

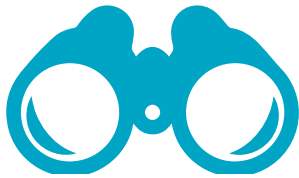
Randomly selected sample of properties from each category.

The rates are based on values assigned as at 1 July 2021. Please note – Northland Regional Council rates are not included. Please refer to their Annual Plan for the impact of their rates on your property.

Road seal extension rates, water rates and flood protection rates are not included.

| | (\$) | |
|--|---------|---------|
| Sample properties | 2021-22 | 2022-23 |
| Residential property in urban area with a land value of \$200,000 (2018 \$122,000) | | |
| General rate - land value | 314.00 | 431.54 |
| Uniform Annual General Charge | 724.00 | 650.00 |
| Sewerage disposal rate | 803.00 | 836.00 |
| Total | 1841.00 | 1917.54 |

| | (\$) | |
|---|-----------------|-----------------|
| Sample properties | 2021-22 | 2022-23 |
| Residential property in urban area with a land value of \$235,000 (2018 \$140,000) | | |
| General rate - land value | 360.33 | 507.06 |
| Uniform Annual General Charge | 724.00 | 650.00 |
| Sewerage disposal rate | 803.00 | 836.00 |
| Total | 1887.33 | 1993.06 |
| Residential (lifestyle) property with a land value of \$620,000 (2018 \$500,000) | | |
| General rate - land value | 1286.90 | 1337.77 |
| Uniform Annual General Charge | 724.00 | 650.00 |
| Total | 2010.90 | 1987.77 |
| High value residential (lifestyle) property with a land value of \$3,100,000 (2018 \$2,063,000) | | |
| General rate - land value | 3952.71 | 4854.82 |
| Uniform Annual General Charge | 724.00 | 650.00 |
| Total | 4676.71 | 5504.82 |
| Rural property with a land value of \$950,000 (2018 \$800,000) | | |
| General rate - land value | 2616.72 | 2903.68 |
| Uniform Annual General Charge | 724.00 | 650.00 |
| Total | 3340.72 | 3553.68 |
| Rural property with a land value of \$3,250,000 (2018 \$2,705,000) | | |
| General rate - land value | 8847.78 | 9933.63 |
| Uniform Annual General Charge | 724.00 | 650.00 |
| Total | 9571.78 | 10583.63 |
| Commercial property with a land value of \$780,000 (2018 \$496,000) | | |
| General rate - land value | 8271.49 | 8745.28 |
| Uniform Annual General Charge | 724.00 | 650.00 |
| Sewerage disposal rate (1 pan) | 513.00 | 541.00 |
| Total | 9508.49 | 9936.28 |
| Industrial property with a land value of \$3,750,000 (2018 \$2,339,000) | | |
| General rate - land value | 39006.10 | 42044.63 |
| Uniform Annual General Charge | 724.00 | 650.00 |
| Sewerage disposal rate (5 pans) | 2565.00 | 2705.00 |
| Total | 42295.10 | 45399.63 |



PROPOSED SIGNIFICANT FORECASTING ASSUMPTIONS

| | Financial risk | Impact for high financial risk assumptions | Level of uncertainty | Financial impact for assumptions with high level of uncertainty |
|---|----------------|---|----------------------|---|
| General assumptions | | | | |
| <p>District growth: the number of residential ratepayers is expected to grow each year as more dwellings are built or properties divided – details of expected areas of growth are outlined in Council's Growth Strategy which can be viewed on Council's website.</p> <p>Development contributions: the value of development contributions collected is dependent on the number of subdivision lots developed and on the level of new service connections taking place. Development contributions (DC's) are forecast based on historical data and financial modelling assumes a consistent level of DC revenue which may vary from the growth model. Council has assumed no significant or material changes to the current DC policy.</p> | High | The level of subdivision and development activity is difficult to forecast and carries a high level of uncertainty. | High | Every 1% of Development Contribution revenue not achieved will lead to a reduction in income of approximately \$71k, reducing available funding for Council activity. |

| | Financial risk | Impact for high financial risk assumptions | Level of uncertainty | Financial impact for assumptions with high level of uncertainty |
|--|----------------|--|----------------------|---|
| <p>Rates Increase: the following rates increases have been applied in line with the Financial Strategy contained in the 2021-31 Long Term Plan:</p> <ul style="list-style-type: none"> • General rates: a 2% increase, plus growth* plus LGCI • Flood Protection targeted rates: increase of LGCI only • Water targeted rates (excluding metered water): increase by growth* and LGCI (refer below for Metered water assumptions) • Wastewater targeted rates: a 2% increase, plus growth* plus LGCI • Transport targeted rates: new rate to contribute towards cost of new sealing, refer to Rating FIS on page 24. <p>*A growth component is factored into the rates revenue budget to reflect the increase in rateable properties in our district. Growth for water and wastewater is set at 80% of the general rates growth as not every new rateable property connects to water and wastewater.</p> | Low | Not applicable | Low | Not applicable |
| <p>Metered water: increased charges to \$3.03 m³ GST inclusive (31% increase). The LTP assumed an increase of LGCI only, plus growth). The larger increase is a result of Refining NZ confirming its decision to close the Marsden Point oil refinery and transition to an import-only fuel terminal business, as well as increased costs to comply with new drinking water standards.</p> | Medium | Not applicable | Medium | Not applicable |

| | Financial risk | Impact for high financial risk assumptions | Level of uncertainty | Financial impact for assumptions with high level of uncertainty |
|--|----------------|---|----------------------|--|
| <p>Inflation: the impact of inflation has been factored into producing the prospective financial statements. This has been achieved by using a price level adjustor of 2.4% which is sourced from Business and Economic Research Limited (BERL) who constructed the forecast increases for Local Authorities in October 2021.</p> <p>The main financial risk for Council is that operating and capital expenditure items rise faster than revenue items. Due to the recent inflation increases being reported, the inflation risk is considered to be high.</p> | High | The impact of inflation increases is difficult to budget and carries a high level of uncertainty. | High | If inflation is 1% more/less than the BERL price level adjustor of 2.4%, operating expenditure (excluding finance and depreciation) would increase/decrease by \$1.1m and capital expenditure by \$1.2m. |
| <p>COVID-19 Impacts: modelling follows assumptions that New Zealand remains in the COVID-19 Protection Framework, avoids widespread lockdowns, border restrictions are eased and the New Zealand economy gradually recovers.</p> | High | The impact of COVID-19 is difficult to budget and carries a high level of uncertainty. | High | The impact of COVID-19 is uncertain and may result in variances against budget for the 2022-23 year. |
| <p>Water reforms: this Annual Plan assumes that Council will continue to deliver water services over the 2022-23 financial year.</p> | Low | Not applicable | Low | Not applicable |
| <p>Future for Local Government Review: In April 2021 the Minister of Local Government announced a Ministerial Inquiry into the Future for Local Government. A draft report with recommendations to be issued for public consultation is planned for September 2022 with the final report due on 30 April 2023.</p> <p>While the review could recommend significant change to what local government is and does, any recommendations would take effect after the financial year covered by this Annual Plan.</p> | Low | Not applicable | Low | Not applicable |

| | Financial risk | Impact for high financial risk assumptions | Level of uncertainty | Financial impact for assumptions with high level of uncertainty |
|---|----------------|--|----------------------|---|
| Property Transactions: Council have budgeted for commercial property purchases of \$2.4 million with no sales in this Annual Plan. | Low | Not applicable | Low | Not applicable |
| User fees: the majority of user fees have increased by inflation. These increases are assumed to be sufficient for funding purposes and will be reviewed annually to ensure compliance with Council's Revenue and Financing Policy. | Medium | Not applicable | Medium | Not applicable |
| Rental Income: Council has assumed rental increases will be based on the anticipated increases, timed to coincide with rental lease renewals. | Low | Not applicable | Low | Not applicable |
| Crown Infrastructure Partners (CIP) and Tourism Infrastructure Fund (TIF): Council applied and were approved for Government funding for projects through the COVID-19 CIP programme and TIF. These projects and the funding have been included in the Annual Plan where the projects are forecast to continue beyond the 2021-22 financial year. | Low | Not applicable | Low | Not applicable |
| <p>Climate change: Council adopted a Corporate Sustainability Strategy in 2018 with the aim of becoming carbon neutral and in 2019 Council declared a Climate Emergency. At a regional level Council has been working with Climate Adaptation Taitokerau (CATT) to develop a region wide consistent and collaborative approach for adapting to the impacts of climate change across Northland. This work includes the Te Tai Tokerau Climate Change Adaptation Strategy and an associated 10 year work programme that identifies and addresses priority issues at key locations at both a regional and district level.</p> <p>If the adaptation strategy is adopted by Council in April, then staff will take the actions specific to Council and integrate them into the draft Climate Action Plan for Whangarei which includes draft mitigation and adaptation responses for both Council and the community.</p> | Low | Not applicable | Medium | Not applicable |

| | Financial risk | Impact for high financial risk assumptions | Level of uncertainty | Financial impact for assumptions with high level of uncertainty |
|---|----------------|--|----------------------|---|
| Expenditure assumptions | | | | |
| Interest rates: Council uses a forecast annual rate to calculate interest expense. The average rate has been assumed to be 4.21% for existing and new debt. This is based on the weighted average cost of capital calculated across the period of the Annual Plan. Projected future interest rates are calculated by using interest and debt forecasting models provided by external Treasury advisers. Council has a comprehensive interest rate hedging program which protects against interest rate rises through the life of the plan. | Low | Not applicable | Low | Not applicable |
| Staff costs: an increase of LGCI has been budgeted against current remuneration base. | Medium | Not applicable | Medium | Not applicable |
| Depreciation funding: capital expenditure to replace assets ('renewals') will be funded by rates collected to cover the cost of depreciation. Any surplus depreciation component will be used to repay borrowings. Any shortfall in funding requirements will be met through subsidies, operating surplus or increased debt. Further information can be found in the Revenue and Financing Policy, the Financial Strategy and the Infrastructure Strategy. | Medium | Not applicable | Medium | Not applicable |
| Unfunded depreciation: Council does not fund depreciation on transportation assets to the extent that Waka Kotahi New Zealand Transport Agency (NZTA) funds renewals, and this replacement capital expenditure is based on current NZTA funding rates. | Low | Not applicable | Low | Not applicable |
| Capital expenditure: for the purposes of modelling debt, adjustments have been made to allow for estimated projects not completed during the 22-23 financial year and carried forward and for potential cost escalations. Actual results may vary to this estimate. | Medium | Not applicable | Medium | Not applicable |

| | Financial risk | Impact for high financial risk assumptions | Level of uncertainty | Financial impact for assumptions with high level of uncertainty |
|--|----------------|---|----------------------|---|
| Asset assumptions | | | | |
| Subsidies: NZTA subsidies have been included based on Central Government contributions to certain capital expenditure - subsidies average 53%. All subsidies are disclosed within operating revenue and are contingent on the applicable capital projects taking place. | High | If a planned capital project that has a capital subsidy associated with it is not delivered Council will not receive the budgeted capital subsidy income. | High | NZTA subsidies not approved will reduce capital subsidy income, and operating surplus. This would impact Council's Financial Prudence Balanced Budget Benchmark result and could cause an existing balanced budget in a given year to become unbalanced unless compensating adjustments are made. The timing of completion of the relevant capital projects may also differ to the plan. |
| Depreciation: depreciation rates for each asset group have been calculated using rates included in the Accounting Policies. Depreciation rates on infrastructure assets are based on an estimated 2022 revaluation increase for each activity. | Low | Not applicable | Medium | Not applicable |

| | Financial risk | Impact for high financial risk assumptions | Level of uncertainty | Financial impact for assumptions with high level of uncertainty |
|--|----------------|--|----------------------|---|
| Asset revaluations: <ul style="list-style-type: none"> • Infrastructure assets: an assumption has been made that revaluation of infrastructure assets will occur every three years, with the next revaluation due 30 June 2022. • Roading Assets: revaluation of roading assets will occur yearly. • Pensioner Housing: the revaluation of pensioner housing will remain at five-year intervals. • Investment properties: no movement in the value of investment properties has been budgeted given the difficulty of predicting future values. Any valuation change does not impact cash requirements. • Biological assets and derivative financial assets: no movement in the value of biological assets and derivative financial assets has been budgeted given the difficulty of predicting future values. Any movements in these assets would have no cash impact on the plan. • Other financial assets: no movement in the value of shares held in Civic Assurance Limited and the New Zealand Local Government Funding Agency has been assumed in the budget. <p>Budgeted revaluation increases are estimated and may differ from the actual result.</p> | Medium | Not applicable | Medium | Not applicable |
| Useful lives: useful lives for each asset group have been listed in the Accounting Policies which will be available in the final Annual Plan. | Low | Not applicable | Low | Not applicable |
| Vested assets: vested asset income is inconsistent from year to year and as a consequence is difficult to forecast. It has been reflected at \$8.4 million in the plan. Vested asset income has no cash impact therefore any financial risk is low. | Low | Not applicable | Low | Not applicable |

| | Financial risk | Impact for high financial risk assumptions | Level of uncertainty | Financial impact for assumptions with high level of uncertainty |
|---|----------------|--|----------------------|---|
| Funding sources: future replacement of significant assets is assumed to be funded in line with the Revenue and Financing Policy. | Low | Not applicable | Low | Not Applicable |
| Liability assumptions | | | | |
| Interest: interest calculated on debt is based on historical average monthly movements and the impact of current and forecasted interest rate hedging. | Low | Not applicable | Low | Not applicable |
| Borrowings: it is assumed that Council will have the facilities to secure funding as required. | Low | Not applicable | Low | Not applicable |
| Derivative Financial Liabilities: no movement in the value of derivative financial liabilities has been reflected in the plan due to difficulty in forecasting future values. Any movements in these liabilities would have no cash impact on the plan. | Low | Not applicable | Low | Not applicable |
| Strategic assumptions | | | | |
| Resource Consents: the necessary resource consents required for capital projects will be applied for in due course to align with the planned project timeframes. We assume conditions for resource consents will not alter budgeted project costs significantly. | Medium | Not applicable | Low | Not applicable |
| Other assumptions | | | | |
| Strategic assets: Council has not planned for the ownership of any strategic assets to be transferred to another party. Council receives vested assets in satisfaction of various development contribution charges. | Low | Not applicable | Low | Not applicable |
| Currency Movement: Council does not have any significant exposure to currency movements and consequently has not specifically taken them into account. | Low | Not applicable | Low | Not applicable |
| Flood and Storm Damage: Council does not budget for storm events, as referred to in the 2021-2051 Infrastructure Strategy. Lack of funding provision for emergency works may result in reduced renewals as renewal funding gets diverted to fund flood damage repairs. | Medium | Not applicable | Medium | Not applicable |

| | Financial risk | Impact for high financial risk assumptions | Level of uncertainty | Financial impact for assumptions with high level of uncertainty |
|---|----------------|--|----------------------|---|
| Subsidiary assumptions | | | | |
| Northern Regional Landfill Limited Partnership (NRLLP): it is assumed that Council will receive an annual distribution from NRLLP in the plan. | Low | Not applicable | Low | Not applicable |
| Northern Transportation Alliance (NTA): a shared services agreement between four Northland councils (Kaipara District Council, Far North District Council, Northern Regional Council, Whangarei District Council) and NZTA was established on 1 July 2016. The activities of the NTA attract subsidy on subsidised projects. Council has made provision for gaining subsidy on the NTA activities for these subsidised projects. | Low | Not applicable | Low | Not applicable |

IMPACT SUMMARY

Throughout the development of our Annual Plan, Council considered various options before landing on a preferred approach. We are unable to prepare full supporting documents for all of the options and scenarios.

This document therefore provides a high-level summary of material changes associated with options where supporting information is not available elsewhere. It also summarises consequential changes to our 2021-31 Financial Strategy.

CHANGES TO THE 2021-31 FINANCIAL STRATEGY - RATES INCREASES

Uniform Annual General Charge (UAGC) and Land based portion

While we are consulting on adjusting the UAGC, this does not change our financial modelling. In either scenario, the rates revenue stays the same, it just affects how we calculate the share of rates between properties. The impact of the proposed change is addressed within the Consultation Document.

This option does however result in a change to the summary of rates increases included in our 2021-31 Financial Strategy.

The Long Term Plan assumed that both UAGC and the Land value portion would both increase by LGCI + 2%. Councils preferred option differs to this approach.

