

Whangarei District Council Meeting

Agenda

Date: Wednesday, 28 February, 2018

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

Elected Members: Her Worship the Mayor Sheryl Mai
(Chairperson)
Cr Stu Bell
Cr Gavin Benney
Cr Crichton Christie
Cr Vince Cocurullo
Cr Tricia Cutforth
Cr Shelley Deeming
Cr Sue Glen
Cr Phil Halse
Cr Cherry Hermon
Cr Greg Innes
Cr Greg Martin
Cr Sharon Morgan
Cr Anna Murphy

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. Confirmation of Minutes of Previous Meeting of the Whangarei District Council	
5. Decision Reports	
5.1 Fees and Charges 2018 to 2019	1
5.2 Draft policies for approval for consultation	53
5.3 LTP 2018 - 28 Consultation Document - Supporting Documents	185
5.4 LTP 2018 - 28 Consultation Document	373
6. Public Excluded Business	
7. Closure of Meeting	

5.1 Fees and Charges 2018 to 2019

Meeting: Whangarei District Council
Date of meeting: 28 February 2018
Reporting officer: Alison Geddes (General Manager – Planning and Development)

1 Purpose

For Council to:

- adopt the Statement of Proposal for 2018-19 fees and charges which are subject to the Special Consultative Procedure process under the Local Government Act 2002.
- resolve to seek public submissions on these fees and charges in accordance with the Special Consultative Process.
- adopt the 2018-19 fees and charges that are not subject to the Special Consultative Process.

2 Recommendations

That Whangarei District Council:

- Adopt the Statement of Proposal for 2018-19 fees and charges listed in Table A below which are subject to the Special Consultative Procedure process under the Local Government Act 2002.
- Resolve to seek public submissions on these fees and charges in accordance with the Special Consultative Process.

Table A: 2018-19 fees and charges subject to the Special Consultative Procedure

	Refer Attachment 2: Statement of Proposal
Resource Management fees and charges	Page 24
Health Act fees and charges – relating to food businesses	Pages 15,16
Gambling Act and Racing Act consent fees and charges	Page 17
Bylaw Enforcement fees and charges	Page 9
Land Information Memorandum fees and charges	Page 9
Cemetery fees and charges	Page 10
Cameron Street Mall Permits	Page 11

- c) adopt the 2018-19 fees and charges which are not subject to the Special Consultative Procedure listed in Table B below.

Table B: 2018-19 fees and charges not subject to the Special Consultative Procedure

	Refer Attachment 1: Proposed Fees and Charges
Dog, Stock Control and Impounding fees and charges	Page 4
Food Premises – Other registered premises	Page 16
Swimming Pool Inspection fees and charges	Page 27
Building Control fees and charges	Page 5 – 9
Rubbish Disposal fees and charges	Page 25
Drainage fees and charges	Page 14
Transport fees and charges	Page 27
Library fees and charges	Page 18-20
Parks and Reserves fees and charges	Page 22,23
Water fees and charges	Page 27 -28
Laboratory fees and charges	Page 17, 18
Official Information fees and charges	Page 21
Photocopying fees and charges	Page 23
Searches fees and charges	Page 26

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

3 Discussion

To ensure consistency in the development of various user charges, staff have developed a single report on each of the various Department's fees and charges. The review includes the funding policy split between public and private benefit, the current and proposed charges and in a number of areas, a comparison with charges at other similar organisations.

In general, the following changes have been made:

- Hourly rates are increased to reflect a 2.0% increase in costs in accordance with the Local Government Consumer Index.
- The inclusion of a number of new positions which have been created or renamed through the reorganisation completed in 2017.
- The renaming of some functions to reflect the reorganisation.

There are few notable changes recommended except in the way building consent fees are charged to better recoup the costs of assessment; and to cemetery and reserve user charges. These are explained in more detail in the narrative below.

The majority of Council's functions are specified in legislation, so while staff continually strive to achieve efficiency in our services we are constrained to some degree by legislative processes.

Ongoing legislative changes have impacted some areas of work activity more than others. This is particularly the case in building, resource consenting, food safety and alcohol.

In undertaking a review of fees, the criteria developed by the Office of the Auditor General were followed.

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

Staff have focused on ensuring that costs for each of the significant activities are clearly identified. All fees are GST inclusive unless otherwise stated.

As part of the development of the Draft 2018-2028 Long Term Plan funding review, each significant activity was reviewed to assess public versus private good. Council's Revenue and Financing Policy identifies the various sources of funding for activities. The main funding sources are user charges (private good), 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."

Within each area, the funding policy split for the key activities undertaken and the proposed funding sources associated with that activity are presented. These indicative percentages are a critical element of determining the various fee structures.

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 the special consultative process (SCP) will be consulted on in accordance with Section 83 of the Local Government Act 2002.

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 2018.

5 Attachments

1. Proposed Fees and Charges
2. Statement of Proposal

2018 - 2019 Proposed Fees and Charges

The following outlines the current funding policy for each of the Planning and Development Group fees and charges. These range from 100% rate funded to 100% user pays.

Activity		Funding Source
Resource Consents		
Processing of resource consent applications – includes consultant and commissioner costs		User Pays 100 percent
Processing of subdivision certificates, including engineering plan approval and inspections		User Pays 100 percent
Processing of other permissions		User Pays 100 percent
Processing of PIMs/building consents		User Pays 100 percent
Dealing with LGOIMA enquiries		User Pays 50 percent
Investigating complaints/queries		Public Good 100 percent
Customer queries/pre-lodgement meetings		Public Good 75 percent*
Objections to costs		Public Good 100 percent
Policy work (planning and development contributions)		Public Good 100 percent
Resource consent appeals		Public Good 100 percent
<i>*This recognises that the majority of pre-lodgement meetings and customer enquiries are free of charge.</i>		
Activity		Funding Source
District Development (Now District Plan)		
Processing Private Plan Changes		User Pays 100 percent
Processing Council Plan Changes including appeals		Public Good 100 percent
Structure planning		Public Good 100 percent
Customer queries/meetings		Public Good 100 percent
Objections to costs		Public Good 100 percent
Policy work		Public Good 100 percent
Private Plan Change appeals		Public Good 100 percent

Activity		Funding Source
Regulatory Services (Now Health and Bylaws)		
Health Act	Food premises	User Pays 70 percent
	Camping grounds	User Pays 50 percent
	Hairdressers	User Pays 50 percent

Activity		Funding Source
	Funeral directors	User Pays 50 percent
	Offensive trades	User Pays 50 percent
	Mobile shops/stalls	User Pays 50 percent
	Health nuisance investigation	Public Good 100 percent
	Water monitoring, enquiries and follow up reporting	Public Good 100 percent
Liquor Licencing (now Alcohol Licensing)	Liquor (Alcohol) licence processing and monitoring	User Pays 65 percent
	Policy development, enquiries	Public Good 100 percent
Gambling Act	Consenting	User Pays 100 percent
	Policy development	Public Good 100 percent
Dog Control	Dog control	User Pays 90 percent
Stock Control	Stock control	Public Good 100 percent
Parking	Enforcement	User Pays 100 percent
RMA	Monitoring resource consent conditions	User Pays 100 percent
	Complaints	Public Good 100 percent
Swimming Pools	Inspections	User Pays 100 percent
	Appeals	Public Good 100 percent
Bylaws	Enforcement	Public Good 100 percent
	Policy	Public Good 100 percent

Activity		Funding Source
Building		
LIMs and PIMs		User Pays 100 percent
Consents and amendments		User Pays 100 percent
Inspections and certification		User Pays 100 percent
Certificate of acceptance		User Pays 100 percent
Building Warrant of Fitness		User Pays 100 percent
Dangerous and insanitary buildings		User Pays 100 percent
Notice to Fix		User Pays 100 percent
Duty building and LIM/PIM officer		Public Good 100 percent
Customer liaison/relationship management		Public Good 100 percent
Complaints/enquiries		Public Good 100 percent
Investigative work		Public Good 100 percent

Activity	Funding Source
Inter-council cooperation/cluster meeting	Public Good 100 percent
Document management	Public Good 100 percent
Legislative changes	Public Good 100 percent

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.

Library is the only activity with fees in the Community Group. Fees and charges have been set in accordance with the Revenue and Financing Policy. All other activity in this area is funded by the ratepayer with some contestable Government funding.

The following outlines the current funding policy for each of the Corporate Group fees and charges.

Activity	Funding Source
Community Property	User Pays 100 percent
Official Information	Variable split between User Pays and Public Good
Photocopying	User Pays 100 percent
Searches	User Pays 100 percent

Planning and Development Group - Fees and Charges

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.