Under the preferred option included within the consultation document, the UAGC would reduce from the \$756 calculated under 'status quo' to \$650. The share of the land value portion would then be adjusted to bring us back to the same total revenue.

Our intention is to revert back to 'status quo' increases in the following years.

Water consumption rates

Council considered a range of options for the metered water rates increase before endorsing an increase of 31% to offset the increased costs of providing drinking water and the loss of income following the refinery closure.

The table below depicts the key impacts of the two options discussed in the consultation document and expands further on the potential impacts of the status quo option.

| | LGCI increase only (inflation) | Increase rate to offset costs and lost revenue |
|---------------------------------------|-----------------------------------|---|
| Water rates | Status quo | Water rate increase |
| Consumption charge per m ³ | \$2.38 | \$3.03 |
| % change | 2.4% | 31% |
| Estimated water rates 2022-23 | | |
| Average domestic consumer | \$414 | \$518 |
| Average medium business | \$7,523 | \$9,568 |
| To fund future years | \$3,451,000 | \$0 |

The Long Term Plan assumed water rates would increase by LGCI (2.4%) only. Under Council's preferred option the cubic metre rate will increase from \$2.38 (status quo) to \$3.03.

The supporting documents have been prepared based on this preferred option. Some of the status quo impacts not reflected in our prospective financial statements include:

- Reduced water revenue and increased costs creating a significant water revenue shortfall (\$3.5m for the 2022-23 year), with a consequential negative impact on Council's balanced budget benchmark.
- Potential future rates increases, or cost cutting by removing or deferring investment in our infrastructure, or reducing maintenance on the existing water network.
- Potential reduction of service levels.
- Reduced water reserve balance for future funding of water activities.

These impacts are ongoing and will apply to future years as well.

Excluding the changes to rates mentioned above, our other financial parameters remain consistent with our 2021-31 Financial Strategy.



Private Bag 9023, Te Mai, Whangarei 0143, New Zealand

Forum North Building, Rust Avenue, Whangārei

Ruakākā Service Centre, Takutai Place, Ruakākā

P: +64 9 430 4200

E: mailroom@wdc.govt.nz

W: www.wdc.govt.nz

[Facebook.com/WhangareiDC](https://www.facebook.com/WhangareiDC)



DRAFT RATES REMISSION AND POSTPONEMENT POLICY

Māori Freehold Land



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STATEMENT OF PROPOSAL

Draft Rates Remission and Postponement Policy – Māori Freehold Land Policy oo8o

PURPOSE

To review and update Council's rates remission and postponement policies for Māori freehold land while recognising that they should:

- be open, transparent, and democratically accountable,
- recognise the diversity of the community, and the community's interests
- ensure the cultural interests of people and communities, the economic development of the district is encouraged while a fair balance is maintained between user pays principle, fairness and equity; and
- encourage environmental protection

BACKGROUND

Rates remission and postponement policy is governed by the following statute:

Section 102 (3) of the Local Government Act 2002 (LGA) provides that Council adopts rates remission policy and (or) a rates postponement policy.

Section 102 (2) of the Local Government Act 2002 (LGA) provides that Council adopts rates remission policy postponement policy on Māori freehold land.

Sections 108 and 109 of the LGA requires that Council reviews rates remission and postponement policy at least once every 6 years using a consultation process that gives effect to section 82 of the LGA.

The objective of rating policy is to ensure the fair and equitable collection of rates from all sectors of the community by:

- providing financial assistance and support to ratepayers
- addressing any rating anomalies and enabling economic development
- ensuring the environment is protected
- recognising the particularities of ownership. Inaccessibility and other factors specific to Māori freehold land.

Policy 0080 includes 15 policies providing rates relief addressing the first three above objectives. This review is only on Council's two policies for Māori freehold land.

In April 2021 the Government passed changes to reduce rating barriers for Māori landowners (Local Government (Rating of Whenua Māori Amendment Bill). The main act amended is the Local Government (Rating) Act 2002 (LGRA).

The amendments require that we review rates remission and postponement policies for Māori Freehold Land (MFL) by 30 June 2022. Minor changes to policies were made and these were reviewed and consulted on concurrently with the 2021-31 Long Term Plan. Comprehensive review on the policies was postponed to 2021-22 to give us more time to understand the impacts of the changes to the rating of whenua Māori.

One of the purposes of Council is to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

For MFL our objectives are to support its use, recognise its importance, facilitate development and avoid further alienation amongst others.

Schedule 11 of the Local Government Act 2002 - Matters relating to rates relief on MFL and other matters, provides the framework for rates relief

The policies have been reviewed with the Te Karearea Strategic Patnership Hui and Council.

PROPOSAL

Rates relief for MFL is partially provided by Schedule 1 of LGRA allowing for land to be non-rateable. This includes land that is:

- Māori burial ground
- Māori customary land
- marae
- used for the purposes of a meeting place
- on which a meeting house is erected
- is subject to a Ngā Whenua Rāhui kawenata under section 77A of the Reserves Act 1977 or section 27A of the Conservation Act 1987
- is Heritage New Zealand Pouhere Taonga
- is a Māori reservation held for the common use and benefit of the people of New Zealand under section 340 of Te Ture Whenua Maori Act 1993
- is unused rating unit of Māori freehold land

In addition, Council has two policies (attachment 1) that provide further rates relief.

Policy 21/114 Remission of Rates on Māori Freehold Land

Some Māori freehold land in the Whangarei District is unoccupied and unproductive. This land creates a significant rating burden on the Māori owners who often do not have the ability or desire to make economic use of the land. Often this is due to the nature of the ownership or it is isolated and marginal in quality.

In 2021-22, some \$253,000 rates relief has been provided. The objective of the policy is:

- To recognise situations where there is no occupier, or no economic or financial benefit is derived from the land.
- Where part only of a block is occupied or used, to grant remission for the portion of land not occupied or used.
- To encourage owners or trustees to use or develop the land.
- Where the owners cannot be found, to take into account the statutory limitation of time for the recovery of unpaid rates.
- Any other matter in accordance with schedule 11 of the Local Government Act 2002.

Staff have noted a need to clarify what land is defined as "used", with issues that require further consideration including:

- Land that is mowed to minimise fire risk
- Unfenced land a neighbour's stock is grazing on
- Exotic forest being grown for future harvest and income
- Indigenous forest that does not meet LGRA Schedule 1 criteria (non-rateable)

Policy 21/115 Postponement of Rates on Māori Freehold Land

The difficulty in establishing and contacting owners or occupiers of Māori land means that there are often rate arrears when ownership or use is finally established. Also new occupiers or owners may wish to use the land but are reluctant to take on the outstanding rate arrears. In order to facilitate and encourage the use of the land, the arrears may be postponed if the current rates are met.

Council wishes to encourage the development and use of Māori freehold land where Council considers the full payment of historic rate arrears would be an unreasonable disincentive.

Legislative changes to the rating of whenua Māori allows for the write off of unrecoverable debt, so in many cases rates arrears will be written off. However, in some cases the rates arrears may not meet the criteria to be written off so the rates arrears could be postponed.

Currently any postponed rates are written off after 6 years, it is proposed that more flexibility on the amount of time before the postponed rates is offered.

MĀORI FREEHOLD LAND

Policy 22/114 Remission of Rates on Māori Freehold Land

OBJECTIVES OF THE POLICY

Some Māori freehold land in the Whangarei District is unoccupied and unproductive. This land creates a significant rating burden on the Māori owners who often do not have the ability or desire to make economic use of the land. Often this is due to the nature of the ownership or it is isolated and marginal in quality.

The objective of the policy is:

- To recognise situations where there is no occupier or no economic or financial benefit is derived from the land.
- Where part only of a block is occupied or used, to grant remission for the portion of land not occupied or used.
- To encourage owners or trustees to use or develop the land.
- Where the owners cannot be found, to take into account the statutory limitation of time for the recovery of unpaid rates.
- Any other matter in accordance with schedule 11 of the Local Government Act 2002.

CRITERIA AND CONDITIONS

The land must be Māori freehold land (as defined in the Local Government (Rating) Act 2002) or the land is general land that ceased to be Māori land under Part 1 of the Maori Affairs Amendment Act 1967 which does not produce any income.

The land or portion of the land must not be “used”. This includes leasing the land, residing on the land, maintaining livestock on the land, growing exotic forest for future harvesting, using the land for storage or in any other way. Land that is maintained to reduce fire risk, or land that is unfenced and grazed by wandering stock for no income by the owners is not “used”.

In order to encourage the development of the land, the rating unit may be apportioned into used and non-used portions and the rates will be remitted on the percentage of non-used land. Any “used” dwellings (occupied dwellings) or activities using the land for commercial or agricultural purposes will be rated the general and targeted rates per separately used or inhabited parts of a rating unit.

To be considered for rates remission under this policy, the owner, occupier or ratepayer must apply for rates remission under this policy, provide information in the prescribed form on how the relevant criteria and conditions are satisfied and complete relevant statutory declarations as may be required by Council.

However, if the owners of an unoccupied block cannot be found, the Council may apply a remission without the need for a request.

If the circumstances of a ratepayer who has been granted a remission under this policy changes, the ratepayer must inform Council within 30 days. The change in circumstances may mean that the rating unit or part of the rating unit, is no longer eligible for a remission under this policy in future rating years.

All land identified under this policy for remission, will be reviewed triennially.

DELEGATIONS

Decisions on remission of rates under this policy will be delegated to officers as set out in Council’s delegation manual.

Policy 22/115 Postponement of Rates on Māori Freehold Land

OBJECTIVES OF THE POLICY

The difficulty in establishing and contacting owners or occupiers of Māori land means that there are often rate arrears when ownership or use is finally established. Also new occupiers or owners may wish to use the land but are reluctant to take on the outstanding rate arrears. In order to facilitate and encourage the use of the land, the arrears may be postponed if the current rates are met.

Council wishes to encourage the development and use of Māori freehold land where Council considers the full payment of the rate arrears would be a disincentive.

CONDITIONS AND CRITERIA

Council will postpone rates in accordance with the policy where the application meets the following criteria:

The land must be Māori freehold land, as defined in the Local Government (Rating) Act 2002 or the land is general land that ceased to be Māori land under Part 1 of the Maori Affairs Amendment Act 1967.

The owners, occupiers or ratepayers has applied for rates postponement under this policy and provided information in the prescribed form on how the relevant criteria and conditions are satisfied and has completed relevant statutory declarations as may be required by Council.

The owners, occupiers or ratepayers agree payment conditions with Council to pay current and future years' rates.

The rates will remain as a statutory charge against the property until they are written off no later than six years from the date they were assessed.

DELEGATIONS

Decisions on postponement of rates under this policy will be delegated to officers as set out in Council's delegation manual.

**DRAFT RATES REMISSION AND
POSTPONEMENT POLICY
MĀORI FREEHOLD
LAND**

Policy 0080

LEGISLATIVE REQUIREMENT AND RELEVANT LEGISLATION

Rates remission and postponement policy is governed by the following statute:

- Section 102 (3) of the Local Government Act 2002 (LGA) provides that Council may adopt a rates remission policy and (or) a rates postponement policy.
- Section 102 (2) of the LGA provides that Council must adopt a rates remission and postponement policy on Māori freehold land.
- Sections 55 and 56 of the Local Government (Rating) Act 2002 (LGRA) provide that Council may adopt policies for the early payment of rates in the current year and for subsequent years.
- Sections 108, 109 and 110 of the LGA require that Council reviews rates remission and postponement policies at least once every 6 years using a consultation process that gives effect to section 82 of the LGA.

PURPOSE

The objective of rating policy is to ensure the fair and equitable collection of rates from all sectors of the community by, where appropriate:

- providing financial assistance and support to ratepayers
- addressing any rating anomalies and enabling economic development
- ensuring the environment is protected
- recognising the particularities of ownership, inaccessibility and other factors specific to Māori freehold land.

POLICY

Policy 0080 includes 15 policies. The two policies for Māori freehold land are subject of this review.

PROCEDURES, PROCESSES, STANDARDS & GUIDELINES

Application forms for rates relief are available online or can be sent to applicant by post or email.

ADOPTED

This Policy was reviewed in 2021 and this revised Policy was updated as follows:

Date of meeting: 24-06-2021

By: Whangarei District Council

Māori Freehold Land

POLICY 22/114 REMISSION OF RATES ON MĀORI FREEHOLD LAND

Objectives of the Policy

Some Māori freehold land in the Whangarei District is unoccupied and unproductive. This land creates a significant rating burden on the Māori owners who often do not have the ability or desire to make economic use of the land. Often this is due to the nature of the ownership or it is isolated and marginal in quality.

The objective of the policy is:

- To recognise situations where there is no occupier or no economic or financial benefit is derived from the land.
- Where part only of a block is occupied or used, to grant remission for the portion of land not occupied or used.
- To encourage owners or trustees to use or develop the land.
- Where the owners cannot be found, to take into account the statutory limitation of time for the recovery of unpaid rates.
- Any other matter in accordance with schedule 11 of the Local Government Act 2002.

Criteria and conditions

1. The land must be Māori freehold land (as defined in the Local Government (Rating) Act 2002) or the land is general land that ceased to be Māori land under Part 1 of the Maori Affairs Amendment Act 1967 which does not produce any income.
2. The land or portion of the land must not be “used”. This includes leasing the land, residing on the land, maintaining livestock on the land, growing exotic forest for future harvesting, using the land for storage or in any other way. Land that is maintained to reduce fire risk, or land that is unfenced and grazed by wandering stock for no income by the owners is not “used”.
3. In order to encourage the development of the land, the rating unit may be apportioned into used and non-used portions and the rates will be remitted on the percentage of non- used land. Any “used” dwellings (occupied dwellings) or activities using the land for commercial or agricultural purposes will be rated the general and targeted rates per separately used or inhabited parts of a rating unit.
4. To be considered for rates remission under this policy, the owner, occupier or ratepayer must apply for rates remission under this policy, provide information in the prescribed form on how the relevant criteria and conditions are satisfied and complete relevant statutory declarations as may be required by Council.
5. However, if the owners of an unoccupied block cannot be found, the Council may apply a remission without the need for a request.

6. If the circumstances of a ratepayer who has been granted a remission under this policy changes, the ratepayer must inform Council within 30 days. The change in circumstances may mean that the rating unit or part of the rating unit, is no longer eligible for a remission under this policy in future rating years.
7. All land identified under this policy for remission, will be reviewed triennially.

DELEGATIONS

Decisions on remission of rates under this policy will be delegated to officers as set out in Council's delegation manual.

POLICY 22/115 POSTPONEMENT OF RATES ON MĀORI FREEHOLD LAND

Objectives of the Policy

The difficulty in establishing and contacting owners or occupiers of Māori land means that there are often rate arrears when ownership or use is finally established. Also new occupiers or owners may wish to use the land but are reluctant to take on the outstanding rate arrears. In order to facilitate and encourage the use of the land, the arrears may be postponed if the current rates are met.

Council wishes to encourage the development and use of Māori freehold land where Council considers the full payment of the rate arrears would be a disincentive.

Conditions and Criteria

Council will postpone rates in accordance with the policy where the application meets the following criteria:

1. The land must be Māori freehold land, as defined in the Local Government (Rating) Act 2002 or the land is general land that ceased to be Māori land under Part 1 of the Maori Affairs Amendment Act 1967.
2. The owners, occupiers or ratepayers has applied for rates postponement under this policy and provided information in the prescribed form on how the relevant criteria and conditions are satisfied and has completed relevant statutory declarations as may be required by Council.
3. The owners, occupiers or ratepayers agree payment conditions with Council to pay current and future years' rates.
4. The rates will remain as a statutory charge against the property until they are written off no later than six years from the date they were assessed.

Delegations

Decisions on postponement of rates under this policy will be delegated to officers as set out in Council's delegation manual.

HAVE YOUR SAY

KŌREROTIA!

We want you to tell us what you think of the changes we have made to this policy. All of the supporting documents are available on our website. If you do not have access to the internet or would prefer a hard copy, please call us to request them.

Consultation on this policy will be publicly notified on Council's website. People interested in the proposals will be able to present their views during a formal submission period from 6 April to 6 May 2022. This will be followed by formal hearings where any submitter may choose to speak to their submission.

GIVING US YOUR FEEDBACK

You can tell us:

- through the online submission form on our website www.wdc.govt.nz/HaveYourSay
- via email to mailroom@wdc.govt.nz
- in person, by dropping off a completed feedback form at any Council Service Centre, or by calling our contact centre on +64 9 430 4200 (0800 932 463)
- by post, by sending your feedback to our mailing address as shown on the feedback form

You may also like to support your formal submission by posting or messaging on Facebook, www.facebook.com/WhangareiDC.

How to make your feedback as effective as possible

- Use the feedback form and attach extra information, if required. This means we have all the information we need to process your feedback.
- Provide us with your contact details so we can email you, write to you or call you to keep you informed.

FEEDBACK FORM



Rates Remission and Postponement Policy – Māori Freehold Land

THE CLOSING DATE FOR FEEDBACK IS FRIDAY 6 MAY 2022

POINTS TO REMEMBER WHEN SUBMITTING YOUR FEEDBACK

- Please print clearly. Make sure it can be easily photocopied, read and understood.
- All feedback is considered public under the Local Government Official Information and Meetings Act, so it may be published and made available to elected members and the public.
- Your feedback will not be returned to you once lodged with Council. Please keep a copy for your reference.

You can also attend a hearing, scheduled for 17 May, to speak to your submission.

HOW TO GET THIS FORM TO US

Mail to: Long Term Plan feedback, Whangarei District Council, Private Bag 9023, Whangārei 0148

Email to: mailroom@wdc.govt.nz

Deliver to: Customer Services, Forum North, Rust Ave, Whangārei or Ruakākā Service Centre, Takutai Place, Ruakākā

YOUR DETAILS

Name

I am making this submission as: ☐ An individual ☐ On behalf of an organisation

Organisation name

Postal address

Best number to contact you on

Email

Do you wish to be heard in support of your submission at a traditional hearing on 17 May?

☐ Yes ☐ No

YOUR FEEDBACK

Please give us your feedback on:

Rates Remission and Postponement Policy – Māori Freehold Land

[illegible]

4.4 Airport Location Options Study Consenting and Communications and Engagement 2022

Meeting: Whangarei District Council
Date of meeting: 30 March 2022
Reporting officer: Simon Weston (General Manager – Infrastructure)

1 Purpose

To seek approval of the communications and engagement process for the three preferred airport locations.

To seek approval of the consenting strategy for the proposed new airport location.

2 Recommendations

That the Council:

1. Notes the report.
2. Approves the attached Communications and Engagement Memorandum seeking feedback on work undertaken to date and in particular on the three preferred locations; Site 9 Ruatangata ; Site 6 Ruatangata West; Site 24a One Tree Point West, with Site 9 Ruatangata being described as the top ranked site.
3. Approves the attached Consenting Strategy.
4. Continues to undertake further investigations to support the project.
5. Note that the results of the Community Engagement, together with advice on the Proposed location, will be reported back to Council in late June.

3 Background

Council began investigating risks associated with the current Onerahi airport in 2014. These risks predominantly relate to:

- Civil Aviation Authority (CAA) matters - No Runway End Safety Areas (RESA). Recommended is 240m at each end of the runway. Obstacle limitation non-compliance (especially to the North). Because the aerodrome was certified prior to 2006 these matters are managed through CAA certification 'grandfathering' clauses.
- Potential for future aircraft to be restricted in operation due to the relatively short runway, and no practical way for a meaningful extension of the current runway.

The overall project objective is:-

“to identify a suitable site for a new airport which meets the long-term air transportation needs of Whangarei and wider region”.

Council commissioned a series of reports resulting in the identification of potential new aerodrome locations. The process is depicted in the chart below:

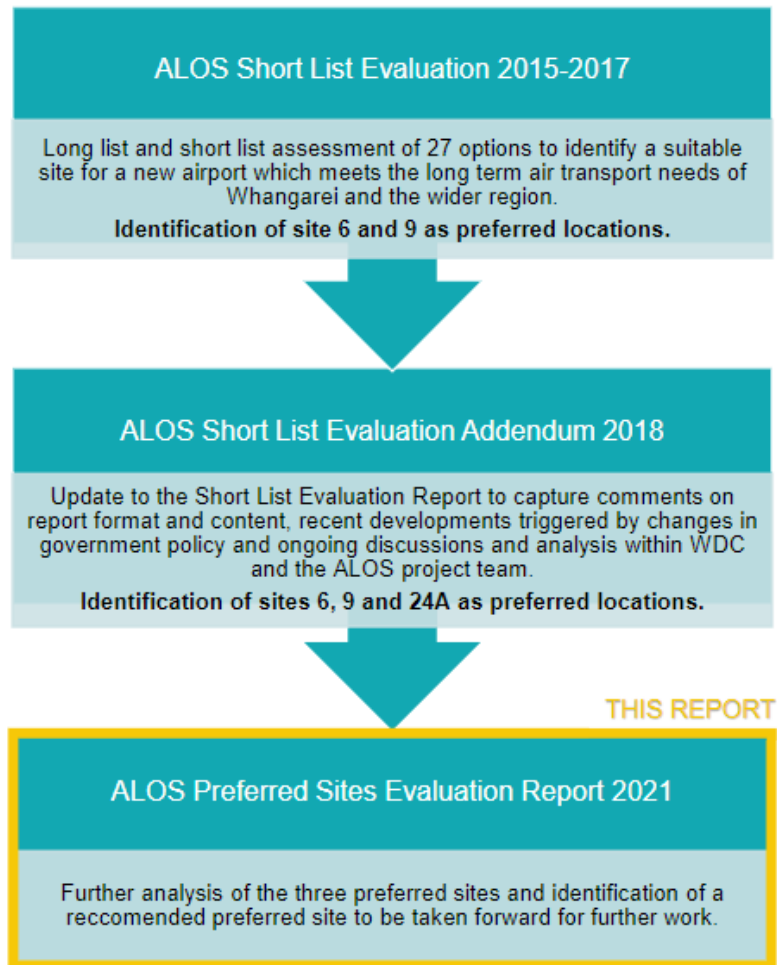


Figure 1 ALOS Process for aerodrome Identification

The result of the work in 2017/18 was to recommend that Site 24A be added to short listed Sites 6 and 9 for further consideration as the site of a new airport development.

Three sites were recommended as preferred sites in 2018 as:

- Site 6 Ruatangata West
- Site 9 Ruatangata
- Site 24A One Tree Point West

At that time it was intended to undertake further detailed analysis of three preferred sites to better understand the challenges and opportunities of developing an aerodrome at each of these sites.

In October 2020 a large block of land at the one of the sites at Ruatangata became available for purchase. Additional consideration of the comparative suitability of the three short listed sites had not been undertaken at that time. However, given the substantial size of the land parcel coming to market, WDC felt it prudent to secure the land and protect it from further development.

The benefit of this “early” purchase was to allow direct access to a large area at Site 9 which had previously not been accessible for the ALOS study. Beca was subsequently able to

undertake a site visit and over a 6 month period between February and July 2021 prepared four reports to further investigate and confirm the suitability of this site.

Council at its confidential meeting 16 December 2021, received further advice on the following matters:

- Investigation undertaken on the Ruatangata site and an update on associated land purchases.
- Further details were provided on discussions with Air New Zealand staff on the sites, runway details, their fleet replacement investigations and the research on electric or hydrogen energy sources for planes in the future.
- Community Engagement options and a recommendation to provide an updated Communications Strategy and Engagement Plan.
- Further advice on consenting options and the recommendation that a Consenting Strategy be prepared.

It should be noted that Site 24A has recently seen significant new development within the area that may impact on the overall usability of that site.

Councils at that meeting resolved the following:

1. *Approves the development of a communication strategy and engagement plan seeking feedback on three preferred locations; Site 9; Site 6; Site 24a; with Site 9 being described as the top ranked site and that the communication strategy and engagement plan be presented to Council in the first quarter of 2022.*
2. *Develops a consenting strategy to be presented to Council for approval in the first quarter of 2022.*
3. *Continues to undertake further investigations to support the project.*
4. *Notes the report and supporting documentation*

4 Discussion

4.1 Consenting Strategy

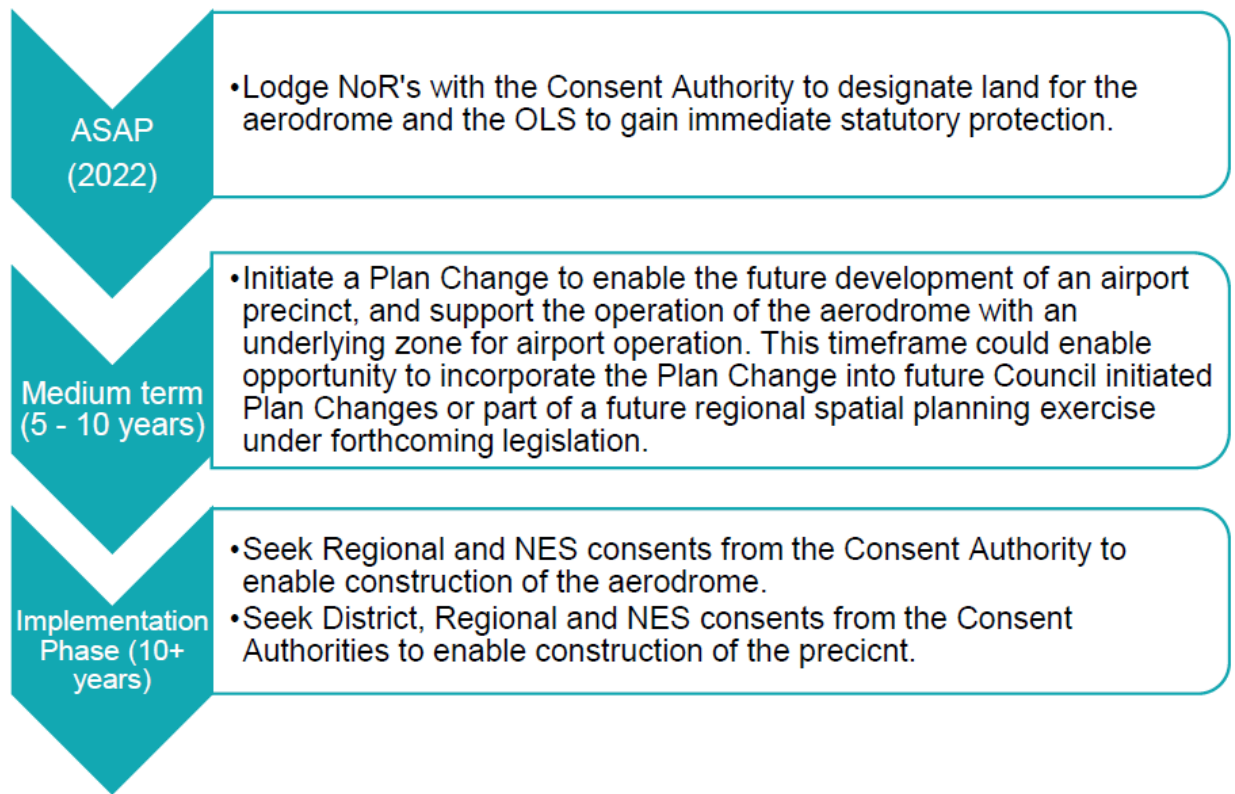
A key part of the project is the seeking and granting of the necessary planning approvals to permit the development of the airport and associated activities, including further commercial economic opportunities. To ensure this is undertaken in the most efficient way a consenting strategy has been developed.

The strategy considers the range of planning tools that could be employed to secure approvals for the new airport and related landside activities. The options include the use of designations, plan changes and resource consents or a combination of some or all of these.

A table is provided in the Strategy that outlines the consenting pathways along with their relevant strengths and weaknesses. It then separates the land associated with the proposed airport into two parts: one being the aerodrome itself and the second the surrounding precinct. This is to ensure that correct consenting pathways is applied to each part.

Further advice is provided on the planning approval processing options being either through the district and regional consent authorities or direct referral to the Environment Court.

The strategy recommends the following strategy and timeline.



Details are also provided on the Notice of Requirement (NOR) lodgment timing

| Step | | Timeframe |
|------|---|----------------|
| 1 | Public consultation on the three preferred options | 2 to 3 months |
| 2 | Confirmation of a final aerodrome location | |
| 3 | Finalise Consenting Strategy | |
| 4 | Further design and technical assessments to be completed. Detail of what assessments will be required will be provided in the final Consenting Strategy | 12 -18 months |
| 5 | Preparation of NoR lodgement documents | |
| 6 | Lodgement of NoR | |
| 7 | Council review, notification, and submissions | 6 to 12 months |
| 8 | Hearing, recommendation, and decision. | |

The following are the recommendations to Council from the Beca Whangarei Airport Consenting Strategy report:

- Confirmation of the recommended approval pathways, as set out within this Report (Consenting Strategy) and summarised below: –
 - Notice of requirements to designate land for aerodrome and OLS
 - Plan Change for airport precinct
 - Regional and NES consents required for all works in the future
- Confirmation of the recommended timing of approvals, as set out within this Report and summarised below: –
 - Notice of requirements as soon as possible (2022 to 2023)
 - Plan Change in a 5-10 year time frame (noting early engagement is recommended)
 - Regional and NES consents at time of implementation.

4.2 Community Communication Engagement and Consultation

The purpose of the proposed engagement and consultation is to understand potential impacts and opportunities, strengths and weaknesses and any fatal flaws or untapped knowledge relating to the three preferred site locations. This is necessary to identify unknown cultural, environmental, and social risks for consideration in order to reduce consenting risks. Public feedback on three preferred sites will also help inform future RMA Approvals processes.

Specifically, it is to gain an understanding of specific issues and potential responses to address, and to inform stakeholders about the future RMA processes.

- Engage early with key stakeholders, partners, and the public to increase awareness of the project objectives and three shortlisted sites selected; noting it is necessary to understand iwi's capacity to engage and consider how to support partner involvement in the development of Phase 3.
- Obtain feedback from partners and key stakeholders on perceived issues and risks associated with each of the preferred locations.
- Undertake public consultation on the three preferred locations, noting the strategic purchase made, and seek feedback on issues, constraints and opportunities that will inform the Council's decisions and designation application.
- Prepare and share responses to issues.
- Inform stakeholders and affected parties about the RMA designation process and how they may have their say through a formal submissions process.

Details are provided of the various stage within the programme with steps including

- Pre-public consultation with key stakeholders (PAG/MAG)
- Decision point with Council (30 March 2022)
- Public consultation on the preferred location
- Assessment of the issues raised during consultation
- Decision point with Council on proposed location (June 2022)
- Public consultation on the proposed location as part of the formal planning process.

The plan goes onto identify the audience, the purpose and the what how and when of the engagement.

It then sets out a timeframe for the communications and engagement approach with details of the specific events planned and information being made available

5 Financial/budget considerations

The ALOS project is funded in the 2021-2031 Long Term Plan with \$2.97m shown within the first three years of that plan, with \$1.596m available for this financial year. This funding is for professional services and investigations. No funding has been included within the plan for land purchases.

6 Policy and planning implications

There are no policy or planning implication associated with the current recommendation, however the next stage of the project will have implications that will be dealt with at that time.

7 Risks and Options

The ALOS project is a strategic long-term project for managing risks and deficiencies associated with the current Whangarei Airport location in Onerahi. Significant factors council needs to consider is the cost to develop an aerodrome; the investment in the project to date, including land purchases; the considerable timeframe to consent, construct and commission an aerodrome; and the impact of decision making, or no decision, on the communities impacted by this project.

Do nothing Option. Council could hold the project at this point and not progress it further. This could result in many issues, examples include: Continuity of air transport from Whangarei; Issues associated with developments in or around these locations rendering them difficult to establish as an aerodrome; and delaying confirmation for the Ruatangata community regarding the future of that location. This is not a preferred option.

Progress with the development of a communication strategy and engagement plan and a consenting strategy for Councils consideration in the first quarter of 2022, with associated other studies supporting this project. This will provide guidance and an opportunity to seek feedback from the community on the preferred sites. This is the recommended option.

It should be noted that Council has not made a decision to move its airport from Onerahi. It is also the case that during the next ten to twenty years there may be significant changes within the aviation industry that may have an impact on decisions to move away from the airport at Onerahi. This project provides future options to provide for air transportation close to Whangarei City.

8 Significance and engagement

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via [Agenda publication on the website, Council News, Facebook or any other channel you currently use to inform customers.