At the current time, Council policy identifies the overall split for the Department's activities between the two funding sources as being 65% User Pays and 35% General Rates.

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.

Staff within the Department provide a wide range of customer services, such as a duty planner dealing with general enquiries on a daily basis, planners and engineering officers meeting with people to discuss potential applications, liaison with other council staff and external parties on policy and planning matters, and investigations associated with complaints and/or compliance matters. 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.

Resource Consent Department Budget

As the function largely involves processing applications by professional people, the main resource is the staff. The budget therefore is largely dictated by the cost of salaries, with overheads allocated based on such matters as office space, computer access and use, and support services (such as ICT Department). In terms of overheads, any organisational or corporate costs included in the Department overheads not relevant to the consents activity, need to be separated out and recovered elsewhere.

Each staff position has a different cost recovery capability, depending on their role. For instance, a Planner is likely to recover costs through the processing of consent applications (User Pays), but also spends time dealing with public enquiries and meetings with customers (Public Good).

An Administrator or Subdivision Officer is likely to spend more time on administering consent applications (User Pays) and less time dealing with external customers (Public Good). The administrative costs of developing and implementing the Development Contributions Policy is a charge to the ratepayer as the legislation specifically excludes a recovery of costs for this activity.

An assessment is made of the potential cost recovery capability for each position in the Department, and their associated hourly rates, and this provides the potential revenue generation for the budget. By increasing the potential cost recovery (which reduces the public good component of any role) and/or hourly rate, additional revenue can be generated to meet budget demands.

With regard to the funding split, the current overall policy for this area of activity is 65% User Pays and 35% General Rates. It is understood that this split is largely consistent with other District Councils across the country as assessed independently by the Ministry for the Environment. It should be noted that various District Councils fund their departments in different proportions largely depending on the role of planning staff in conjunction with other services such as Building, District Plan, Compliance, and Customer Services.

Notably, where resource consent 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 total costs of the appeal. Appeals are therefore funded almost completely through General Rates.

Where planners are processing PIMs and/or building consents, or undertaking monitoring of consent conditions, costs are allocated across from the building and RMA compliance functions to Resource Consents to reflect the actual and reasonable costs in a transparent manner.

Analysis of the 2018/19 budget indicates that the proposed charges should achieve the budget requirements. The only unknown is appeal costs which are unable to be charged to an applicant.

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. Fees have been increased by the LGCI of 2.0% for next year. These are provided in Attachment 1 on page 21.

Resource Consents Fees and Charges

The Fees and Charges are reviewed every year through the Annual Plan process. 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 2018/2019 year, no changes are proposed to the lodgement fees for applications.

- The mileage cost is increased to 73c/km in accordance with the IRD instruction.
- The inclusion of the Democracy Advisor, Senior Democracy Advisor and Democracy Team Leader Administrator

Proposed lodgement fees and hourly rates are included in Attachment 1 on pages 24-25 and pages 11-12, with a comparison where necessary shown against the 2017/2018 fees and charges.

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. 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 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 set out in the LTP states that these have to be fully funded by the applicant and 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 ICT Department).

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 consultants 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 total costs of the appeal. Appeals are therefore funded almost completely through General Rates.

District Plan Fees and Charges

The Fees and Charges are reviewed every year through the Annual Plan process. 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 2018/2019 year, changes are proposed to the charges and hourly rates as follows:

- Hourly rates are increased to reflect a 2.0% increase in costs in accordance with the Local Government Consumer Index.
- The mileage cost is increased to 73c/km in accordance with the IRD instruction.

A draft fee schedule is included in Attachment 1 on page 13 which sets out the proposed lodgement fees, with a comparison where necessary shown against the 2017/2018 fees and charges. Council professional fees are included in Attachment 1 on pages 11-12.

No changes to the lodgement fee are proposed.

Health and Bylaws

The Health and Bylaws department has a number of user fees due to its wide-ranging functions. These include fees relating to Environmental Health (registration of food premises, other registered premises and alcohol licensing), policy development (consent 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 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 recovery cost is not authorised.

Across the department, about 70% of total costs for all work areas including (direct plus overhead costs) are historically recovered from fees and charges.

Fees have been reviewed against cost recovery requirements and also benchmarked against G9 local authorities. Fees are generally in line with those charged by these other local authorities.

This report recommends that in general all fees are increased by the LGCI of 2.0%.

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 2018-2019 financial year. Alcohol licensing fees are therefore not provided for in the current fee setting process having already been set under a separate process.

Dog Control

Fees set under the Dog Control Act have been increased over the last five years by an average of 2.5% in line with the LGCI to maintain cost recovery at around 90%.

Benchmarking of basic dog registrations fees for the current financial year shows that Council's registration fee continues to be one of the lowest against a G9 average of \$94 for standard dogs and \$47 for rural dogs. Council provides a 24-hour dog control service unlike many other territorial authorities.

Figure 1 - Basic dog registration fees across TAs for **2017/2018**

	Tauranga	Gisborne	New Plymouth	Napier	Hastings	PNCCC	Rotorua	Wanganui	Far North	Kaipara	Whangarei	Average fee
Standard dog	\$82	\$83	\$155	\$90	\$110	\$131	\$77	\$120	\$61	\$62	\$63	\$94
Rural/working dog	-	\$45	\$58	\$42	\$48	\$40	\$48	\$40	\$49	\$52	\$48	\$47

Figure 2 - Basic dog registration fees across TAs for **2016/2017**

	Tauranga	Gisborne	New Plymouth	Napier	Hastings	PNCCC	Rotorua	Wanganui	Far North	Kaipara	Whangarei	Average fee
Standard dog	\$78	\$100	\$155	\$90	\$110	\$125	\$74	\$110	\$60	\$60	\$62	\$96
Rural/working dog	\$52	\$63	\$58	\$42	\$48	\$38	\$46	\$40	\$50	50	\$48	\$49

Please note that the 'game changer' in the average between the 2017/2018 year and the previous year (2016/2017) was due to Gisborne having a reduction in their standard price and Tauranga no longer have a rural working dog fee.

A minimal increase in fees in line with LGCI (2.0%) is recommended and presented in Attachment 1 on page 4.

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 show these fees to be at the average fee charged. An increase of LGCI (2.0%) is recommended and presented in Attachment 1 on page 15.

Fencing of Swimming Pool Inspections

Council has historically been required to undertake inspection and monitoring of fencing around swimming and spa pools under the Fencing of Swimming Pools Act. This Act was repealed in January 2017 and the inspection provisions are now contained in the Building Act 2004. Inspection of pools is undertaken by Armourguard under contract and pool owners are charged fees to recover the cost of this service. A three-year inspection regime is continued under the Building Act provisions and the existing fees recover the cost of this work. An increase at LGCI (2.0%) is recommended and the proposed fees are shown in Attachment 1 on page 27.

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. An increase at LGCI (2.0%) is recommended and the proposed fees are shown in Attachment 1 on page 17.

Bylaw Enforcement

There are a number of activities licensed 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 road side signs, structures and other things and fees recover the cost of this.

Fees have been increased by the LGCI of 2.0% for next year. These are provided in Attachment 1 on page 9.

Food Premises

Food premises are registered under both the Food Hygiene Regulations 1974 and the Food Act 2014 and fees and charges are set for both. The Food Act 2014 came into effect on the 1 March 2016 and all existing food businesses have until March 2019 to transfer to a new registration system. Those businesses that are yet to transfer continue to be registered under the Food Hygiene Regulations 1974 and by necessity there needs to be fees structures for both.

The 2016/2017 financial year saw an entirely new fee schedule for food premises adopted as the result of the Food Act 2014 coming into force. After that date any new food business is required to operate under either a template food control plan (FCP) or where the business is low risk (coffee carts, honey extraction etc.) under what is called a national programme (NP). These plans and programmes are audited by territorial authorities. The Food Act provides for the setting of fees using the special consultative process of LGA for registration, verification and enforcement activities.

Council has previously determined that there is a public good component in the food premises function and only seeks to recover 70% of direct and indirect costs from food operators. The balance of 30% is recovered from general rates. This ratio of cost recovery is in line with that used by similar sized councils across New Zealand.

Fees were set for separate registration, verification and compliance activities in accordance with requirements set down by the Food Act. Compliance in the new system relies upon a business operator understanding requirements of managing a food control plan and then operating in conformance to the plan. Where there is lack of understanding then this can result in lengthy audits and return visits to premises to achieve compliance and this adds cost to the process. The initial registration process is important because it provides the opportunity to the business operator to receive mentoring and assistance to properly understand and operate in the new system. Fees have been set to recover this time, based upon a fixed fee to cover an average time input and then additional charges to recover time in excess of the average. This format is used by many other councils.