9 Attachments

Attachment 1 Communications Strategy and Engagement Memo
Attachment 2 Consenting Strategy



Whangārei District Council - Airport Location Options Study

Consent Strategy

Prepared for Whangārei District Council
Prepared by Beca Limited

14 March 2022



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Appendix

Appendix A – Consenting Pathways Assessment

Revision History

| Revision N° | Prepared By | Description | Date |
|-------------|---------------------------------|-------------|---------------|
| 1 | Kaitlyn Ritchie Stacey Sharp | Final draft | 14 March 2022 |
| 2 | Stacey Sharp | Final | 17 March 2022 |
| | | | |
| | | | |
| | | | |

Document Acceptance

| Action | Name | Signed | Date |
|--------------|---------------------------------|---|---------------|
| Prepared by | Kaitlyn Ritchie Stacey Sharp |  | 14 March 2022 |
| Reviewed by | Graeme Roberts |  | 17 March 2022 |
| Approved by | Graeme Roberts |  | 17 March 2022 |
| on behalf of | Beca Limited | | |

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Executive Summary

Investigations for a possible new airport in the Whangārei District is being progressed by Whangārei District Council (‘WDC’). This Consenting Strategy for the Whangārei Airport (‘the Project’) has been prepared by Beca Ltd (‘Beca’) for WDC.

This Consenting Strategy outlines possible and recommended statutory approval pathways to authorise the construction and operation of the aerodrome, as well as a wider business airport precinct in the surrounding area. The scope of regulatory approvals considered in this assessment is limited to those relevant to protecting the land and enabling the construction and use of land for the operation of the aerodrome, and airport precinct.

The following consenting objectives have been identified for the two project components:

- **Aerodrome:** To protect the preferred aerodrome location in the short term, and to provide for construction and operation in 10+ years
- **Airport Precinct:** To provide for the future development of an airport precinct.

The following diagram provides an overview of the recommended consenting strategy and high-level timeline to obtain the required approvals for the aerodrome and airport precinct.

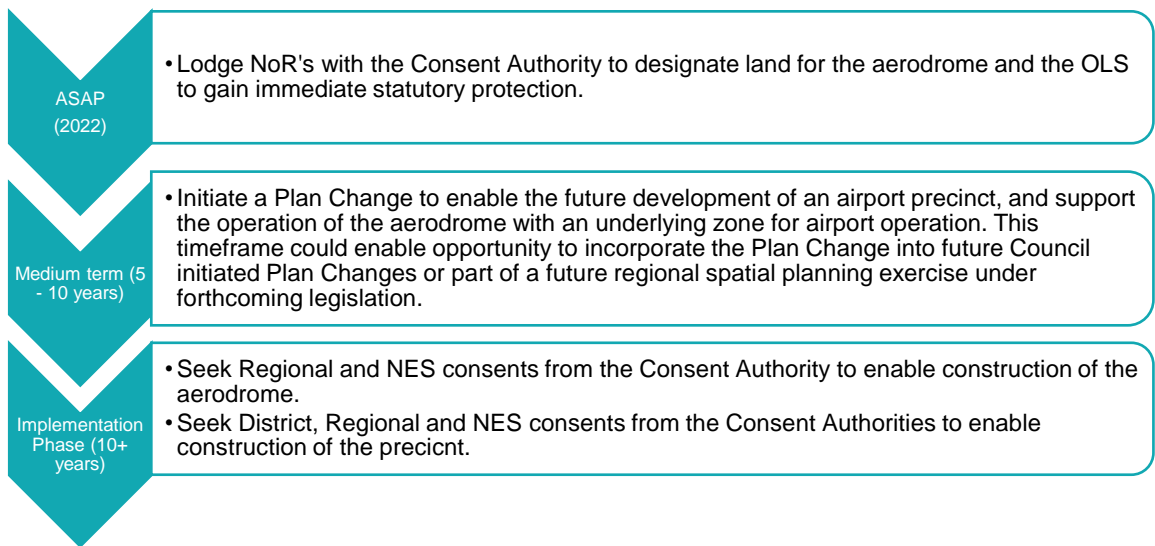


Figure 1: Recommended Consenting Strategy and Timeline.

The following recommendations require confirmation and adoption by Council:

- Confirmation of the recommended approval pathways, as set out within this Report and summarised below:
 - NoR's to designate land for aerodrome and OLS
 - Plan Change for airport precinct
 - Regional and NES consents required for all works in the future.
- Confirmation of the recommended timing of approvals, as set out within this Report and summarised below:
 - NoR's as soon as possible (2022-23)
 - Plan Change in a 5-10 year time frame (noting early engagement is recommended)
 - Regional and NES consents at time of implementation.

1 Introduction and Purpose

This Consenting Strategy (the report) has been prepared by Beca Ltd ('Beca') for Whangārei District Council ('WDC'). The purpose of the report is to detail the Resource Management Act (RMA) approval pathways recommended to enable the construction and operation of a potential new Whangārei Airport and associated land-side business park ('the Project').

This assessment has been undertaken at a high level that can be applied to each of the potential site locations identified within the Preferred Sites Evaluation Report 2021. The final consenting strategy will need to be updated following identification of the final aerodrome site.

The structure of this report is as follows:

- **Project Details:** Identifying the Project's scope, including background, project details, and timeframes
- **Objectives and Scope:** Identifying the Project's consenting objectives and the scope of the consenting strategy
- **Strategic Context:** a summary of the relevant strategic context
- **Statutory Context:** a summary of the relevant statutory framework and likely statutory requirements under the legislation
- **Approval Type and Pathway:** an assessment and recommendations of possible approval pathways and timeframes for the Project
- **Further work:** Scoping further work and technical assessments required to support applications and approvals
- **Risks:** Identification of the risks of the consenting strategy and management measures
- **Recommendations and decisions:** a summary of key recommendations and resolutions required from Council.

This Consenting Strategy should be read in conjunction with the Beca Communication and Engagement Plan that is being progressed concurrently.

2 Project Details

2.1 Background

In 2015, Beca was commissioned by WDC to undertake a Whangārei District “Airport Location Option Study” (‘ALOS’) to identify a suitable site for a new airport which meets the long-term air transport needs of Whangārei and the wider region. The Project has undergone three initial phases:

- Short List Evaluation 2015 – 2017: Assessment of 27 options to identify a suitable site for a new airport. Identification of two preferred locations.
- Short List Evaluation Addendum 2018: Update to the Short List Evaluation Report to capture recent developments triggered by changes in government policy and ongoing discussions and analysis. Identification of three preferred locations.
- Preferred Sites Evaluation Report 2021: Further analysis of the three preferred sites and identification of a recommended site to be taken forward for further work before confirming the final location. This work included:
 - Direct engagement with Hapū representatives, prior to any wider engagement;
 - General engagement with the community and targeted engagement with communities in proximity to the three preferred sites
 - Record observations of atmospheric conditions
 - Further refinement of the aerodrome configuration
 - Detailed environmental investigations (particularly flood modelling and ecological)
 - An economic analysis of suitable type and extent of land side development
 - Development of a Consenting Strategy to secure Statutory Approvals.

This report details the Consent Strategy as recommended in the 2021 report.

2.2 Whangārei Airport (‘the Project’)

WDC are progressing plans to identify a new regional airport location in Whangārei to provide an aerodrome facility capable of meeting the long-term needs (30 to 50 years) of the district and wider Northland region. In conjunction with the proposed airport, an airport-related land-side business park is also being considered.

For the purpose of this assessment, the core airport infrastructure is referred to as the “Aerodrome”, with the wider land-side business park referred to as the “Airport Precinct”. Both components have been considered as part of this assessment process, albeit separately.

As identified in Section 2.1 above, a Preferred Sites Evaluation Report was completed in 2021 which identified three preferred aerodrome sites. The multi-criteria analysis utilised four main evaluation criteria categories: Operational Suitability, Planning Issues and Requirements/Consentability, Engineering Feasibility, and Site Accessibility.

2.3 Project Timeframes

The Whangārei District Council’s Long Term Plan 2021 – 2031 (‘LTP’) recognises the concern surrounding the current airport’s ability to meet the District’s medium to long-term aviation requirements. While the LTP sets aside funding for work required to confirm a new airport location, including the planning and consenting required for the new site, it acknowledges the construction and operation of a new airport is likely to fall outside of the 10-year window of the Plan.

While the implementation timeframes of the aerodrome and airport precinct are long term, it is recommended the land required for the aerodrome be protected for future use as soon as possible to enable long-term planning and provide certainty to landowners, stakeholders, and the community.

3 Consenting Objectives and Project Scope

3.1 Consenting Objectives

Draft consenting objectives have been identified and are as follows:

- **Aerodrome:** To protect the preferred aerodrome location in the short term, and to provide for construction and operation in 10+ years
- **Airport Precinct:** To provide for the future development of an airport precinct.

It is important to note that the consenting objectives are not Project Objectives used to support a Notice of Requirement. These will need to be developed in future if a Designation pathway is confirmed.

3.2 Project Scope

Regulatory approvals considered as part of this assessment are limited to those required to protect the use of the land and enable the construction and operation of the aerodrome and airport precinct. Aviation and operation-specific regulatory approvals, including those listed in section 3.3.2 below, have not been considered as part of this assessment.

Noting concept or preliminary design of the aerodrome or airport precinct have not yet been developed, this consenting strategy considers possible RMA approval pathways as opposed to confirming specific consenting requirements. This assessment is instead based on a concept aerodrome “footprint” that could be achieved on each of the three preferred sites identified within the 2021 Preferred Sites Evaluation Report. Following final site selection, further investigations and design refinement will enable a detailed planning assessment to be undertaken to provide a greater level of certainty around consenting requirements.

3.3 Assumptions and Exclusions

3.3.1 Assumptions

The following assumptions have been made as part of this assessment:

- All sites are likely to have, or be in close proximity to natural inland wetlands, as defined by the National Policy Statement for Freshwater Management 2020. Similarly, that all sites will likely contain or be adjoined by streams.
- WDC will accept financial responsibility for the Project – refer section 6.1.1 for further detail.

3.3.2 Exclusions

This consenting strategy does not consider any aviation and/or operation-specific regulatory approvals that may be required to operate the aerodrome and undertake activities within the airport precinct, such as those that may be required under the following:

- WDC Bylaws
- Civil Aviation Authority legislation and governing regulations
- Health and Safety legislation, including that relating to the storage, use or handling of hazardous substances.

4 Strategic Context

4.1 Whangārei Long Term Plan 2021-2031

The Whangārei District Council’s Long Term Plan (‘LTP’) sets out WDC’s strategic priorities for the next 10-years, from 2021 – 2031. The LTP is a long-term planning tool updated in consultation with the community every three years. The LTP is shaped by strategic drivers, partnerships with stakeholders, the current environment, and community input. The key vision of the LTP is to create *an inclusive, resilient, and sustainable District*.

The LTP recognises the concern surrounding the current airport’s ability to meet the District’s medium to long-term aviation requirements and identifies ongoing work is required to confirm a new airport location, as well as the planning and consenting required for the new site.

The LTP sets aside funding allocations for initial airport feasibility and planning investigations, however, acknowledges that the construction and operation of a new airport is likely to fall outside of the 10-year window of the Plan.

4.2 Whangārei District Growth Strategy: Sustainable Futures

The Whangārei District Growth Strategy: Sustainable Futures (‘Growth Strategy’) is a long-term growth strategy that sets out the vision for how the District will grow and develop over the next 30 years (2021 – 2051). The Growth Strategy identifies strategic priorities and actions to coordinate planning, infrastructure investments, and decision making to support a vibrant, attractive, and thriving District.

The Growth Strategy identifies Whangārei Airport as a key piece of infrastructure for the Northland region that connects Whangārei to domestic and international markets. As the new location for the airport is identified, that Growth Strategy identifies the determination of future uses of the existing Onerahi airport site as a strategic priority for WDC.

The Growth Strategy does not impose any consenting or approval requirements on the Project. The strategic direction contained therein will however be a relevant consideration for any Notice of Requirement or Plan Change.

5 Statutory Context

The statutory context for the Project is set out below.

5.1 Relevant National Legislation

Relevant national legislation includes:

- Airport Authorities Act 1996
- Resource Management Act 1991
- Public Works Act 1981
- Heritage New Zealand Pouhere Taonga Act 2014.

5.1.1 Airport Authorities Act 1996

The Airport Authorities Act 1996 ('AAA') confer powers on certain local authorities and other persons in respect of airports. As a local authority, WDC may establish, improve, maintain, operate, or manage airports as an Airport Authority (with the prior consent of the Governor General by Order in Council). 'Airport Authority' status provides for a range of powers and responsibilities under New Zealand legislation. Of particular note, it allows:

- The Airport to make its own bylaws (to be approved by government)
- Compulsory acquisition of land (but only through and with approval from the Minister of Lands)
- The ability to apply to the Minister for the Environment for Requiring Authority status under the RMA. Amongst other powers, Requiring Authority status enables an organisation to give notice to a local authority (the Council) to designate land under the District Plan.

Notice of Requirements and designations are discussed in further detail in section 6 below. As noted previously, any AAA approval requirements fall outside the scope of this assessment.

5.1.2 Resource Management Act 1991

The RMA seeks to achieve the sustainable management of New Zealand's natural and physical resources. It provides a statutory framework for a range of regulatory approval pathways, including:

- Notice of Requirement (NoR) to designate land for public works;
- Applications for resource consent (national, regional and district matters);
- Plan Changes, to enable changes to be made to regional and district planning provisions.

The RMA also provides for a range of methods to manage adverse effects on the environment, including requiring financial contributions, imposing conditions on consents and designations, and a framework for determining where compensation and ecological offsetting may be appropriate.

The relevant RMA approval pathways are assessed in further detail in section 6 below.

Reform

In February 2021, the Government announced it would repeal the RMA and enact new legislation based on the recommendations of the Resource Management Review Panel. The three Acts proposed to replace the RMA are:

- Natural and Built Environments Act ('NBA') as the main replacement for the RMA, to protect and restore the environment while better enabling development
- Strategic Planning Act ('SPA') requiring the development of long-term regional spatial strategies to help coordinate and integrate decisions made under relevant legislation
- Climate Adaptation Act ('CAA') to address complex issues associated with managed retreat.

Whilst the forthcoming reform is acknowledged, the three replacement pieces of legislation detailed above are not yet part of the statutory environment and there is little certainty over how environmental approvals will be managed under this new legislation. Accordingly, this Consenting Strategy is based on the RMA as it stands at the time of writing.

Notwithstanding the above, it is noted that The New Directions for Resource Management in New Zealand report recommended retention of designation provisions, particularly for infrastructure. It made a strong link for infrastructure designations to be included in and subject to consideration in the required Regional Spatial Strategy to be prepared under the forthcoming SPA.

5.1.3 Public Works Act 1981

The Public Works Act 1981 (PWA) sets out the process and requirements for the acquisition of land, including compulsory acquisition, that may be carried out by a Requiring Authority, including the provision of compensation (RMA s186(5)).

A person who owns or leases land subject to a designation or NoR can apply at any time to the Environment Court for an order that requires the Requiring Authority to acquire or lease all or part of the land (s185). The Environment Court may make such an order if it is satisfied that the owner or lessee has tried but has been unable to sell the land or lease it, and either:

- The designation or requirement prevents the reasonable use of the land; or
- The person was the owner or lessee of the land (or spouse, civil union partner, or de facto partner, of the owner or lessee) when the designation or requirement was created.

Negotiation of property acquisitions, rather than using compulsory acquisition powers, has been a preferred mechanism of most requiring authorities acquiring land for public works where it is practicable. PWA compulsory acquisition and acquisition by agreement/negotiation processes are often lengthy and this needs to be considered within the delivery programme.

5.1.4 COVID-19 Recovery (Fast-track Consenting) Act

In response to the COVID-19 pandemic, the COVID-19 Recovery (Fast-track Consenting) Act ('the COVID Recovery Act') was enacted. The COVID Recovery Act provides a framework for fast-tracking resource consenting and designation processes for eligible projects that are planned and construction-ready. The Act seeks to accelerate works on a range of different sized and located projects as a means of providing certainty around ongoing employment and investment across New Zealand.

The COVID Recovery Act is one of the possible approval pathways considered for the Project, as detailed in section 6 below.

5.1.5 Local Government Act 2002

The Local Government Act 2002 (LGA) provides the general framework and powers under which New Zealand's local authorities operate. The LGA states that the purpose of local government is to enable democratic local decision-making and action by, and on behalf of, communities and to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

Part 6 of the Act requires local authorities to prepare a ten-year Long Term Plan (LTP), which is to be reviewed every three years. The plan is designed to integrate decision-making and include information on the key policies of the local authority. It also describes linkages between activities and how they are funded. The Act also requires certain decisions, such as commencing a significant activity, to be undertaken in accordance with the LTP or by way of an amendment to the LTP.

Part 6 of the LGA includes specific decision-making considerations for any decision that a local authority takes. In addition, it sets out consultation requirements and principles for Council to follow when making decisions. Further detail on this process is provided in the Beca Communication and Engagement Strategy.

The Act also enables Territorial Authorities to make bylaws to protect the public from nuisance, to protect, promote and maintain public health and safety, and to minimise the potential for offensive behaviour in public places. WDC have a number of existing Bylaws which manage advertising signs, parking and traffic control, solid and trade waste, and three waters management.

Further consideration of WDC's bylaws will be required as concept and preliminary design evolves to determine any bylaw approval requirements.

5.1.6 Heritage New Zealand Pouhere Taonga Act

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. Any works on or within close proximity to archaeological sites will likely require an authority permission from Heritage New Zealand.

As above, as the concept and preliminary design evolves, further investigations will confirm any required heritage approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

5.2 National RMA Policies & Environmental Standards ('NPS' & 'NES')

National Policy Statements ('NPS') and National Environmental Standards ('NES') are issued under the RMA and provide national direction and environmental controls on matters of national significance.

The NPS's and NES's of relevance to the Project include:

- National Policy Statement for Freshwater Management 2020
- National Environmental Standard for Freshwater Regulations 2020
- National Policy Statement on Urban Development 2020
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011; and
- National Environmental Standards for Air Quality 2004.

5.2.1 National Policy Statement for Freshwater Management 2020 and National Environmental Standard for Freshwater Regulations 2020

In 2020, new National Environmental Standards for Freshwater (NESF) and a new National Policy Statement for Freshwater Management (NPSF) were introduced. The standards regulate activities that pose risks to the health of freshwater and freshwater ecosystems.

These documents contain policy guidance and rules that relate to works within proximity to natural wetlands, reclamation of rivers and works within stream beds, and structures that may impact fish passage (e.g. culverts, weirs, flap gates, dams, and fords).

The NESF sets out a strong imperative to 'avoid' wetland loss and degradation and imposes stringent controls on works undertaken within wetlands and works within proximity to streams. There are limited instances where resource consent applications may be made to undertake works within wetlands (including any earthworks and reclamations), although there are possible consenting pathways for works associated with 'specified infrastructure' (which includes Regionally Significant Infrastructure, as defined by the Regional Policy Statement – refer section 5.3.1 below for further detail).

A watercourse and wetland classification assessment will need to be prepared by an Ecologist to determine any consenting requirements under the NESF. AA desktop ecological study undertaken as part of the 2021

Preferred Sites Evaluation has identified potential wetlands and streams on all three preferred sites. As such, we consider it likely that consents will be required under the NESF, which is administered by North Regional Council (NRC).

5.2.2 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (NPSUD) requires Councils to plan for growth and seeks to provide well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

The NPSUD does not contain rules or consenting triggers but will require consideration as part of any resource consent, Notice of Requirement, or plan change process.

5.2.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS) contains a national set of planning controls and soil contaminant values. It provides a framework to ensure that land affected by contaminants in soil is appropriately identified and assessed before works commence.

All three preferred sites all locate on cultivated land that is occupied by agricultural land uses and are therefore likely to currently be, or have been, subject to the use of potentially harmful sprays and chemicals. Additional planning assessment and soil contamination investigations will likely be required to determine any consent requirements under the NESCS, of which is administered by WDC.

5.2.4 National Environmental Standards for Air Quality 2004

The National Environmental Standard for Air Quality 2004 (NESAQ) is a NES that seeks to guarantee a minimum level of health protection for all New Zealanders. The NESAQ regulates specific activities and contains ambient (or outdoor) air quality standards in order to guarantee a set level of protection for human health and the environment.

Additional planning assessment and specialist air quality investigations will be required to determine any consent requirements pursuant to s15 of the RMA and the relevant standards set out in the NESAQ and Proposed Northland Regional Plan, both of which are administered by NRC.

5.2.5 Proposed National Policy Statements

There are a number of proposed National Policy Statements that, while not part of the existing statutory environment, should be noted as they are expected to form part of the statutory environment in the near future.

Proposed National Policy Statement for Indigenous Biodiversity

The Government is proposing a National Policy Statement for Indigenous Biodiversity (NPSIB), which is currently under development. Decisions on the release of an exposure draft of the proposed NPSIB are expected to be made in the first half of 2022.

The proposed NPSIB will set out objectives and policies to identify, protect, manage, and restore indigenous biodiversity. While not yet in effect, the proposed NPS, and any subsequent NES that is created, may impact developments in areas with indigenous biodiversity.

Proposed National Policy Statement for Highly Productive Land

The Government is proposing a National Policy Statement for Highly Productive Land (NPSHPL), which is currently under development. Final decisions on the proposed NPSHPL is expected to be made by Ministers and Cabinet in the first half of 2022. If approved by Cabinet, the proposal would likely take effect in the first half of 2022.

The proposed NPSHPL will set out how highly productive land is to be managed under the RMA. While not yet in effect, the proposed NPS may impact development in areas considered to be located on land with highly productive soils.

5.3 Northland Regional Policy Statement and Plan/s

5.3.1 Northland Regional Policy Statement (RPS)

The RPS provides high-level policy direction for managing Northland's natural and physical resources. The provisions within the RPS give guidance at a higher planning level in terms of the significant regional issues as opposed to imposing consent requirements on development.

The RPS identifies and recognises the importance of Regionally Significant Infrastructure as infrastructure essential for the social and economic functioning of Northland. Whangārei, Kaitia and Bay of Islands Airports are identified as Regionally Significant Infrastructure in Appendix 3 of the RPS.

The RPS does not contain rules or consenting triggers but will require consideration as part of any resource consent, Notice of Requirement, or plan change process.

5.3.2 Northland Regional Plans

There are a number of Regional Plans that have been developed by the Northland Regional Council under the RMA. These include the:

- Operative Regional Air Quality Plan
- Operative Regional Water and Soil Plan
- Regional Coastal Plan
- Proposed Regional Plan for Northland – Appeals Version.

The Regional Coastal Plan (**RCP**) contains no specific objectives, policies or rules which relate to any of the three preferred sites and as such, will not be addressed further.

Proposed Regional Plan for Northland – Appeals Version

The Proposed Regional Plan for Northland– Appeals Version (PRPAV) is a combined regional air, land, water, and coastal plan that imposes controls on land use activities, coastal activities, and discharges to protect Northland's environment.

In order to implement the Project, regional resource consents will likely be required under the PRPAV for activities such as bulk earthworks, river and stream works and discharges. As Project details emerge, further planning and specialist assessment will confirm any consent requirements under the PRPAV.

Further consideration of any unresolved PRPAV appeals will be required when construction and operational details become available, which will determine if resource consents are also required under the Operative Regional Plan's. Given the long-term nature of the Project, we consider this an unlikely scenario. However, for completeness these plans are summarised briefly below.

Operative Regional Plans – Regional Air Quality Plan (RAQP)

The Regional Air Quality Plan (RAQP) became operative on 31 March 2003 and seeks to maintain Northland's high standard of air quality whilst allowing the use and development of the region's resources.

The RAQP covers all land-based discharges of contaminants to air for the Northland region, and contains objectives, policies, and rules that seek to manage the effects of dust arising from earthworks and associated land disturbance activities and industrial pollution, among other land-based activities.

Operative Regional Plans – Regional Water and Soil Plan (RWSP)

The Regional Water and Soil Plan (RWSP) imposes controls on land use activities and discharges to manage the effects on the region’s water and soil resource. The plan controls activities including:

- Discharges to land and water
- The taking, using, damming, or diverting of surface and groundwater
- Works in streams and rivers including structures, planting and drainage
- Earthworks
- Vegetation clearance
- Activities within the Riparian Management Zone along rivers, lakes, and the coastal marine area.

5.4 District Plans and Policies

5.4.1 Whangārei District Plan – Appeals Version

The Whangārei District Plan – Appeals Version (WDP) sets out the objectives, policies, and rules to manage how land in the Whangārei district can be used, developed, and subdivided. Within the WDP, each of the three preferred sites are currently zoned Rural Production Zone and are partially subject to various resource overlays.

The provisions of the Rural Production Zone set stringent controls on the use of rural land, with the fragmentation of productive land and the establishment of non-rural land uses being actively discouraged.

The aerodrome and surrounding airport precinct would not totally align with the purpose, and policy framework of the Rural Production Zone and resource consent would likely be required to facilitate the Project. Any consent application would be subject to standard RMA notification tests and would face scrutiny against the objectives and policies of the WDP, which seek to protect rural land for production activities.

The WDP has a Special Purpose Airport Zone (AIRPZ) which recognises the significance of the Whangārei Airport (“Airport”) to the Whangārei District and Northland Region as Regionally Significant Infrastructure. While this zoning is limited to the current airport at Onerahi, the same rule and policy framework would be sought if the proposed airport and precinct were to be rezoned as part of any plan change application.

5.4.2 Whangārei District Council Bylaws

As set out previously, WDC administers a number of bylaws under the LGA. Further consideration of WDC’s bylaws will be required as concept and preliminary design evolves to determine any bylaw approval requirements.

6 Approval Type and Pathway

6.1 Approval Type

Available RMA approval pathways are detailed, with commentary, within the tables attached to this report as **Appendix A**. They include:

- Notice of Requirement (NoR) to designate land for a public work
- Plan Change
- District Plan resource consents
- Regional Plan / National Environmental Standards (NES) resource consents
- COVID-19 Recovery (Fast-track Consenting) Act 2020
- Potential future approval pathways through the proposed Strategic Planning Act and Natural and Built Environments Act.

6.1.1 Assessment of Approval Types

Aerodrome

The consenting objective for the aerodrome can be split into two key outcomes that drive the recommended approval pathway. Firstly, the objective seeks to protect the proposed aerodrome location in the short term.

The recommended approach to enable statutory protection of the proposed aerodrome and the Obstacle Limitation Surface OLS by lodging Notices of Requirement (NoR) to designate land for a public work. This will include one NoR for the land that will accommodate the aerodrome, and one for the OLS.

The OLS is a spatial planning control that protects the airspace immediately above and adjacent to the aerodrome. These planning protections control activities and development (i.e. the construction - and height - of buildings) as a means of protecting the airspace surrounding the airport. The intent of the OLS is to enable aircraft to maintain satisfactory levels of safety whilst manoeuvring at low altitudes in the vicinity of the aerodrome – often associated with take-off and landing approach pathways.

A NoR, before being a confirmed designation, provides for interim statutory protection from the date of lodgement, providing the soonest and strongest level of protection for the land required for the aerodrome. The other approval pathways considered do not offer the same level of statutory protection, and do not have all the same benefits as a designation, including:

- The Requiring Authority is the decision maker and has greater control over conditions (or Environment Court if appealed)
- The Requiring Authority can utilise the Public Works Act for compulsory acquisition
- It provides compensatory process for affected landowners (RMA s185).

This recommendation is based upon the assumption that, for the moment, Council accepts it has financial responsibility for the project. This is a necessary pre-condition for a NoR to be lodged. It may ultimately be that a different vehicle is used to deliver the airport project (e.g. an Airport Authority with partial Council ownership; a Council Controlled Organisation; a special purpose vehicle/structure) but to ensure the proposed preferred site secures the protection necessary via a NoR, we have assumed Council's acceptance of interim financial responsibility.

In addition to the NoR to designate land, Regional and NES consents will be required to enable construction works as the designation only authorises works under the Whangārei District Plan. There is opportunity to seek these in parallel to the designation, or at a later date prior to implementation. This is assessed below in section 6.1.2.

While not specifically required to enable development of the aerodrome, as this will be authorised by the designation, a plan change is recommended alongside or subsequent to a NoR to reinforce the underlying land use to support the aerodrome. Timing for making a plan change application is discussed below in section 6.1.2.

Airport Precinct

The consenting objective for the airport precinct is to provide for the future development of an airport precinct. Consideration will need to be made as to who will develop, own, and operate uses within the airport precinct. For the purpose of this assessment, it is assumed that both the airport operator and private developers will develop within the precinct.

The recommended approval pathway to enable the airport precinct is a Plan Change. A Plan Change will enable WDC/the airport operator to propose provisions to best allow for and enable activities anticipated in an airport precinct, particularly where existing underlying zoning is not enabling of this type of development.

Furthermore, a Plan Change will introduce planning provisions and mechanisms to private developers and landowners as well as the airport operator. A Plan Change retains flexibility on what the precinct could look like in the future.

Consideration will need to be made on whether the Plan Change would be Council initiated or a private Plan Change lodged by the airport operator. If it is Council initiated, the availability of internal resources will need to be considered. Timing is also a consideration here, as discussed in sections 6.1.2 and 6.2.2.

A NoR to designate land for a public work is also a viable option to enable some landside development that can be linked back to the purpose of the designation and that will be operated by the airport operator. The NoR provides statutory protection of the land and enables precinct development controlled by the District Plan to be undertaken by the airport authority. Regional and NES consents will be required alongside a designation, or in the future, to enable construction works. These would likely follow standard resource consenting processes.

Summary of recommendations

The recommended approval pathway involves a split approach as follows:

- Two NoR's to designate land for the aerodrome and to designate the OLS
- Regional and NES consents to enable construction of the aerodrome
- A Plan Change to enable the future development of an airport precinct and support the operation of the aerodrome with an underlying zone for airport operations.

The bundling, timing, and sequencing of these approvals are discussed further below.

6.1.2 Application Bundling, Timing and Sequencing

The application options include:

- **Sequential lodgement:** Lodgement of NoR's as soon as possible, followed by the Plan Change, and Regional / NES consents in the future when the project is ready to proceed to implementation
- **Parallel lodgement:** As soon as possible, lodgement of NoR's and Regional/NES consents concurrently with a Plan Change.

It is recommended a sequential lodgement approach is taken because:

- It preserves future flexibility for the airport precinct while providing immediate statutory protection for the aerodrome site and the OLS.
- In order to seek Regional and NES consents concurrently, a higher level of design and investment certainty, assessment and reporting would be required. Seeking these consents now may be

premature given the long-anticipated lead time for construction. However, consideration will need to be made to future Regional and NES consents during the NoR process to identify any key risks that may preclude these consents in the future.

While the recommendation to designate the aerodrome land and OLS as soon as possible, and to seek consents prior to implementation is clear, the timeline for the initiation of a plan change is less so. The Plan Change could be undertaken on various timelines including starting preparation now, following confirmation of the NoR's, or later in the future prior to airport implementation.

Given the long implementation timeframes it is recommended the Plan Change be undertaken within a 3–8-year time frame. This time frame could enable opportunity to incorporate the Plan Change into future Council initiated Plan Changes or as part of a future regional spatial planning exercise under forthcoming legislation.

Notwithstanding the above, it is recommended that consideration be made to how to signal to the community that a future Plan Change is proposed for the airport precinct. This will be further detailed in the Communication and Engagement Strategy.

6.1.3 Lapse date

Sections 184 and 184A of the RMA state that designations will lapse if they are not used within a reasonable timeframe. A lapsed designation is not capable of revival. However, a requiring authority can seek an extension of the time to give effect to a designation in accordance with s184, or it may lodge a new NoR.

A designation lapses five years after the date it is included in the district plan, unless:

- it is 'given effect to before the end of that period', or
- the territorial authority determines on an application made within three months of the end of the five-year period, that 'substantial progress or effort' has been made, and is continuing to be made toward giving effect to the designation, or
- the designation specifies a different lapse period, at the time it was incorporated into the plan.

Given the long-term nature of the project, and that implementation of the aerodrome is not envisaged in the next ten years, there is a need for long term protection of the site, as such it is recommended the designation specifies a longer lapse period than the standard five years. Specifying a long-term lapse period now will avoid the need for WDC to seek an extension of the time, or to lodge another NoR in five years' time.

The use of a long lapse period provides greater certainty on the following matters:

- It protects the land from inappropriate development and provides certainty to landowners, stakeholders, and the community;
- It enables opportunity for long-term planning and integration of the aerodrome and surrounding airport precinct;
- It provides adequate time to undertake property negotiations and processes, including access negotiations and acquisitions as necessary;
- It provides adequate time to complete further site investigations and design (preliminary, detailed and construction);
- It provides adequate time to secure project funding; and
- It provides adequate time to complete construction procurement and tendering processes.

Therefore, a lapse period of **15 – 20 years** is recommended for the aerodrome.

Once given effect to, a designation remains until the Requiring Authority removes or alters the designation. A designation can also be rolled over into a new district plan.