The Food Act 2014 provides for Territorial Authorities to recover reasonable costs incurred in performing registration and auditing functions. Implementation of the Food Act has required Council staff to spend increased time in the food work area both in terms of bringing food businesses into the new system, actual auditing on site, including follow up visits and ongoing increasing reporting requirements for the Ministry for Primary Industries.

The table below shows the comparison of current Food Act fees across the G9 Territorial Authorities.

Average Food Act Fees across G9 Authorities*

Verification	Average hours covered by verification fee	Registration	Average hours covered by registration fee	Renewal of registration	Verification of National programme	Hourly rate
\$350 (max \$580)	2.4 hrs (max 4 hrs)	\$180 (max \$474)	1.0 hrs (max 3 hrs)	\$102 (max \$180)	\$140 (max \$285)	\$136 (max \$180)

*New Plymouth, Rotorua, Hastings, Tauranga, Napier, Gisborne, Whanganui, Far North, Kaipara

An increase in fees in line with LGCI (2.0%) is recommended and the proposed fees are shown in Attachment 1 on page 15 (functions under the Food Act 2014) and Attachment 1 on page 16 (functions under the Food Hygiene Regulations 1974 and the Food Business Grading Bylaw 2016).

Building Control

The Building Act 2004 gives Council the discretion in relation to imposing fees and charges under section 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 then later payment of the balance, or can insist on 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 standard time spent on each of the different banded fees for the different categories of building consent was reviewed and it was found that the technical and administrative input applied to each category had changed with the increased complexity of the Building Act and Regulations.

This has resulted in changes to the set banded fees for some of the categories where up to 4.5 hours of additional technical and administrative time has been allocated. This accounts for the increases greater than the 2% LGCI.

The proposed fees are presented in Attachment 1 on page 5-9.

¹ Auditor General, 2008, "Guidelines on Costing and Charging for Public Sector Goods and Services", New Zealand Government.

Strategy and Democracy Group-Fees and Charges

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.

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 on page 21, is in line with the Ministry of Justice Guidelines.

Infrastructure Group - Fees and Charges

Please refer to the Revenue and Financing Policy for the current draft funding policy for each of the Infrastructure fees and charges.

- New Cemetery fees are proposed for the recently established family plots, new ash plots and the proposed natural burial area. A new fee is proposed for digging off site.
- Reserves fees, it is proposed that playing field rentals charged to Clubs and codes are reduced.

There is also a general increase in fees for commercial use of reserves and a decrease in fees charged for community use.

Cemeteries

New fees are proposed for the recently established family plots, new ash plots and the proposed natural burial area. A new fee is proposed for digging off site.

In 2016 Council adopted a 5-year strategy is to lift the user charges to approximately 60% through increases to charges. The increase is based on a 60% recovery with the increases split over 5 years. Based on proposed fee increases and the proposed LTP budgets the percentage recovery is at 48%.

Fees were also benchmarked against other Council’s to ensure the proposed fees were acceptable.

The proposed Cemetery fees and charges are provided in Attachment 1 on page 10.

Reserves

It is proposed that playing field rentals charged to Clubs and codes are reduced as Clubs are finding these fees increasingly unaffordable and other clubs in the region and other similar cities such as Tauranga are not charged for the use of fields. Additionally, some clubs have had limited use of fields due to weather conditions and this makes the charge very high per game. However, clubs are very grateful for the increased standard of many fields and appreciate Council's investment.

There is also a general increase in fees for commercial use of reserves and a decrease in fees charged for community use. It is also proposed to reduce the booking fee Botanica. Since the increase several years ago, bookings for weddings and photographs has reduced to near zero as it has become unaffordable for most.

Others have been increased by the LGCI inflation rate of 2.0% and rounded appropriately as provided in Attachment 1 on pages 22-23.

Rubbish Disposal

Fees will be 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.

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.”

The proposed fees are included in Attachment 1 on page 25.

Drainage

Existing drainage fees and charges have been increased by the LGCI inflation rate of 2% as shown in Attachment 1 on page 14.

The part year wastewater charge will be calculated as a percentage of the 2018-19 annual pan charge, based on the remaining number of months until 1 July as shown in Attachment 1 on page 14.

Transport

Transport fees and charges have been increased by the LGCI inflation rate of 2.0% and rounded appropriately, with the exception of overweight vehicles. Overweight permit charges are based on the contract rates charged to Council by Opus Consultants to undertake the assessment of the permit applications. These are the actual charges to Council, with no mark-up. The proposed fees are provided in Attachment 1 on page 27.

Water

Fees and charges have been increased by the LGCI inflation rate of 2.0 % and rounded appropriately, as provided below in Attachment 1 on page 27.

Laboratory Testing

Laboratory fees are reviewed annually to ensure we continue to cover costs. Fees for laboratory testing services will be set at a rate to recover costs and may fluctuate through the year.

The proposed Laboratory fees and charges have had an increase of 2.0% LGCI (with appropriate rounding), and are provided in Attachment 1 on pages 17-18.

Community Group - Fees and Charges

Please refer to the Revenue and Financing Policy for the current draft funding policy for each of the Community Group fees and charges. Venues and Events have separate fees and charges not included in this schedule as they operate as a commercial entity.

Library

Libraries fees and charges have mostly remained at the same level as last year. LGCI increase has not been applied due to the practicalities of administering a minimal increase outweighing any advantages. The cost to hire the May Bain Room has increased to bring it more in line with other council meeting spaces. The proposed fees are provided in Attachment 1 on pages 18-19.

Cameron Street Mall Permits

The permit fee has remained unchanged to retain simplicity of administration. The permit includes administration costs as well as a charge for any electricity used. The bond for power charge is used to cover the costs of any unreturned power box keys. The proposed fees and charges for Cameron Street mall permits are provided in Attachment 1 on page 11.

Photocopying

General photocopying charges have remained the same and there will be one consistent charge across the organisation. The proposed photocopying fees are provided in Attachment 1 on page 23.

Searches

Fees and charges have increased by LGCI of 2.0% and rounded up to the nearest dollar. The proposed fees are provided in Attachment 1 on page 26.

The fee for a rates payment search has increased from \$42.00 to \$140.00 to bring it in line with other search fees.

Summary

Council has followed the best practice guide by the Auditor General in undertaking a detailed 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.

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

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

Statement of Proposal Draft Fees and Charges 2018/2019

1 Purpose

To be a vibrant, attractive and thriving District by developing sustainable lifestyles based around our unique environment; the envy of New Zealand and recognised worldwide.

The Vision for our District and the Mission for our organisation are underpinned by Whangarei District Council's commitment to the fundamental core values of:

- communication
- customer first
- innovation and excellence
- valuing employees and partnerships
- visionary leadership.

Following best practice guidelines received from the Auditor General, Council annually reviews all fees and charges.

Section 150 of the Local Government Act 2002 (LGA) authorises councils to prescribe fees for authorities, approvals, certificates, consents and inspections in bylaws made by Council, or to set fees for these activities where other legislation does not otherwise authorise Council to set fees.

The setting of fees in these cases must be in accordance with the Special Consultative Procedure under Section 83 of the LGA. Additionally section 205 of the Food Act 2014 requires that Council must use the special consultative procedure when setting fees relating to food businesses.

This Statement of Proposal for fees and charges for the 2018-2019 year therefore covers those fees which Council has not set by resolution and which subsequently must be consulted on in accordance with Sections 150 and 83 of the LGA. Council is consulting on these proposed fees and charges in conjunction with the consultation on the draft Annual Plan.

2 Background

Council provides a wide range of services and functions to the community across various Departments. Each of those departments operate under different legislation enacted by Parliament requiring provision of services, and processing and monitoring of various consents, licenses and approvals.

There is a cost associated with the provision of these services. Council's Revenue and Financing Policy identifies two sources of funding for the activities described above, being user charges (private good), and rates (public good). Fees and charges are set by Council to recover costs in varying proportion from each area dependent on where the benefit of the consent, license, or approval is seen to lie. Staff review all fees in accordance with criteria developed by the Office of the Auditor General, as follows that:

- 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.

Following a staff restructure in 2017 many job titles have changed. The new job titles are reflected in the Fees and Charges.

3 Summary of changes

The fees subject to consultation are for resource consents and plan changes, and associated hourly rates and other approvals, under the Resource Management Act 1991, Gambling Act 2003 and the Racing Act 2003, Local Government Official Information and Meetings Act 1987 (for Land Information Memorandums), Burial and Cremation Act 1964, Food Act 2014 and Council bylaws.

All fixed fees shown in the following tables have been marginally increased in line with the Local Government Cost Index (LGCI) of 2.0% (subject to rounding), but are otherwise unchanged from last year, with the following exceptions:

(note: where fees are deposits, the deposit required have not increased)

Resource Consents

- Hourly rates are increased to reflect a 2.0% increase in costs in accordance with the Local Government Consumer Index.
- The mileage cost is increased from 72c/km to 73c/km in accordance with the IRD instruction.
- The introduction of fees for new activities introduced by amendments to the RMA (s87B & 87BB)

District Plan Development

- Hourly rates are increased to reflect a 2.0% increase in costs in accordance with the Local Government Consumer Index.
- The mileage cost is increased from 72c/km to 73c/km in accordance with the IRD instruction.

Cemeteries

- Increases between 2.0% and 25% to recover 60% of costs in accordance with User Pays Policy.
- Increase of 25% for purchase of burial plots at Maunu and Onerahi (not children's).
- Increase of 11% for ashes plot.
- Increase of 7% for single depth digging fee
- Introduction of new fees for family burial plots, ashes plots, rose garden plaques, off-site digging, digging of still born and new born graves.

Food Businesses

The introduction of a fee for additional food control plan document pack and thermometer.

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 from 7 March to 8 April 2018. This will be followed by formal hearings where any submitter may choose to speak to their submission.

A copy of the Draft Fees and Charges 2018-2019 has been included as part of this statement of proposal. Copies of the Draft Fees and Charges 2018 -2019 and how to make a submission, can also be found at www.wdc.govt.nz.

The Draft Fees and Charges 2018- 2019 also forms part of the supporting information to the Council consultation on the 10-year plan 2018–2028. Information on the 10-year plan consultation and submission process can also be found on the WDC website.

PROPOSED FEES & CHARGES

1 JULY 2018 – 30 JUNE 2019

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ANIMALS

DOGS

REGISTRATION	CURRENT FEE (\$)	PROPOSED FEE (\$)
Standard owner	63.00	64.00
Late fee standard owner	94.00	96.00
Discounted fee owner (desexed dog)	50.00	51.00
Late fee discounted owner (desexed dog)	74.00	75.00
Working dogs	49.00	50.00
Late fee – working dog	63.00	64.00
Dangerous dog	150% of relevant fee	150% of relevant fee
Service dogs	7.00	7.00
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

OTHER CHARGES	CURRENT FEE (\$)	PROPOSED FEE (\$)
Replacement tags	6.00	6.00
First impounding	133.00	136.00
Second impounding	151.00	154.00
Third and any subsequent impounding	186.00	190.00
Sustenance fees – per day	22.00	22.00

STOCK RANGING/IMPOUNDING

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Impound fee for first impounding (driving charges additional)	133.00	136.00
Impound fee for second impounding (driving charges additional)	151.00	154.00
Impound fee for third and any subsequent impounding (driving charges additional)	186.00	190.00
Sustenance fees for stock – per day	11.00	11.00
Stock control – driving charges – per hour	85.00	87.00
Transportation charges	Actual	Actual

BUILDING CONTROL

PROJECT INFORMATION MEMORANDUM (PIM) APPLICATION

PIM COMMERCIAL	CURRENT FEE (\$)	PROPOSED FEE (\$)
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.	517.00	527.00
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	CURRENT FEE (\$)	PROPOSED FEE (\$)
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.	416.00	424.00
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	CURRENT FEE (\$)	PROPOSED FEE (\$)
Internal alterations with a change of use, re-roof with a change of pitch, re-cladding, drainage or re-piling.	184.00	188.00
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	CURRENT FEE (\$)	PROPOSED FEE (\$)
Minor alterations, fireplaces and plumbing. Removal or demolition of buildings.	114.00	116.00
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.		
REVIEW OF PLANNING FOR PIM PRIOR'S AND AMENDMENTS	CURRENT FEE (\$)	PROPOSED FEE (\$)
This fee provides for planning issues to be reviewed at the building consent application stage.		
Residential	116.00	118.00
Commercial	160.00	163.00

BUILDING CONSENTS

Any external services that are required through the consenting process to be evaluated by an appropriate engineer or agency like the New Zealand Fire Service will be invoiced at the actual cost incurred through the review process.

Inspection fees charged at the current rate are valid for 12 months following payment. Inspections beyond the 12-month period will be invoiced at any new rate and any additional inspections will incur the new rate at the time of service.

Building Consent Applications

RESIDENTIAL

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

		Building Consents				Certificate of Acceptance	
	Estimated number of inspections required	Building Consent (Includes PA) * (\$)		Building Consent (Includes PIM) * (\$)		Certificate of Acceptance (Includes PA) * (\$)	
Estimated value of the building project		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	409.00	497.00	523.00	534.00	467.00	476.00
\$0 to \$5,000	2	1,163.00	1,266.00	1,177.00	1,588.00	1,067.00	1,088.00
\$5,001 to \$10,000	3	1,492.00	1,600.00	1,562.00	1,908.00	1,301.00	1,327.00
\$10,001 to \$50,000	5	2,329.00	2,535.00	2,477.00	2,686.00	2,001.00	2,042.00
\$50,001 to \$100,000	7	2,992.00	3,291.00	3,140.00	3,442.00	2,507.00	2,557.00
\$100,001 to \$250,000	9	3,639.00	3,950.00	3,787.00	4,101.00	2,981.00	3,041.00
\$250,001 to \$500,000	12	4,682.00	5,413.00	4,830.00	5,564.00	3,837.00	3,914.00
\$500,001 to \$900,000	18	6,675.00	7,446.00	6,823.00	7,597.00	5,363.00	5,469.00
\$900,001 and over	25	9,169.00	9,990.00	9,317.00	10,141.00	7,481.00	7,631.00
* BRANZ and MBIE levies apply as per below.							
Accreditation Levy apply to all Building Consent applications							

BRANZ LEVY

Calculated at \$1.00 per \$1,000 or part thereof of projects with an estimated value of building work exceeding \$19,999 (or as amended by BRANZ). (This is exempt from GST).

MBIE LEVY

Calculated at \$2.01 per \$1,000 or part thereof of projects with an estimated value of building work exceeding \$20,443 (or as amended by the MBIE). (This is exclusive of GST).

ACCREDITATION LEVY

21 cents per \$1,000 of project value or part thereof.

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

www.wdc.govt.nz/BuildingandProperty/BuildingConsents/Pages/Building-Consent-Costs.aspx

COMMERCIAL

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

	Estimated number of inspections required	Building Consents						Certificate of Acceptance
		Building Consent (Includes PA) * (\$)	Building Consent (Includes PIM) * (\$)	Building Consent (Includes PIM) * (\$)	Building Consent (Includes PIM) * (\$)	Building Consent (Includes PIM) * (\$)	Building Consent (Includes PIM) * (\$)	Certificate of Acceptance (Includes PA) * (\$)
Estimated market value of the building project		Includes inspection instalment based on estimated inspections required				Includes 1 Inspection. Additional inspection fees & hourly rate may apply		
		CURRENT FEE (\$)	PROPOSED FEE (\$)	CURRENT FEE (\$)	PROPOSED FEE (\$)	CURRENT FEE (\$)	PROPOSED FEE (\$)	
\$0 to \$5,000	2	1,950.00	2,067.00	2,129.00	2,250.00	2,220.00	2,264.00	
\$5,001 to \$10,000	3	2,542.00	2,671.00	2,721.00	2,854.00	2,872.00	3,232.00	
\$10,001 to \$50,000	4	3,283.00	3,507.00	3,462.00	3,690.00	3,822.00	3,897.00	
\$50,001 to \$100,000	5	3,789.00	4,022.00	3,968.00	4,205.00	4,302.00	4,388.00	
\$100,001 to \$250,000	7	5,062.00	5,400.00	5,241.00	5,583.00	5,784.00	5,896.00	
\$250,001 to \$500,000	9	6,248.00	6,689.00	6,427.00	6,872.00	7,092.00	7,232.00	
\$500,001 to \$1,000,000	12	8,968.00	9,463.00	9,147.00	9,646.00	10,936.00	11,155.00	
\$1,000,001 to \$1,500,000	18	13,044.00	13,617.00	13,223.00	13,800.00	15,896.00	16,212.00	
\$1,500,001 and over	25	18,241.00	19,237.00	18,420.00	19,420.00	22,566.00	23,015.00	
* BRANZ and MBIE levies apply as per below.								
Accreditation Levy apply to all Building Consent applications								

BRANZ LEVY

Calculated at \$1.00 per \$1,000 or part thereof of projects with an estimated value of building work exceeding \$19,999 (or as amended by BRANZ). (This is exempt from GST).