6.1.4 Processing Options

There are two RMA approval processing options available to WDC for obtaining the necessary NoR and resource consents. These options are:

- 1. Determination by the Consent Authorities (Whangārei District Council and Northland Regional Council) with potential second process due to submitter rights to lodge an appeal
- 2. Direct referral to the Environment Court.

It is recommended that WDC lodge any NoR or resource consents with the Consent Authority under the traditional consenting pathway because:

- It maintains a collaborative approach to refining key aspects of the design with partners, stakeholders, landowners, and the local community
- It enables public participation through the right to submit and appeal with a perception of a ‘less formal’ process that is more considerate towards and not cost prohibitive for the local community
- It also allows time prior to the hearing to resolve submitter issues, helping to achieve an efficient and far less adversarial and costly hearings process.

6.2 Timeframes

6.2.1 NoR Lodgement

The table below outlines a roadmap to lodgement of a NoR.

Table 6-1: Steps and associated timeframes for NoR lodgement and decision

| Step | | Timeframe |
|------|---|----------------|
| 1 | Public consultation on the three preferred options | 2 to 3 months |
| 2 | Confirmation of a final aerodrome location | |
| 3 | Finalise Consenting Strategy | |
| 4 | Further design and technical assessments to be completed. Detail of what assessments will be required will be provided in the final Consenting Strategy | 12 -18 months |
| 5 | Preparation of NoR lodgement documents | |
| 6 | Lodgement of NoR | |
| 7 | Council review, notification, and submissions | 6 to 12 months |
| 8 | Hearing, recommendation, and decision. | |

This may be a conservative time estimate but this is deliberate to reflect the time risk of the resource-constrained nature of professional services currently, as required to support the Plan Change and future consents.

6.2.2 Plan Change and Regional Consent Approvals

While not required immediately, the below provides an overview of the likely approval timeframes and required considerations for the Plan Change and future consenting phases.

Plan Change

Should a Plan Change be pursued, two pathways are available:

- **Council-initiated plan change:** the plan change is prepared and processed by the Council’s District Plan team, or it’s appointed consultants; or

- **Private Plan Change application:** the Plan Change application is made by a person or organisation outside of Council (such as an independent airport authority or commercial entity should one be established to manage the airport).

Council-Initiated Plan Change

Other than internal resourcing constraints, no critical timing restrictions have been identified for the Council-initiated Plan Change pathway. Noting the Council's District Plan team is currently preparing the last of the three tranches of plan changes as part of their rolling District Plan review, there may be an opportunity to align with this existing schedule of work.

Private Plan Change Application

The RMA provides Council the ability to reject a private Plan Change application that seeks to make changes to a recently adopted Plan, i.e. within two years. As such, this potential risk and its associated timeframes will need to be considered in forward-work planning, noting that this rejection may be low risk.

Timing and Processing Costs

Plan changes often have far greater duration than that of a resource consent or Notice of Requirement, with preparation and processing costs reflective of that. Typically, processing costs fall with the Applicant – i.e. with Council if Council-initiated, or with the external organisation acting as the Applicant in the instance of a private Plan Change application.

If considered in conjunction with Council's rolling District Plan review, the airport Plan Change will form one part of a much larger suite of plan changes. As a result, the plan change is likely to take longer to progress through initial assessment and hearings than what would otherwise occur if the airport plan change was considered individually. These timing considerations would need to be balanced with potential resourcing efficiencies that may arise from pursuing a Council-initiated plan change.

Processing timeframes under either option and will likely span from (at least) one to three years from the point of lodgement, up until being incorporated into the District Plan.

Regional and NES Consents

Depending on the nature and complexity of the required consents, Regional and NES consents can take approximately three to twelve months to be obtained from lodgement, plus any time for appeals. These will not need to be sought until project implementation.

7 Further Work to Support Approvals

7.1 Consultation and Engagement

Early and ongoing consultation and engagement is required. A Consultation and Engagement Strategy is being prepared alongside this consenting strategy and should be read in conjunction with this report.

7.2 Alternatives Assessment (NoR)

To accompany the NoR, an Assessment of Alternatives is required. Specifically, Section 88(3)(b) of the RMA states that *when considering a requirement and any submissions received, a territorial authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to—*

(b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if—

- (i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or*
- (ii) it is likely that the work will have a significant adverse effect on the environment;*

As detailed in section 2.1, the Project has undergone three initial phases to identify a preferred aerodrome location and there are currently three preferred sites. An Assessment of Alternatives report will build on this previously completed work and essentially compile and summarise the previous assessments undertaken.

The Assessment of Alternatives will also need to consider other methods of undertaking the works, which will include a summary of the potential approval pathways set out within this consenting strategy.

7.3 Technical Assessments

To support the recommended approval pathways, technical specialist reports will be required. The following table identifies the different approvals phases and the likely technical inputs required to support them. These recommendations will need to be revisited once a final site and concept design are confirmed, and further site investigations have been undertaken.

Table 7-1: Technical inputs required to support approvals

| Phase | Recommended Specialist Inputs |
|---|--|
| NoR to designate land for the aerodrome | <ul style="list-style-type: none">• Concept design, including engineering OLS assessment• Indicative construction methodology• Planning assessment of environmental effects• Archaeological assessment• Cultural values assessment• Noise and vibration assessment (construction and operation)• Assessment of landscape, character, and visual effects• Flood hazard assessment• Geotechnical Assessment• Ecological assessment and watercourse classification / wetland delineation• Economic Impact Assessment• Social Impact Assessment• Traffic Impact Assessment• Climate Change / Carbon Assessment. |
| Plan Change | <ul style="list-style-type: none">• Concept design, including engineering OLS assessment• Zoning and precinct plan |

| Phase | Recommended Specialist Inputs |
|---|--|
| | <ul style="list-style-type: none">• Planning assessment of environmental effects• Geotechnical assessment• Archaeological assessment• Cultural values assessment• Assessment of landscape, character, and visual effects• Urban design assessment• Ecological assessment and watercourse classification / wetland delineation• Economic Impact Assessment• Social Impact Assessment• Civil Infrastructure Report• Transport Assessment / Traffic Modelling Report• Infrastructure Assessment• Climate Change / Carbon Assessment• Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) (if required by PSI) |
| Regional and National Resource Consents | <ul style="list-style-type: none">• Detailed design• Geotechnical assessment• Construction methodology• Erosion and sediment control plan• Water quality assessment• Air quality assessment• Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) (if required by PSI)• Ecological assessment and watercourse classification / wetland delineation• Civil Infrastructure Report• Hydrology Assessment (surface and groundwater). |

8 Recommendations and Decisions

8.1 Summary of Recommendations

The following diagram provides an overview of the recommended consenting strategy and high-level timeline to obtain the required approvals for the aerodrome and airport precinct.

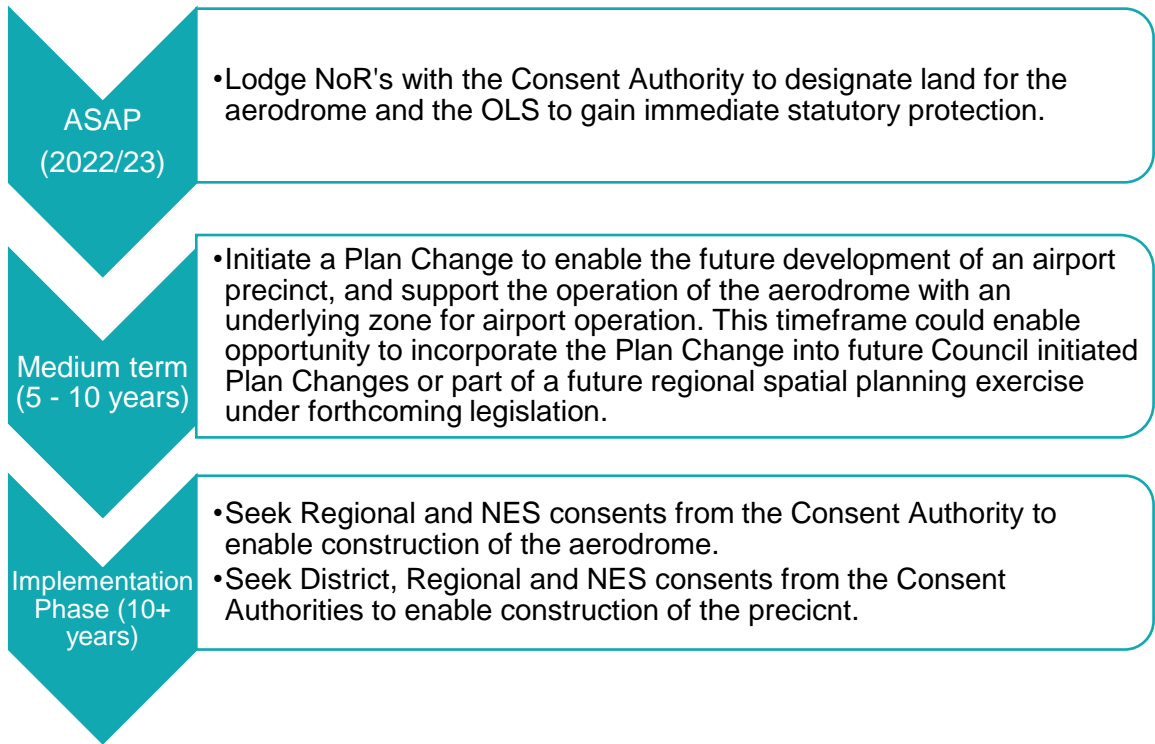


Figure 8-1: Recommended Consenting Strategy and Timeline.

The timeline is still under consideration and is to be confirmed by Council before finalisation in the final Consenting Strategy.

8.2 Decisions to be confirmed by Council

The following is recommended:

- Confirmation of the recommended approval pathways, as set out within this Report and summarised below:
 - NoR's to designate land for aerodrome and OLS
 - Plan Change for airport precinct
 - Regional and NES consents required for all works in the future.
- Confirmation of the recommended timing of approvals, as set out within this Report and summarised below:
 - NoR's as soon as possible (2022-23)
 - Plan Change in a 5-10 year time frame (noting early engagement is recommended)
 - Regional and NES consents at time of implementation.

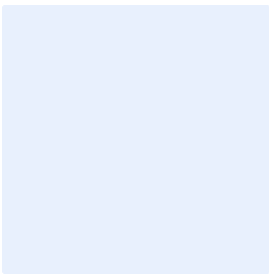


Appendix A – Consenting Pathways Assessment

Consenting Pathways Objectives: To protect the preferred aerodrome location in the short term, and to provide for construction and operation in 10+ years. Also, to provide for the future development of an airport precinct

| Pathway | Description | Strengths | Weaknesses | Considerations | Recommendation |
|--|---|---|--|---|---|
| Designation | Notice of Requirement to designate land for a public work for the aerodrome and to designate the airspace in relation to Obstacle Limitation Surfaces (OLS) | <ul style="list-style-type: none"> Requiring authority is the decision maker and has greater control over conditions (or Environment Court if appealed) Provides statutory protection through Sections 176 and 178 of the RMA Designation would be considered for nearby consent applications Provides interim protection until designation is confirmed Can utilise PWA for compulsory acquisition Provides compensatory process for affected landowners (RMA s185) If notified, the community can be involved Would provide certainty for the community. Significant operational flexibility | <ul style="list-style-type: none"> May need to purchase land in advance of construction (financial cost prior to allocation of funding) Risk of appeal If applied to the Precinct, Private developers in the precinct would require approval from the requiring authority and risk their land being required and acquired in the future by the requiring/airport authority. If the activities in the Precinct sought to be enabled are beyond the functions of the Requiring Authority, then securing a designation is challenging and highly contestable. While related, some/many of the landside activities are likely not directly necessary to the functioning of an Airport and therefore not defensible under a Designation process * see list below if activities designated for the Auckland International Airport. | <ul style="list-style-type: none"> Consideration to be made who will construct and operate the aerodrome - do they have Requiring Authority status? To ensure the proposed preferred site secures the statutory protection necessary via an NoR we have assumed WDC acceptance of interim financial responsibility, acknowledging this may change in the future. Consideration to be made on what activities can be covered by the designation purpose Consideration to be made who will develop and operate uses within the precinct. Private businesses, the airport authority? Both? Would require a lapse period in line with implementation timeframe – 10-20 years. | <p>Recommended for the aerodrome as it provides statutory protection prior to project implementation and enables District Plan activities.</p> <p>Not suitable for enabling development within the aerodrome or precinct if activities are beyond the purpose and functions of the Requiring Authority.</p> |
| Plan Change | Provide for the aerodrome and airport precinct through a Plan Change, to the Whangārei District Plan. | <ul style="list-style-type: none"> If notified, the community can be involved Can propose provisions to best allow for and enable aerodrome activities and suitable surrounding activities in an airport precinct Provides enabling planning mechanisms to private developers as well as the airport authority. | <ul style="list-style-type: none"> Does not provide statutory protection for the airport authority. District resource consents will likely be required as well Does not enable compulsory acquisition of land for the airport authority Does not provide a compensatory process for blighting effect Land could be subject to another plan change Risk of appeal. | <ul style="list-style-type: none"> A Plan Change could be undertaken to reinforce land use following confirmation of a designation Would the plan change be Council initiated or private? If it is Council initiated, are there internal resources available? | <p>Recommended for the airport precinct to earmark land and provide for future development.</p> <p>Not suitable for providing statutory protection over the land so not recommended for the aerodrome.</p> |
| District Resource Consent | Land use consent from Whangārei District Council for construction and operation of the airport. | <ul style="list-style-type: none"> Often viewed as a more cost-effective pathway than Designations / Plan Changes. | <ul style="list-style-type: none"> Significantly less operational flexibility than a Designation Does not provide statutory protection for the Requiring Authority Likely to be a difficult consenting process in the Rural Production Zone Requires a higher level of detail and assessment that may not be available now, particularly if private developers are likely to develop in the precinct Need to secure long lapse dates Does not enable compulsory acquisition of land Does not provide a compensatory process for blighting effect Council is the decision maker Risk of appeal. | <ul style="list-style-type: none"> Activities undertaken within the precinct may require consents alongside a Plan Change, but these can be sought at a later date If sufficient detail available can be sought concurrently with a plan change. Long lapse required. | <p>Possible, though not recommended as the primary approval pathway for either the aerodrome or precinct. Does not provide statutory protection, land acquisition or an enabling planning framework.</p> <p>Will likely be necessary for future implementation of the precinct.</p> |
| Covid Fast Track | Seek referral of the project to an expert consenting panel | <ul style="list-style-type: none"> Council can make a resource consent application or lodge a Notice of Requirement for listed or referred projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020. | <ul style="list-style-type: none"> Requires eligibility criteria to be met, including whether the project's timeline will benefit from the fast-track process. The Act has a sunset clause and will be repealed on 8 July 2023 Timelines for projects to be referred are lengthy. | Nil. | <p>Not suitable. Project timeline is unlikely to meet eligibility criteria.</p> |
| Potential future legislation (RMA Reform) | Future pathways in proposed Strategic Planning Act / Natural and Built Environments Act. | <ul style="list-style-type: none"> Potentially less cost / complexity / time But largely Unknown. | <ul style="list-style-type: none"> The reform is not confirmed Does not prevent others from using or developing on the preferred site prior to new legislation being enacted. No ability to compulsorily acquire land in the interim | <ul style="list-style-type: none"> The New Directions for Resource Management in NZ report recommended retention of designation provisions, particularly for infrastructure. It made a strong link for infrastructure designations to be included in and subject to consideration in the required Regional Spatial Strategy to be prepared under the forthcoming SPA. | <p>Uncertain if suitable at this time. Future legislation is not confirmed and does not offer interim protection. Designation and Plan Change processes likely to be retained, possibly in less onerous forms.</p> |
| Regional and NES Resource Consent | Regional and National Environmental Standard consents to authorise works. | <ul style="list-style-type: none"> Not an optional pathway – needed to support the District Plan pathway (s) chosen Decision is whether to consent in parallel with the other pathway(s) or wait until construction Benefit of consenting now is the environmental thresholds / controls are likely to increase in the future so provides scope certainty However, if Environmental thresholds are lower in the future the consents can be varied / renewed | <ul style="list-style-type: none"> Upfront cost, rather than deferral to the future Would need a higher level of detail and assessment that may not be available now Would need to secure long lapse dates | <ul style="list-style-type: none"> Regional / NES consents will be required alongside all pathways noted above Can seek regional consents at a later date with other protection measures in place; or if sufficient detail available, can seek alongside a designation. Long lapse required. | <p>Required to enable construction of the aerodrome and precinct.</p> <p>Recommended to be sought closer to Construction.</p> |

* Auckland International Airport Designated Activities include: aircraft operations, runways, taxiways and other aircraft movement areas, aprons, terminals, rescue facilities, navigation and safety aids, maintenance and servicing facilities including the testing of aircraft engines (in situ or otherwise), catering facilities, freight facilities, quarantine and incineration facilities, fuelling facilities including Joint User Hydrant Installations, stormwater facilities, roads, monitoring activities, site investigation activities, vehicle parking and storage, rental vehicle activities, vehicle valet activities, public transport facilities, landscaping, flags, signs.