MBIE LEVY

Calculated at \$2.01 per \$1,000 or part thereof of projects with an estimated value of building work exceeding \$20,443 (or as amended by the MBIE). (This is exclusive of GST).

ACCREDITATION LEVY

21 cents per \$1,000 of project value or part thereof.

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

www.wdc.govt.nz/BuildingandProperty/BuildingConsents/Pages/Building-Consent-Costs.aspx

OTHER APPLICATIONS, FUNCTIONS OR SERVICES

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

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Amendment to a Building Consent – residential	211.00	375.00
Amendment to a Building Consent – commercial	211.00	375.00
Certificate for Public Use – commercial	374.00	545.00
Exemption under Schedule One (1) from the requirement for Building Consent	178.00	342.00
Extension of time application fee	92.00	257.00
Service connection or disconnection to the public utility infrastructure	392.00	400.00
Certificate of title registration or removal of registration (e.g. natural hazards identification or the binding of two or more allotments)	367.00	374.00
Vehicle crossing application to Council's engineering standards	392.00	400.00
Notice to fix issuance only (additional fees will be charged on a time basis)	176.00/hr	180.00
Building code certificate under section 100(f) of the Sale and Supply of Alcohol Act 2012	176.00/hr	180.00
Change of certifier – residential review (including two inspections)	909.00	927.00
Change of certifier – commercial review (including two inspections)	1,031.00	1,051.00
Change of certifier – fireplace (including one inspection)	279.00	285.00
Building inspection fee – residential (per inspection)	205.00	209.00
Building inspection fee – commercial (per inspection)	266.00	271.00
Code compliance certificate (CCC) – residential	272.00	277.00
Code compliance certificate (CCC) – commercial	272.00	277.00
Potential contaminants site search (file review only) – residential (allowance of two (2) hours only)	242.00	247.00
Potential contaminants site search (file review only) – commercial (allowance of three (3) hours only)	404.00	412.00
Oakura Sewerage Charge	463.00 + Accreditation Levy	472.00 + Accreditation Levy

BUILDING WARRANT OF FITNESS AND COMPLIANCE SCHEDULES

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

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Independent qualified person (IQP) - application to be registered	364.00	371.00
Specified system registration for an IQP (note: this is per system)	153.00	156.00
IQP annual renewal to remain registered (per person)	153.00	156.00
Compliance schedule statement	72.00	73.00
Building Warrant of Fitness (BWOFF) receipt and administration fee	105.00	107.00
BWOFF site audits (allowance of one (1) hour only)	266.00	271.00
Risk category 1 buildings – once per year	157.00/hr	160.00/hr
Risk category 2 buildings – once per 3 years	157.00/hr	160.00/hr
Risk category 3 buildings – once per 5 years	157.00/hr	160.00/hr
Building warrant of fitness site audit rechecks	157.00/hr	160.00/hr

SUBSCRIPTIONS AND PUBLICATIONS

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Issued building consent register – monthly	37.00	38.00
Issued building consent register - annual	311.00	317.00

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 HECTARS)	CURRENT FEE (\$)	PROPOSED FEE (\$)
Used principally for residential purposes or lifestyle residential purposes		
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	368.00	375.00
LIM - Cancellation fee	94.00	96.00

COMMERCIAL (INCLUDING FARMS OVER 20 HECTARS)	CURRENT FEE (\$)	PROPOSED FEE (\$)
A building or land in which any natural resources, goods, services or money are either developed, sold, exchanged or stored		
Large commercial/industrial LIMs will be assessed and may incur additional costs	664.00	677.00
LIM - Cancellation fee	94.00	96.00

BYLAW ENFORCEMENT

SEIZURE OF PROPERTY UNDER BYLAWS

		CURRENT FEE (\$)	PROPOSED FEE (\$)
Seizure and confiscation of signs under the Local Government Act 2002 and bylaws	Signs under 1m ²	64.00	65.00
	Signs over 1m ²	127.00	130.00
Seizure of other property		Actual cost recovery at \$84.00/hr. and mileage of \$0.72/km plus any additional specialist contractor's cost	Actual cost recovery at \$86.00/hr. and mileage of \$0.73/km plus any additional specialist contractor's cost
Seizure of skateboards, bikes and similar		62.00	63.00
Where otherwise not specified any application for a permit, consent or exemption application or request under a Whangarei District Bylaw.		107.00	109.00

CEMETERY

BURIAL FEES

PURCHASE AND MAINTENANCE OF PLOT FEES	CURRENT FEE (\$)	PROPOSED FEE (\$)
Burial plots – Maunu	2,248.00	2800.00
Family burial plot	New fee	3500.00
Children's burial plots – Maunu and Onerahi (available up to 12 years)	721.00	735.00
Stillborn and newborn	New Fee	150.00
Purchase of ashes plot (900 x 400) – Maunu, Onerahi and Kamo	584.00	650.00
Purchase of ashes plot – Maunu Family	New fee	850.00
Ashes plot – Maunu Rose garden	New fee	700.00
Rose garden plaque	New fee	250.00
Transfer of ownership fee (burial plot or ashes plot)	37.00	40.00

BURIAL (DIGGING FEES) MAUNU, ONERAHI AND KAMO	CURRENT FEE (\$)	PROPOSED FEE (\$)
Digging fee	840.00	900.00
Digging – off site	New fee	1400.00
1 to 12 years	339.00	346.00
Digging Stillborn and newborn	No charge	No charge
Lowering device fee	67.00	70.00
Grave Mats	No charge	No charge
Surcharge for burial on Saturday	285.00	291.00
Surcharge for late arrival (30 minutes after booking time)	234.00	239.00
Staff call out on statutory holidays	520.00	530.00
Oversize casket (extra) – greater than standard length 2100mm, width 770mm	175.00	179.00
Breaking concrete (extra)	175.00	179.00
Dis-interment (burial plot)	1,846.00	1883.00
Headstone or memorial permit fee (burial or ashes plot)	43.00	44.00

OTHER FEES	CURRENT FEE (\$)	PROPOSED FEE (\$)
Memorial bench	2,717.00	2771.00
Pop-up gazebo – Maunu only	53.00	54.00
Memorial tree – Kamo only	540.00	551.00
Memorial shrub – Kamo only	218.00	222.00

ASH INTERMENT FEES

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Book of Remembrance entry	67.00	68.00
Burial of ashes	102.00	104.00
Scattering of ashes	58.00	59.00
Dis-interment of ashes	116.00	118.00
A fee may be charged for the compilation of large amounts of information		

CAMERON STREET MALL PERMITS

CAMERON ST 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

COUNCIL PROFESSIONAL FEES

HOURLY RATES CHARGED IN 6 MINUTE INTERVALS	CURRENT FEE (\$)	PROPOSED FEE (\$)
Manager, RMA Consents	198.00/hr	202.00/hr
Manager, Parks and Recreation		
Manager, Infrastructure Development		
Manager, Infrastructure Planning & Capital Works		
Manager, Roading		
Manager, District Plan		
Manager, Health and Bylaws		
Manager, Building Control		
Manager, Libraries		
Manager, Water Services		
Manager, Waste and Drainage		
RMA Planning Specialist	176.00/hr	180.00/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		
Wastewater Projects Engineer		
Senior Building Controls Officer		
Team Leader Building		

HOURLY RATES CHARGED IN 6 MINUTE INTERVALS	CURRENT FEE (\$)	PROPOSED FEE (\$)
Team Leader Infrastructure Planning		
Team Leader Landscape Architects		
Team Leader, Environmental Health		
Cemetery and Botanica Manager		
Senior Asset Engineer		
Planner (District Plan and Consents)	157.00/hr	160.00/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		
Compliance Officer (Building Control)		
Compliance Officer (RMA Consents)		
Architect / Urban Designer		
Environmental Health Officer		
Property Assessment Officer	156.00/hr	159.00/hr
Infrastructure Asset Systems Technician	135.00/hr	138.00/hr
Compliance Officer (Regulatory Services)		
Planning Assistant (RMA Consents) / Support Assistant (District Plan/Health and Bylaws/Building Processing)	94.00/hr	96.00/hr
Building Administrator (BCA and TA)	94.00/hr	96.00/hr
Mileage	72 cents/km	73 cents/km
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 lodgement deposit.		
PRIVATE PLAN CHANGE	CURRENT FEE (\$)	PROPOSED FEE (\$)
Private Plan Change – on receipt of a request to change the Plan	14,500.00	14,500.00
Private Plan Change – before commencement of notification	14,500.00	14,500.00
Private Plan Change – before commencement of a hearing	14,500.00	14,500.00
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 pages 11-12	See pages 11-12

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 Environmental Policy and Monitoring 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:

- Initial receipt of the application
- Cost of allocation of the application and distribution of information
- Site visits
- All professional and administrative staff costs at the hourly rate, mileage and disbursements in handling the application
- Request for additional information and review or peer review such information
- Notification procedure
- Summarising submissions and input into database
- Notification of submissions for further submissions
- Summary of further submissions and input into database
- Preparation of staff report to a Hearings Committee and/or Council
- Preparation of hearing, notices, hall hire, appointment of commissioners, etc
- Attendance and any cost of hearings plus secretarial services
- All cost of the hearing including full cost of independent commissioners
- Preparation and finalising the Hearings Committee's recommendation to Council
- Submission to Council of the hearings report and cost of any subsequent requirements of Council
- Updating of database with all the decisions of Council on submissions
- Distributing decision replies to all submitters
- 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	35.03	36.00
For disposal and treatment of septage at Council's treatment facility – types 1.04 & 14.01	10.38	11.00
Consent monitoring hourly rate	81.77	83.00
Uniform annual charge	462.08	471.00
Trade Waste Consent Permit (conditional)	175.23	179.00
Trade waste permitted application fee	58.41	60.00

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**	683.00	696.00
**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 (\$)
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	CURRENT FEE (\$)	PROPOSED (\$) (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%

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 based upon a template fee (includes up to 2 hours of processing time, supply of thermometer and printed food safety plan).	312.00 fixed fee	318.00 fixed fee
Fee for additional time in processing the application	156.00/hr	159.00/hr
Additional food control plan document pack and thermometer	n/a	50 per pack
Registration renewal	156.00 fixed fee	159.00 fixed fee
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 1.75 hours of processing time).	234.00 fixed fee	239.00 fixed fee
Fee for additional time in processing the application	156.00/hr	159.00/hr
Additional national programme document pack and thermometer	n/a	50 per pack
Registration renewal	156.00 fixed fee	159.00 fixed fee
AMENDMENT TO REGISTRATION	CURRENT FEE (\$)	PROPOSED FEE (\$)
Significant amendment to registered food control plan based on a template or model issued by MPI or to registration of a business subject to a national programme (includes up to 1 hour of processing time)	156.00 fixed fee	159.00 fixed fee
Fee for additional time in processing the application	156.00/hr	159.00/hr
VERIFICATION OF FOOD CONTROL PLAN	CURRENT FEE (\$)	PROPOSED FEE (\$)
Verification including site visits and compliance checks with food control plans. Where a verification results in the issue of a CAR that requires a return visit, then the fee covers the first follow up visit to check remedial actions (includes up to 3.5 hours of verification activity). Every additional visit is subject to additional compliance and monitoring fees.	534.00 fixed fee	545.00 fixed fee
Fee for additional time of verification activity	156.00/hr	159.00/hr
Failure to attend scheduled audit	120.00 fixed fee	122.00
Unscheduled verification	156.00/hr	159.00/hr
VERIFICATION OF NATIONAL PROGRAMME	CURRENT FEE (\$)	PROPOSED FEE (\$)
Verification including site visits and compliance checks with national programme. Where a verification results in the issue of a CAR that requires a return visit, then the fee covers the first follow up visit to check remedial actions (includes up to 1 hour of verification activity). Every additional visit is subject to additional compliance and monitoring fees.	156.00 fixed fee	159.00 fixed fee
Fee for additional time of verification activity	156.00/hr	159.00/hr
Failure to attend scheduled audit.	120.00 fixed fee	122.00
Unscheduled verification	156.00/hr	159.00/hr

COMPLIANCE AND MONITORING	CURRENT FEE (\$)	PROPOSED FEE (\$)
Complaint driven investigation resulting in issue of improvement notice by food safety officer.	156.00/hr	159.00/hr
Application for review of issue of improvement notice.	156.00/hr	159.00/hr
Second and subsequent return to business to check on compliance with CAR.	156.00/hr	159.00/hr
Monitoring of food safety and suitability.	156.00/hr	159.00/hr

FEES AND CHARGES FOR FUNCTIONS UNDER THE FOOD HYGIENE REGULATIONS 1974

REGISTRATION INCLUDING INSPECTION TO CONFIRM COMPLIANCE WITH THE FOOD HYGIENE REGULATIONS 1974 AND ONE FOLLOW UP INSPECTION.	CURRENT FEE (\$)	PROPOSED FEE (\$)
Low risk activities- Food businesses of a type but not limited to the following: Chilled frozen storage, small scale manufacturers (non-perishable food), coffee carts, bread based only bakeries.	457.00	466.00
Medium risk activities – Food premises of a type but not limited to the following: butchers, fish shops, small manufacturers-perishables, cake kitchens, dairies selling preheated pies, scooped ice cream and/or repacked lolly bags, service stations, superettes, wholesalers.	534.00	545.00
High risk activities – Food premises of a type but not limited to: restaurants, cafes, taverns, large bakeries, large manufacturers, supermarkets, takeaways, lunch bars.	652.00	665.00
Second and subsequent follow up inspections.	Actual time at 157.00/hr	Actual time at 160.00/hr

FEES AND CHARGES UNDER THE FOOD BUSINESSES GRADING BYLAW 2016

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Re-grading of premises under the Food Businesses Grading Bylaw 2016	Actual time at 157.00/hr	160.00/hr

OTHER REGISTERED PREMISES

FUNERAL DIRECTORS	CURRENT FEE (\$)	PROPOSED FEE (\$)
On application (annual fee) and renewal	223.00	227.00
Transfer	60.00	61.00

HAIRDRESSERS	CURRENT FEE (\$)	PROPOSED FEE (\$)
On application (annual fee) and renewal	186.00	190.00
Transfer	60.00	61.00

CAMPING GROUNDS	CURRENT FEE (\$)	PROPOSED FEE (\$)
On application (annual fee) and renewal	332.00	339.00
Transfer	60.00	61.00

OFFENSIVE TRADES	CURRENT FEE (\$)	PROPOSED FEE (\$)
Offensive trades	223.00	227.00
Transfer	60.00	61.00

MISCELLANEOUS	CURRENT FEE (\$)	PROPOSED FEE (\$)
Consultation work including inspection undertaken by request and other inspections under the Health Act 1956	Hourly rate of \$132.00 plus travel at \$0.72/km	Hourly rate of \$159.00 plus travel at \$0.73/km

GAMBLING ACT AND RACING ACT APPLICATION

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Application for TLA consent under Gambling Act 2003 (s 99) and Racing Act 2003 (s 65B)	718.00	732.00

LABORATORY TESTING

CHEMICAL

	CURRENT FEE (\$)	PROPOSED FEE \$
B.O.D. ⁽⁵⁾	44.00	45.00
C.B.O.D. ⁽⁵⁾	49.00	50.00
C.O.D.	36.00	37.00
Solids – total	22.00	22.00
Solids – suspended	22.00	22.00
Solids – total dissolved	22.00	22.00
Hardness – total	20.00	20.00
Hardness – calcium	20.00	20.00
Hardness – magnesium	20.00	20.00
Calcium	20.00	20.00
Total alkalinity (to ph 4.5)	20.00	20.00
Chloride	20.00	20.00
Free available chlorine	15.00	15.00
Total chlorine	15.00	15.00
Dissolved oxygen	13.00	13.00
Conductivity	13.00	13.00
Salinity	13.00	13.00
pH	13.00	13.00
Turbidity	13.00	13.00
Colour	13.00	13.00
Iron	21.00	21.00
Manganese	21.00	21.00
Ammonia nitrogen	21.00	13.00
Nitrate + nitrite (total oxidised nitrogen)	21.00	21.00
Dissolved reactive Phosphorous	21.00	21.00
Corrosive index (Isi)	66.00	67.00
Routine water profile (sub-contracted)	127.00	130.00

MICROBIOLOGICAL

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Faecal coliform (presumptive)	30.00	31.00
Escherichia coli & total coliform	37.00	38.00
Enterococci	48.00	49.00
Total plate count @ 35°C	34.00	35.00
Total plate count @ 20°C	34.00	35.00
Pseudomonas aeruginosa (presumptive)	34.00	35.00
Staphylococcus aureus (presumptive)	34.00	35.00

SAMPLE COLLECTION

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Sample collection – per hour	78.00	80.00
Mileage / km	0.72	0.73