To: Council **Date:** 18 March 2022
From: Jane Ashley, Communications Manager [Click here to enter text.](#)
Copy: Fraser Campbell, Simon Weston
Subject: Whangārei Airport Location Option Study (Phase 3) – Communications and Engagement for the three preferred site locations
 Memorandum

Purpose

The Council is preparing to engage with stakeholders and consult its communities on the Whangārei Airport Location Option Study ("the Study"). The purpose of the consultation is to obtain public feedback to confirm the recommended preferred site.

This memo outlines the approach to consultation.

Background

The Study was commissioned as part of the Council's long-term planning to manage the District's growth and secure future air transport access for the region. The Study is not a "shovel ready" project, extensive planning ("in the likelihood" type of event) is needed to secure a feasible alternative site, if and when, the District's only airport becomes non-operational in future. The regional economic benefits of the aerodrome are substantial, and it is critical that Whangārei and Northland do not lose an air transport access option.

Earlier work undertaken by the Study identified 27 potential sites with a recommended three, operationally feasible, preferred site locations for a future aerodrome: Site 9, Site 6, and Site 24a. In 2020, Council purchased properties at Ruatangata, one of the three shortlisted locations.

No decision has been made to move the aerodrome from Onerahi. The investigations continue on the three preferred site locations, including seeking public feedback, for Council to determine a proposed site location.

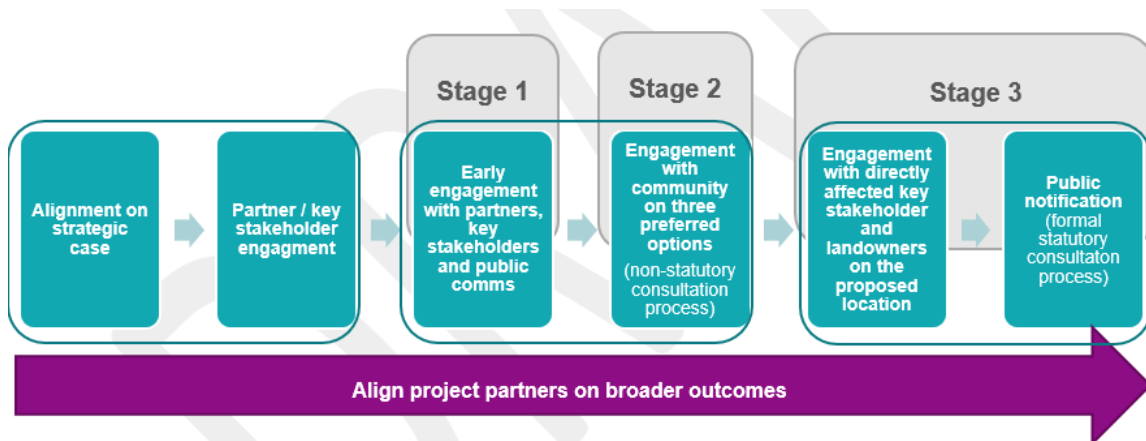
The Communications and Engagement Plan

Phase 3 the Study requires a communications and engagement plan that outlines how the Council will engage early and comprehensively to enable early identification of issues, and how effects can be mitigated or managed, and to report back to Council these findings for Council's determination of a proposed site location.

A communications information programme is necessary to raise awareness of the project and communicate the three preferred site locations publicly. Consultation will then be undertaken to seek feedback on each of the three sites. The Plan includes engagement with hapu and any early identified potentially affected parties, including landowners, be undertaken prior to public consultation.

Once a proposed site location for the future aerodrome is approved by Council, consultation with potentially affected parties will be undertaken as part of the designation application.

The Communications and Engagement Plan is outlined below:



This approach is preferred because:

- It is important to seek public insights into all options (while noting a preferred option) to make the initial engagement as robust and wide as possible, before narrowing the focus on one location.
- To utilise engagement for the three preferred options for the robustness of the options evaluation.
- It enables local perspectives to be heard on all impacts and benefits of the three preferred sites which from a technical and operational perspective that all “work”.
- Consulting on three sites provides opportunity for information discovery / local knowledge.

Jane Ashley

Communications Manager

Whangārei District Council

Stage One and Two Action Plan

| Focus | Date | Activity | Target audience | Status | Completed |
|----------------------------|-----------------------|--|-------------------|------------|-----------|
| Early engagement | Communications | | | | |
| | Mid-March | Draft and finalise C&E Plan | Internal approval | WIP | |
| | Mid-March | Draft key messaging | Internal approval | WIP | |
| | Engagement | | | | |
| | Mid-March | Draft presentation material – C&E and Consenting plans | Internal approval | WIP | |
| | 15 – 21 March | Council meeting with Te Kārearea to confirm membership for MAG Stakeholder briefings – presentation and respond to questions PCG 15 Mar; MAG 16 Mar - Introductory hui, introduce project team / background information PAG 21 Mar | Key stakeholders | Planned | |
| | 24 March | Council Agenda live on website | Public | WIP | |
| | 24 March | Media briefing / News release | Media / Public | WIP | |
| | 30 March | Presentation to Council Meeting | Councillors | Planned | |
| | Mid Mar / Mid Apr | Prepare pre-engagement / Awareness raising material for release Confirm Stakeholder Management Strategy and Plan | Public | To prepare | |
| Pre-engagement preparation | Communications | | | | |
| | Mid Mar – Early Apr | Draft print and digital content | Public | | |

| | | | | | |
|------------------------------------|--------------------------------------|---|------------------------------|---------------|--|
| | Early April | Sign-off content | Internal approvals | | |
| | Mar - June | Partner and stakeholder engagement (continues) | Partners Key stakeholders | | |
| Engagement | 20 April – Late May (GO LIVE) | Information stands set-up (4 - 6 week period) | Public | | |
| | | Print and online advertising starts | Public | | |
| | | Website and social media campaign live | Public | | |
| | | E-mail issued to community database | Public | | |
| | | Media release issued | Public / Media | | |
| | | Email to partners and stakeholders with 'go live announcement', send follow-up information with links to webpage for partners and stakeholders to share | Key Stakeholders | | |
| | | Public Information drop in events | Public | | |
| | | Partner and stakeholder engagement (continues) | Partners Key stakeholders | | |
| Engagement close out | | Send email to stakeholders and subscribers advising of next steps | Stakeholders / public | | |
| | | Update website that engagement has closed and next steps | Public | | |
| | | Update key messaging | Public | | |
| | 16 June | Final Engagement Summary Report | Internal | | |
| | 30 June | Council decision & next steps | | | |
| | July | Close out communications – next steps | Stakeholders / Public | | |
| Stage 3 – Statutory Process | Late 2022 | Statutory RMA process commences | Affected parties | Planning Team | |

4.5 NEST Community Engagement and Airport Noise Management Committee

Meeting: Whangarei District Council
Date of meeting: 30 March 2022
Reporting officer: Tony Collins, Manager, District Development

1 Purpose

To update Elected Members on the proposed communications plan and establish an Airport Noise Management Committee.

2 Recommendations

That Council:

1. Notes the report.
2. Confirm the resolutions of its meeting of 11 November 2021, as per the minutes included in section 3 of this report.
3. Agree to the establishment of the Airport Noise Management Committee for the 2019-2022 triennium.
4. Adopt the Airport Noise Management Committee Terms of Reference (**Attachment 3**).
5. Appoint Her Worship the Mayor, Councillors Tricia Cutforth and Phil Halse, as the Committee members.
6. Appoints Councillor Phil Halse as the Chairperson of the Airport Noise Management Committee.
7. Notes the Terms of Reference will be updated with the appointments.
8. Notes the three community Representative Members will be brought to a future Council meeting for appointment.

3 Background

On 11 November 2021, Council resolved in an Extraordinary Council Meeting to support in principle the relocation of Northland Emergency Services Trust (NEST) to Whangarei District Airport, and delegate the lease negotiation and execution. **Attachment 1** is the Agenda Report from that meeting. At that meeting Council resolved to:

1. Support in principle the relocation of NEST from Kensington Park to Whangarei District Airport.
2. Authorise the Chief Executive to enter into a Memorandum of Understanding with NEST regarding the proposed relocation.
3. Note that NEST will be responsible for any costs associated with the relocation, along with meeting all statutory and regulatory requirements (including those relating to the Designation, District Plan and any necessary consents).
4. Note that staff will develop a communication plan to engage the Onerahi community, with NEST also actively working alongside the community to allay any concerns.
5. Investigate the establishment of an Airport Noise Management Committee for the Whangarei District Airport.
6. Authorise staff to undertake negotiations with NEST and complete all terms and conditions of a lease.
7. Authorise the Chief Executive to finalise and execute the lease with NEST.

In that report it was stressed that “*communication and engagement will be critical to any shift. The negative impact of transference of a noise issue away from one community to a similar impact on another should not be overlooked. However, the presence of the Airport, and associated designation, already provides for activities of this nature*”. In doing so staff gave an overview of legal and planning issues relating to a potential shift, which are also summarized below:

- The Designation WDC-55 Aerodrome takes precedence over the Plan.
- A helicopter is an “aircraft” and is provided for in the Aerodrome designation.
- The designation is conditional upon the Plan noise rules.
- NAV.6.7 (Aircraft and Helicopter Landing Areas) exempts “emergency services” helicopter movements.
- Helicopters landing and leaving Whangarei Airport is a permitted activity. (RMA case law includes helicopters in the term aircraft).
- Helicopters used for emergency services are exempt from the district plan noise rules relating to helicopter noise (in both the operative version and the appeals version).
- Training, education, office and administration services ancillary to the emergency service would be a permitted activity.
- Aspects of the current co-located rescue helicopter site other than helicopter operations (such as St John Ambulance activities), if they also relocated to the Airport, may fall outside the Aerodrome designation and require consideration under the Airport chapter.

The planning framework provides for this activity at the Airport, with no specific requirement for consultation. However, in recognition of the views, interests and preferences of likely to be affected, and taking into account Council’s Significance and Engagement Policy, Council acknowledged the need for a communications plan to engage with the local community. Alongside this council resolved to investigate the establishment of a noise management

committee, which would provide a dedicated mechanism to consider noise related complaints or concerns going forward.

4 Discussion

This report provides an update on progress on negotiating and Memorandum of Understanding and Lease since the November 2021 meeting, an overview of the communications plan and recommends the establishment of a Noise Management Committee.

4.1 Memorandum of Understanding (MOU)

Council authorised 'the Chief Executive to enter into a Memorandum of Understanding with NEST regarding the proposed relocation'. A MOU has been signed between the parties and is attached as **Attachment 2**. The main points of this are:

- Any lease in relation to the Whangarei Airport will have to be in accordance with the Airport Authorities Act 1966.
- NEST will require a maximum period of 18 months to establish the helicopter facility at the Whangarei Airport.
- NEST will be required to relocate to the Whangarei Airport and vacate Kensington Park prior to the expiry of the current ground lease at Kensington Park in May 2023.
- NEST will develop the Whangarei Airport site at its own cost including new hangers and facilities.
- NEST will construct a helicopter pad at the airport. There will be no lease charges associated with the allocated space.
- The Whangarei Airport lease is to be for 10 years, renewable for a further 10-year period.
- NEST shall be responsible for all health and safety requirements arising from its relocation to Whangarei Airport and any additional reasonable health and safety services or arrangements which Council as the Airport Authority needs to implement due to NEST's relocation.
- The land at the Whangarei Airport may include currently has an existing building and therefore to achieve the relocation of NEST to the Whangarei Airport Council intends to sell the existing building to NEST for \$1.00.
- It is also intended that NEST will sell the Kensington Park facility buildings to Council for \$1.00.
- NEST will at its own cost, remove fencing and any other infrastructure surrounding the hangar building at Kensington Park. NEST will also make good the underground fuel tank outside the hangar building at Kensington Park.
- NEST will seek external funding to progress the relocation from the Kensington facility to the Whangarei Airport.
- Council has not committed any funding to the relocation of NEST other than detailed above.

4.2 Lease Negotiations

Council further resolved 'authorising staff to undertake negotiations with NEST and complete all terms and conditions of a lease'. In support of this Council staff have facilitated initial discussion between the airport management, Northland Aviation Limited and NEST. This has

focused on infrastructure requirements such as buildings, access, fuelling and noise mitigation, also the location that best suitable both parties' operational requirements.

Staff and NEST are currently working through potential options for the relocation of NEST in order to achieve the best outcome for all parties, while minimising any noise impacts on the community. Once a preferred location on the Airport have been identified the specific terms of the lease will be able to be negotiated.

4.3 Communications Plan

The report from the Extraordinary Meeting noted that staff would develop a 'communication plan to engage the Onerahi community, with NEST also actively working alongside the community to allay any concerns'. In doing so it was noted that community engagement would be a critical part of any plan to relocate.

It is proposed that implementation of the Communications Plan would run alongside the establishment of the noise management committee (discussed under section 4.4 of this Agenda). Establishment of the Committee would provide a formal mechanism to make sure that any concerns identified through the implementation of the Communications Plan can be considered for mitigation where possible and appropriate.

A brief summary of the key components of the Communications Plan is provided below.

- **FAQs:** Both Council and NEST have been subject to questions from individuals and groups in the Onerahi community in relation to this relocation. As a result, information to majority of the points raised are collated through these responses. This information can now be made available to members of the public through multiple channels available to both parties. This will be supported on Council website with an opportunity for community members to have their say.
- **Public Meeting:** A public meeting will be held for community members to express their concerns. It should be attended by Council subject matter experts, NEST representatives, the appropriate elected members and management. It is envisioned this will be held in April at a yet to be determined location but most likely the Airport terminal. This meeting may be impacted by COVID but is expected that most disruptions should be lessened by then.
- **Having Your Say:** To support these engagements, and to facilitate more meaningful engagement than is often provided via public hall style meetings, staff intend to provide a tranche of drop-in sessions potentially supported by elected members where individuals or smaller groups can meet with Council to discuss the relocation.

4.4 Establishment of Subcommittee

The report from the Extraordinary Meeting resolved "to investigate the establishment of the noise management committee".

It is proposed to establish a subcommittee as a formal mechanism for working through community concerns going forward. The proposed subcommittee Terms of Reference (attached) outline the subcommittee's key responsibilities.

4.5 Procedure for the establishment of a Subcommittee

Councils can establish subcommittee's under section 30 of Schedule 7 of the Local Government Act 2002. If established the subcommittee will operate for the current term (2019-2022) of Council.

Committees of Council are subject to Standing Orders, and other legislative requirements around notification of meetings, agenda and minutes under the Local Government Official Information and Meetings Act 1987.

It is recommended that a Councillor be appointed Chairperson. Clause 25, Schedule 7 of the Local Government Act 2002 outlines the voting process undertaken for the appointment of a committee chair. If there is more than one nomination for Chairperson, an election process as set out in clause 25 Schedule 7 of the LGA 2002 will be conducted. The election process requires council to decide which of two voting systems is to be used to make the appointment. The voting systems are described as follows:

System A

The candidate will be elected or appointed if he or she receives the votes of a majority of the members of the local authority or committee who are present and voting. This system has the following characteristics:

- (a) there is a first round of voting for all candidates;*
- (b) if no candidate is successful in the first round, then there is a second round of voting from which the candidate with the fewest votes in the first round is excluded; and*
- (c) if no candidate is successful in the second round, there is a third round, and if necessary subsequent rounds, of voting from which, each time, the candidate with the fewest votes in the previous round is excluded.*

If in any round of voting, if two or more candidates tie for the lowest number of votes, the person to be excluded from the next round is resolved by lot.

System B

The candidate will be elected if he or she receives more votes than any other candidate. This system has the following characteristics:

- (a) there is only one round of voting; and*
- (b) if two or more candidates tie for the most votes, the tie is resolved by lot.*

Resolving by 'lot' can be conducted by the toss of a coin or drawing of names from a box.