LIBRARY

MEMBERSHIP

MEMBERSHIP	CURRENT FEE (\$)	PROPOSED FEE (\$)
Residents and ratepayers	Free	Free
Non-ratepayers / visitor's memberships: (\$30 refundable deposit and \$38.00 annual subscription)	68.00	70.00
Non-ratepayers / visitor's additional cards (non-refundable) per family member	20.00	20.00
Replacing a lost card – per card	Free	Free
INTER-LIBRARY LOANS	CURRENT FEE (\$)	PROPOSED FEE (\$)
From a cooperating library – per item	6.00	6.00
From a non-cooperating New Zealand library – per item	Minimum of 19.00	Minimum of 19.00
From an Australian library – per item	40.00	40.00
Urgent requests – per item	25.00 to 30.00	25.00-30.00
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	1.00
OVERDUE CHARGES (PER NON-RENTAL ITEM)	CURRENT FEE (\$)	PROPOSED FEE (\$)
Overdue charge – per day	0.40	0.40
Overdue charge – maximum	10.00	10.00

RENTAL ITEMS

BESTSELLER BOOKS (GREEN STICKERS)	CURRENT FEE (\$)	PROPOSED FEE (\$)
1 week	3.00	3.00
Overdue charge (per item) – per day	1.10	1.10
Overdue charge - maximum	20.00	20.00
MUSIC CDS	CURRENT FEE (\$)	PROPOSED FEE (\$)
1 week	No charge	No charge
Overdue charges (per item) – per day	0.40	0.40
Overdue charge – maximum	20.00	20.00
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	0.50
Maximum	20.00	20.00
NEW RELEASE DVDS	CURRENT FEE (\$)	PROPOSED FEE (\$)
3 days	4.00	4.00
Overdue fines (per item) – per day	1.10	1.10
Maximum	20.00	20.00

OTHER PAY SERVICES – LIBRARY

SELF-HELP COMPUTER SERVICES	CURRENT FEE (\$)	PROPOSED FEE (\$)
Internet – per 3 minutes	0.50	0.20
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 (\$)
Notice boards – per board per week	12.50	12.50
Display cabinet – per week	12.50	12.50

MAY BAIN ROOM HIREAGE

	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	1.00	1.00

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	107.00	109/site or application
Alfresco dining application fee	218.00	222.00
Alfresco dining monitoring fee	120.00	122.00
Animal powered vehicle license	174.00	177.00

ALCOHOL LICENSING

The alcohol fees stated below 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	CURRENT FEE (\$)	FEE SET BY BYLAW (\$)
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	CURRENT FEE (\$)	FEE SET BY BYLAW (\$)
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	CURRENT FEE (\$)	FEE SET BY BYLAW (\$)
Class 1	937.00	937.00
Class 2	337.00	337.00
Class 3	102.00	102.00
Other fees	CURRENT FEE (\$)	FEE SET BY BYLAW (\$)
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.

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 an invoice will be issued for the additional amount.		
Residential	406.00	406.00
Commercial	579.00	579.00
Hours over the above advance fee and mileage, 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 plus any additional specialist contractor costs.	See pages 11-12	See pages 11-12

ABATEMENT NOTICES

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Charge applied to issue an abatement notice	140.00	143.00
Charge to cover seizure, impounding, transporting and storing of property under Section 366, Resource Management Act 1991	224.00	228.00

OFFICIAL INFORMATION

WHERE NO OTHER FEE APPLIES	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	39.00/ half hour
PHOTOCOPYING	CURRENT FEE (\$)	PROPOSED FEE (\$)
First 20 pages of A4 black and White copies	Free	Free
Thereafter – see Photocopy charges (page 22)		
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	647.00	550.00
	Twilight wickets	129.00	100.00
	Artificial wickets	58.00	50.00
Softball and baseball	Diamond	297.00	250.00
Rugby	Senior field	635.00	550.00
	Junior field	520.00	450.00
Touch rugby	Field	291.00	250.00
Five-a-side soccer	Field	291.00	250.00
Soccer	Senior field	635.00	550.00
	Junior field	520.00	450.00
Rugby league	Senior field	635.00	550.00
	Junior field	520.00	450.00
Casual usage of sporting fixtures by businesses, social clubs and other groups during appropriate season. i.e., using existing field		38.00	40.00
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

MAUNU RESERVE – BARGE SHOW GROUNDS

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Equestrian Federation and New Zealand Pony Club Association events cross country and dressage events etc per day per group	58.00	50.00 per day as per legal agreement

ALL PARKS AND RESERVES

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Gala days and fundraising events by non-profit making organisation (all venues).	562.00 Bond	100.00
Filming on Reserve (depending on scale of event)		500.00 per day
Events by profit making or commercial organisations, with the intention of making a profit (all venues): Plus, bond \$500.00	594.00	600.00 depending on scale of event

BOTANICA WHANGAREI

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Booking fee – per hour (or part thereof) and minimum fee	164.00	75.00

MAIR PARK

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Use of power. Key available ex Parks – per day	21.00	25.00

LAURIE HALL PARK

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Use of power. Key available ex Parks – per day	21.00	25.00

SIGN PARKS

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Community events – single site 1.2M x 1.2M – per 3 weeks	37.00	38.00
Community events – double site 1.2M x 2.4M – per 3 weeks	72.00	73.00
Fees reduced by \$10.00 per sign in overflow situations		

PENSIONER HOUSING

Pensioner Housing rents are set in accordance to 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 Northland District Masonic Trust, Mansfield Terrace, Whangarei.

PHOTOCOPYING AND FILE HANDLING CHARGES

PHOTOCOPYING AND PRINTING

		CURRENT FEE (\$)	PROPOSED FEE (\$)
Black & white	A4	0.10	0.10
	A3	0.20	0.20
Colour	A4	1.00	1.00
	A3	2.00	2.00
Double sided – charge each side as a single page			

RESOURCE MANAGEMENT ADMINISTRATIVE CHARGES

ALL FEES AND CHARGES ARE DEPOSITS UNLESS OTHERWISE STATED 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.			CURRENT FEE (\$)	PROPOSED FEE (\$)
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 of Requirement for designations and alterations to existing designations under Sections 168, 168A, and 181 Applications for Certificates of Compliance under Section 139 Applications for Existing Use Rights Certificates under Section 139A 			1,500.00	1500.00
Applications requiring public notification under the Resource Management Act Note: Where a determination is made requiring notification of an application where \$1500.00 advance fees have already been paid, Council will require an additional \$3000.00 advance fee to be paid before public notification proceeds			4,500.00	4500.00
Applications under the Resource Management Act as follows: <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 a consent notice under Section 221(3) 			1,000.00	1000.00
<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 Outline Plan s176A 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 			750.00	750.00
<ul style="list-style-type: none"> Application for Boundary Activity under section 87B Application for Marginal or Temporary Activity under section 87BB 			New Fee New Fee	\$350.00 (set fee) \$350.00
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 			Actual and reasonable costs	Actual and reasonable costs

ALL FEES AND CHARGES ARE DEPOSITS UNLESS OTHERWISE STATED			CURRENT FEE (\$)	PROPOSED FEE (\$)
Pre-Application meetings with Council staff <ul style="list-style-type: none"> 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 cost	One pre-application meeting free of charge*. All meetings requested thereafter (including preparation and follow-up) will be charged at actual and reasonable cost
*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).				
Rejection of Application <ul style="list-style-type: none"> 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 the Fourth Schedule. 			Actual and reasonable costs	Actual and reasonable costs
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			See pages 11-12	See pages 11-12

Hearings required for any resource consent or other permission:
Cost of third party/hearings commissioners will be charged at actual cost.
All staff and consultant's costs will be charged at actual cost.
Miscellaneous charges 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	2.80	2.80
Small rubbish bag (35-litre)	1.80	1.80
Replacement Recycling Crate		15.00
Replacement Recycling Bin		60.00

RUBBISH SERVICES AT ALL WDC TRANSFER STATIONS:	CURRENT FEE (\$)	
Standard rubbish bag (65 litre) - rubbish	2.80	2.80
Standard rubbish bag (65 litre) - vegetation	1.60	1.60
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	35.00	50.00 per cubic meter
Station wagons, people movers – vegetation	17.00	25.00 per cubic meter
Utes, vans, 4 wheel drives - rubbish	45.00	50.00 per cubic meter
Utes, vans, 4 wheel drives – vegetation	22.50	25.00 per cubic meter
Trailers - rubbish	45.00	50.00 per cubic meter
Trailers - vegetation	22.50	25.00 per cubic meter
Loaded vehicle plus loaded trailer - rubbish	Combine fee	50.00 per cubic meter
Car tyre	7.00	7.50
Truck tyre	22.00	23.00
4WD and light commercial tyre	18.00	18.50
Tractor tyre	38.00	38.00
Tyres on rim	As above + 2.50	As above + 2.50
Earthmover tyres	Not accepted	Not accepted
CRT screens from computers and TVs	26.00	26.00
Whiteware / gas bottles (de-gassing)	7.00	7.00