Staff recommend that in the event of more than two nominations being received the council use System B as it is the simplest.

On previous occasions nominations for community representatives has been called by public notice. It is intended to follow this procedure on this occasion also. Nominees should be reflective of the variety of interests and backgrounds evident in the Onerahi community.

4.6 Financial and Budget Considerations

Remuneration of the three community representatives would be set at \$100 per meeting.

5 Significance and engagement

While the potential for public interest in the move has been identified (discussed above) the decisions in the Agenda do not trigger two or more of the criteria in Council's Significance and Engagement Policy.

As such the public will be advised via agenda publication on Council's website. Specific communication and engagement with the Onerahi community is planned and NEST will be expected to actively work alongside the community to allay any concerns.

6 Attachments

Attachment 1 – Agenda Report Northland Emergency Services Trust - Relocation

Attachment 2 – Memorandum of Understanding

Attachment 3 – Airport Noise Management Consultative Committee Terms of Reference

Attachment

Potential Relocation of Northland Emergency Services Trust (NEST)

Meeting: Extra Ordinary Council Meeting
Date of meeting: 11 November 2021
Reporting officer: Tony Collins – Manager, District Development

1 Purpose

To support in principle the relocation of Northland Emergency Services Trust (NEST) to Whangarei District Airport and delegate the lease negotiation and execution.

2 Recommendations

That Council:

1. Support in principle the relocation of NEST from Kensington Park to Whangarei District Airport.
2. Authorise the Chief Executive to enter into a Memorandum of Understanding with NEST regarding the proposed relocation.
3. Note that NEST will be responsible for any costs associated with the relocation, along with meeting all statutory and regulatory requirements (including those relating to the Designation, District Plan and any necessary consents).
4. Note that staff will develop a communication plan to engage the Onerahi community, with NEST also actively working alongside the community to allay any concerns.
5. Authorise staff to undertake negotiations with NEST and complete all terms and conditions of a lease.
6. Authorise the Chief Executive to finalise and execute the lease with NEST.

3 Background

NEST has operated for a number years from their current location at Kensington Park. They lease 1576m² from Council as shown in blue below. NEST has held its current lease at the site since November 2013, the lease will expire 31 July 2023. NEST also leases the hangar to the north from St Johns with similar terms and expiry date.



At the expiry of their lease the improvements transfer to Council although the Trust may relocate the roller doors to its new premises if they wish.

Over time NEST's operation has grown both in the number of helicopters operating and the frequency of flights. This has led to an escalation in complaints from residents and an acceptance from NEST that their continued operation at this location is unlikely to be sustainable in the future.

The continued future of NEST on this site and potential relocation to the Whangarei District Airport (the Airport) has been before Council on a number of occasions, most recently in 2014. On that occasion Council got as far as drafting an agreement to transfer sites with NEST. At that time, uncertainty over how long the Airport would continue to operate at Onerahi and potential impacts of noise, gave NEST cause to reconsider and remain at Kensington.

4 Discussion

NEST have continued to explore future sites. They have looked at several and have an option to proceed on one site at present with the option expiring mid-November 2021. However, Onerahi remains their preferred site and recent advice sought by them suggests the issue of noise is not irreconcilable. NEST approached Council late October 2021 seeking support for relocating to Onerahi. The matter was workshopped with Elected Members indicating support for a relocation. Staff were directed to bring the matter back to Council for a formal consideration.

Trust would like to seek Council's support for them to relocate to Onerahi. With their option on the less preferred site expiring mid-November 2021, direction from Council at an early stage as to whether this is something elected members have an appetite for, is required.

If Council does have an appetite for such a shift it is recommended that staff be provided with delegation to negotiate the terms and conditions of a lease, with the Chief Executive receiving delegation to finalise and execute the lease.

4.1 NEST proposal

NEST would like to resurrect the draft agreement developed in 2014 which was effectively to swap the property owned by NEST at Kensington Park, for the disused Council owned clubrooms and hangar buildings at the Airport.

This agreement did not proceed at the time, as there was some uncertainty around the possible relocation of the airport. NEST now understands that the Airport is likely to remain operating from Onerahi for at least 10 years and on that basis, they would be prepared to recommit to the airport, and then work alongside Council to discuss any future move together.

NEST have had some recent discussions with St John and know that they are interested in leasing the Kensington building from Council if this option was available.

NEST will comply with all local bylaws and statutory requirements for the shift and would underwrite all costs involved in the refurbishment of the buildings at the Airport.

At this stage, NEST is simply seeking Council's approval in principle to support NEST's move to the airport as proposed. If this approval in principle is gained, then NEST could release the alternative site and begin to prepare the costings and project management prerequisites necessary to proceed. They would aim to complete the relocation of their flight operations to the Airport before year end 2022.

If there is support for the proposal it is recommended that staff also be provided with delegation to negotiate the terms and conditions of a lease, with the Chief Executive receiving delegation to finalise and execute the lease.

4.2 District Plan

The Airport would seem the most logical site to relocate NEST's however operations there are some matters that need consideration as to the impact of such a relocation on the District Plan.

In brief:

- Designation WDC-55 Aerodrome takes precedence over the District Plan.
- A helicopter is an "aircraft" and is provided for in the Aerodrome designation.
- The designation is conditional upon the Plan noise rules.
- NAV.6.7 (Aircraft and Helicopter Landing Areas) exempts "emergency services" helicopter movements.

It is reasonable to conclude that the operation of helicopters is within the designation for an "Aerodrome". This is further reinforced by the s42a and decision/recommendation on the 2005 designation and variation, which refer to submissions about and conditions (including a noise management plan) controlling helicopter flight paths and hovering.

NAV.6.7 exempts "emergency services" helicopter movements. "Emergency services" is defined in the Plan as *"the activities of authorities who are responsible for the safety and welfare of people and property in the community and include fire, ambulance and police services"*. Having said this, while "emergency services" are exempt and the designation does provide for helicopters, they must still comply with the relevant noise rules of the District Plan for those activities deemed non "emergency services".

NEST are confident that they can satisfy the requirements under the District Plan and it will be for them to demonstrate that this is the case prior to any lease agreement being settled.

4.3 Community and Stakeholder Engagement

Communication and engagement will be critical to any shift. The negative impact of transference of a noise issue away from one community to a similar impact on another should not be overlooked. However, the presence of the Airport, and associated designation, already provides for activities of this nature.

As stated earlier in this report while the designation does provide for helicopters, they must comply with the relevant noise rules of the District Plan. NEST is comfortable that they can comply and have sought advice that supports this assertion. The proposed move would require a careful and well-considered communication plan to engage with the local community to allay any concerns. Within that it should clearly be stated also where the cost of mitigation and compliance sits.

Although not active at present, there has previously been a Community Noise Committee which met regularly to discuss noise issues at the airport. It consisted of three community representatives, an Elected Member, an independent chair, Council officers and Airport staff. As noise issues were resolved after time, the committee no longer needed to meet. If this proposal is successful it may be prudent to reintroduce such a committee, particularly during the establishment period.

Other stakeholder engagement issues that will need to be resolved include:

- There is an existing short-term tenant in the Aeroclub Building who will need be consulted with.
- The Club hangars are currently used by 5 tenants with seven aircraft which will need to be accommodated elsewhere within the Airport.
- There will be internal noise and downwash issues that may also impact on existing tenants and will need to be mitigated.

4.4 Conclusion

The NEST proposal would provide a strategic opportunity at Kensington Park and the Airport. There are significant benefits to Council, the community and to NEST. These include:

- Whangarei District secures a long-term sustainable helicopter rescue service that benefits all Northland communities.
- Additional recreational capacity Kensington Park to the benefit of sports codes.
- Resolution of conflict between NEST and the Kensington community.
- The establishment of a purpose-built helicopter facility within Whangarei.
- Operational benefits for NEST.

As indicated above the proposed move would require a careful and well-considered communication plan to engage with the local community to allay any concerns, along with mechanisms to consider noise related complaints or concerns going forward (i.e. re-establishment of a noise committee).

None of these issues are irreconcilable and may in the long-term have more positive outcomes for the airport operation than the short-term negatives. Airport management are also supportive of this proposal.

4.5 Next Steps

To allow NEST time to develop a plan and satisfy their operational requirement that will result in their relocation to Onerahi it is proposed that the following steps need to take place.

- Authorise the Chief executive to finalise and sign a Memorandum of Understanding with NEST based on the draft included as Attachment 1.
- Develop a communication plan engaging with the affected communities and working with those communities and Trust to provide a level of comfort that those concerns can be addressed.

- Authorise staff to undertake final negotiations with NEST to complete all terms and conditions of a lease.
- Authorise the Chief Executive to finalise and execute all terms and conditions of the lease.

5 Significance and engagement

While the potential for public interest in the move has been identified (discussed above) the decisions in the Agenda do not trigger two or more of the criteria in Council's Significance and Engagement Policy.

As such the public will be advised via agenda publication on Council's website. Specific communication and engagement with the Onerahi community is planned and NEST will be expected to actively work alongside the community to allay any concerns.

6 Attachment

Attachment 1 - Draft MOU



Memorandum of Understanding

Whangarei District Council and Northland Emergency Services Trust (NEST)

WHANGAREI DISTRICT COUNCIL

MEMORANDUM OF UNDERSTANDING

Between **WHANGAREI DISTRICT COUNCIL (“COUNCIL”)**

and **THE NORTHLAND EMERGENCY SERVICES TRUST (“NEST”)**

Background

- a) The parties recognise that NEST has outgrown its facilities at Kensington Park and requires more room to conduct a safe aviation operation.
- b) The land at the Whangarei Airport is owned by the Crown but vested in Council. Council is an Airport Authority under section 3 of the Airport Authorities Act 1966 (“the Act”) and has the power to lease land at the Whangarei Airport pursuant to the provisions of the Act.
- c) NEST would like to relocate its helicopter operation from Kensington Park to the Whangarei Airport.
- d) The Parties wish to work together to achieve the relocation of NEST to the Whangarei Airport. This document sets out the Parties understandings of what is required to achieve this relocation.

Agreed Expectations

Lease Requirement

- 1. The Parties wish to progress as soon as possible a lease between Council and NEST, for land at Whangarei Airport subject to the land being determined as appropriate for use by NEST given the use of Whangarei Airport for commercial flights, existing flying activities and to meet any other statutory or regulatory requirements.
- 2. The Parties will endeavour to include the following in the lease agreement. The Parties agree that any lease in relation to the Whangarei Airport will have to be in accordance with the Airport Authorities Act 1966:
 - a. NEST will require a maximum period of 18 months to establish the helicopter facility at the Whangarei Airport.
 - b. NEST will be required to relocate to the Whangarei Airport and vacate Kensington Park prior to the expiry of the current ground lease at Kensington Park in May 2023.
 - c. NEST will develop the Whangarei Airport site at its own cost including new hangers and facilities.
 - d. NEST will construct a helicopter pad at the airport There will be no lease charges associated with the allocated space.
 - e. The rental amount is yet to be determined but the Parties agree that the lease for the Whangarei Airport site will recognise that the operation is directly associated with providing a ‘community’ emergency service.
 - f. The Whangarei Airport lease is to be for 10 years, renewable for a further 10 year period with five yearly rent reviews (total of 20 years) provided always that if Whangarei Airport is relocated within the term or renewal of the lease and there is a wish by the owner of the Airport to dispose of the land then this lease is terminable upon two (2) years notice being given to NEST as Lessee.

- g. The lease will record that there is a right for the Council as Lessor to cancel the lease if the area to be leased is required for airport purposes in terms of S.6(3) of the Airport Authorities Act 1966, subject to two years notice being given to NEST as Lessee.
- h. NEST shall be responsible for all health and safety requirements arising from its relocation to Whangarei Airport and any additional reasonable health and safety services or arrangements which Council as the Airport Authority needs to implement due to NEST's relocation.
- i. Both parties to be satisfied that the relocation envisaged by this Memorandum can be implemented without requiring a resource consent or, in the event that such a consent is required, such consent will be obtained at the cost of NEST.

Sale & Purchase

- 3. The land at the Whangarei Airport may include an existing building and therefore to achieve the relocation of NEST to the Whangarei Airport Council intends to sell the existing building to NEST for \$1.00.
- 4. It is also intended that NEST may sell the Kensington Park facility buildings to Council for \$1.00.
- 5. It is envisaged that some fittings within the NEST facility at Kensington Park (roller doors etc) will remain the property of NEST and it is the intention that NEST will relocate this equipment to the new facility at the Whangarei Airport. The lease agreement between Council and NEST in relation to this facility will deal with matters such as insurance and maintenance of these fittings.
- 6. NEST will at its own cost, remove fencing and any other infrastructure surrounding the hangar building at Kensington Park. NEST will also make good the underground fuel tank outside the hangar building at Kensington Park.

External Funding

- 7. NEST will seek external funding to progress the relocation from the Kensington facility to the Whangarei Airport.
- 8. Council has not committed any funding to the relocation of NEST other than detailed above.

Term

- 9. This document will remain in force until the execution of the lease and sale and purchase agreements in relation to the relocation of NEST to the Whangarei Airport.

Dispute Resolution

- 10. Any dispute concerning the subject matter of this document will be settled by full and frank discussion and negotiation between the Parties. Should the dispute not be resolved satisfactorily by these means, the Parties agree that they will engage in mediation conducted in accordance with the terms of the LEADR New Zealand Inc Standard Mediation Agreement.

Non-Binding

11. For the avoidance of doubt the parties record that this Memorandum is non-binding and does not create any legal obligations with such to only be created upon the completion of either a formal agreement or lease.

Dated this day of

2021

Signed by duly authorised officers of:



Whangarei District Council

Northland Emergency Services Trust

Airport Noise Management Committee – Terms of Reference

Membership

| | |
|---------------------|---|
| Chairperson: | Councillor |
| Members: | 3 Community representatives 3 Councillors (including Chairperson) Airport Authority representative Airport / Tenant representative Airline Representative |
| Meetings: | As required |
| Quorum: | 5 |

Purpose

To consider, and where appropriate make recommendations to council on aircraft noise and concerns that arise from the operation and activities at the Whangarei Airport.

Key responsibilities include:

- Identify community concerns regarding aircraft noise.
- Co-operatively formulate and propose methods and procedures to minimise noise impact on the surrounding community.
- Act as an advisory and complaints committee and make recommendations to the airport manager concerning noise complaints.
- Report any noise complaints with the Committee's recommendations to the Whangarei District Council.
- Assist and advise the Whangarei Airport Authority concerning the dissemination of relevant information to the community.
- Review current procedure for handling noise complaints and modify that procedure where necessary.
- Assist the Whangarei District Council in the management of the adopted Noise Management Plan which will address:
 - procedures for handling noise issues;
 - noise abatement procedures; and
 - timely provision of aircraft noise and flight path monitoring information.
- Monitor the results of noise level monitoring and compliance with the noise abatement procedures and the Noise Management Plan.

- Access appropriate technical expertise and guidance as required.

In the undertaking of their responsibilities the Committee will comply with and be consistent with relevant legislation and Council policies, including the District Plan and designations.

Reporting

The committee will:

- Provide updates through the Strategy, Planning and Development Committee Operational Report

RESOLUTION TO EXCLUDE THE PUBLIC

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

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

| | |
|----|--|
| 1. | The making available of information would be likely to unreasonably prejudice the commercial position of persons who are the subject of the information. {Section 7(2)(c)} |
| 2. | To enable the council (the committee) to carry on without prejudice or disadvantage commercial negotiations. {(Section 7(2)(i))}. |
| 3. | To protect the privacy of natural persons. {Section 7(2)(a)}. |
| 4. | Publicity prior to successful prosecution of the individuals named would be contrary to the laws of natural justice and may constitute contempt of court. {Section 48(1)(b)}. |
| 5. | To protect information which is the subject to an obligation of confidence, the publication of such information would be likely to prejudice the supply of information from the same source and it is in the public interest that such information should continue to be supplied. {Section 7(2)(c)(i)}. |
| 6. | In order to maintain legal professional privilege. {Section 2(g)}. |
| 7. | To enable the council to carry on without prejudice or disadvantage, negotiations {Section 7(2)(i)}. |

Resolution to allow members of the public to remain

If the council/committee wishes members of the public to remain during discussion of confidential items the following additional recommendation will need to be passed:

Move/Second

"That _____ be permitted to remain at this meeting, after the public has been excluded, because of his/her/their knowledge of Item _____.

This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because _____.

Note:

Every resolution to exclude the public shall be put at a time when the meeting is open to the public.