SEARCHES

Note Photocopy charges may also apply see Copy/print fees page 22

BASIC PROPERTY SEARCH	CURRENT FEE (\$)	PROPOSED FEE (\$)
Residential	135.00 per hour or part thereof	140.00 per hour or part thereof
Commercial	135.00 per hour or part thereof	140.00 per hour or part thereof
(Contains site plan, floor plan, drainage plans and CCC information).		
SPECIFIC SEARCHES	CURRENT FEE (\$)	PROPOSED FEE (\$)
<ul style="list-style-type: none"> • Historical LIM (as scanned for record purposes) • Historical PIM • Building File • Subdivision or Resource Consent • Engineering reports • Dangerous goods/health/ licensing • GIS consultancy 	135.00 per hour or part thereof	140.00 per hour or part thereof
Deposited plans	Free	Free
Rates payment search – a flat fee per ratepayer will apply to requests for rates payment information for previous years	42.00	140.00 per hour or part thereof

SWIMMING POOL/SPA POOL INSPECTIONS

	CURRENT FEE (\$)	PROPOSED FEE (\$)
First inspection of pool	141.00	141.00
Follow up inspections	Direct recovery of actual cost for each inspection with time recovered at \$115.00/hr and mileage at \$0.72/km	Direct recovery of actual cost for each inspection with time recovered at \$115.00/hr and mileage at \$0.73/km
Administration of empty pools	39.00	39.00
Application for waiver under Building Act 2004	309.00	309.00

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)	11.50	12.00

ROAD CORRIDOR – LICENCE TO OCCUPY	CURRENT FEE (\$)	PROPOSED FEE (\$)
Residential / non-commercial applicant	446.00	450.00
Commercial applicant	1,272.00	1300.00

OVERWEIGHT VEHICLES	CURRENT FEE (\$)	PROPOSED FEE (\$)
Overweight vehicles – standard	132.00	135.00
Overweight vehicles – HPMV	172.50	175.00

WATER

WATER CONNECTIONS/DISCONNECTIONS

Refer to service connections/disconnections under Building section page 8.

METER TESTING

	CURRENT FEE (\$)	PROPOSED FEE (\$)
25mm diameter and under	367.00	374.00
Over 25mm up to 40mm diameter	419.00	427.00
Over 40mm diameter	611.00	623.00

METER ONLY WATER CONNECTIONS

	CURRENT FEE (\$)	PROPOSED FEE (\$)
20mm manifold meter only	300.00	317.50
20mm manifold + meter	597.00	611.50
20mm manifold + meter + box	674.00	687.00
20mm In line meter + dual check valve	487.00	502.50
Cast iron meter box (materials only)	194.00	191.00

BOUNDARY BACK FLOW DEVICES

Charges for backflow preventers are now 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	52.00	62.00

STANDPIPES METERED

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Meter reading – (monthly)	61.00	73.00
Weekly hire (minimum charge one week)	33.00	34.00

TANKER FILLING POINT – KIOREROA AND SIME ROAD

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Per fill	17.00	17.00

ABBREVIATIONS AND ACRONYMS

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

5.2 Draft policies for consultation

Meeting: Council Meeting
Date of meeting: 28th February 2018
Reporting officer: Jill McPherson (General Manager Strategy and Governance)

1 Purpose

To approve and adopt the attached for consultation in accordance with the Local Government Act 2002.

2 Recommendation/s

That Council

1. Adopts the statement of proposal and draft rates remission and postponement policy and early payment of rates policy which are subject to the Special Consultative Procedure process under the Local Government Act 2002.
2. Adopts the statement of proposal and draft revenue and financing policy which are subject to the special consultative procedure process under the Local Government Act 2002.
3. Adopts the statement of proposal and draft development contributions policy which are subject to the special consultative procedure process under the Local Government Act 2002.
4. Resolves to seek public submissions on these draft policies in accordance with the special consultative process.
5. Authorises the Chief Executive to make any necessary drafting typographical or presentation corrections to the attached supporting documents prior to consultation.

3 Background

In December Council approved a series of documents for audit New Zealand review. This review is now completed and changes made to the documents as required. None of the changes were material.

Under the Local Government Act 2002, Council is now required to adopt a range of strategies, policies and plans, that must be consulted on concurrently to the 2018-2028 Long Term Plan. Once the drafts are adopted at this meeting, each item will be made available to the public throughout the consultation period.

(Note: The Fees and charges 2018-2019 approval was requested in a previous agenda item).

4 Items for adoption

The Local Government Act 2002 requires a series of policies to be adopted in draft for concurrent consultation with the Long-Term Plan 2018-28 Consultation Document. These are:

1. Statement of proposal on: rates remission and postponement policy & early payment of rates policy
2. Draft rates remission and postponement policy
3. Draft early payment of rates policy
4. Statement of proposal on revenue and financing policy
5. Draft revenue and financing policy
6. Statement of proposal on development contributions policy
7. Draft development contributions policy

In discussion with Audit NZ, it has been determined that these documents meet the requirements of section 93G.

5 Significance and engagement

Consultation on these policies 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 7 March to 8 April 2018. This will be followed by formal hearings where any submitter may choose to speak to their submission.

Copies of the policies and how to make a submission, can also be found at www.wdc.govt.nz. Any feedback on these documents will be considered in accordance with the engagement process approved at the 14 December 2017 council meeting.

6 Attachments

Consultations Concurrent with the 2018 - 2028 LTP Consultation Document:

1. Statement of proposal on: rates remission and postponement policy & early payment of rates policy
2. Draft rates remission and postponement policy
3. Draft early payment of rates policy
4. Statement of proposal on revenue and financing policy
5. Draft revenue and financing policy
6. Statement of proposal on development contributions policy
7. Draft development contributions policy

CONSULTATIONS ALONGSIDE THE



WHANGAREI
DISTRICT COUNCIL



CONSULTATION DOCUMENT



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RATING POLICY

Statement of Proposal on Rating Policy: Draft Rates Remission and Postponement Policy Draft Early Payment of Rates Policy

1. Purpose

To review and update Council's rates remission, postponement and early payment of rates policies, 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

2. 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.

Early payment of rates (discount) policy is governed by the following statute:

Sections 55 and 56 of the Local Government (Rating) Act 2002 (LGRA) provides that Council adopts policy for the early payment of rates in the current year and for subsequent years.

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.

Current Council Policy 0080 regroups 14 policies and these can be classified as follows:

Financial Assistance and Support

- Remission of Penalties (Policy 12/205)
- Postponement of Rates – Extreme Financial Hardship (Policy 09/410)
- Postponement and/or Remission of Rates and Charges on Properties Affected by Fire or Natural Calamity (Policy 09/413)
- Discount for Early Payment of Rates in Current Financial Year (Policy 09/204)
- Remission of Excess Water Rates (Policy 12/306)
- Remission of School Water Charges (Policy 09/308)

Addressing Anomalies and Enabling Economic Development

- Remission of Some Uniform Annual General Charges and/or Targeted Rates on Separately Used or Inhabited Parts of Rating Units – home and business, dependant family (Policy 12/101)
- Remission of Some Uniform Annual General Charges and/or Targeted Rates on Rating Units which are in Common Ownership but do not Meet the Criteria of a Contiguous Property – subdivision (Policy 12/102)
- Remission of Some Uniform Annual General Charges and Targeted Rates on Separately Used or Inhabited Parts of Rating Units – jointly used by not contiguous (Policy 09/103)
- Remission of Rates for Community, Sports and Other Organisations (Policy 09/309)
- Postponement and Remission on Specific Farmland Properties (Policy 12/412)

Environmental Enhancement

- Remission of Rates on Voluntarily Protected Land (Policy 16/414)

Māori Freehold Land

- Remission of Rates on Māori Freehold Land (Policy 09/611)
- Postponement of Rates on Māori Freehold Land (Policy 09/614)

For 2017/2018 the number and value of remissions, postponement and discount for Council is:

Policy	Number of Properties	Value (\$)
Financial Assistance and Support		
12/205 Penalties (2016/2017)	1,773	188,425
09/410 Postponement Extreme Financial Hardship	-	-
09/413 Natural Calamity	1	665
09/204 Discount for Early Payment of Rates	10,480	599,629
12/306 Excess Water Charges (2016/2017)	346	253,903
09/308 School Sewerage	32	151,214
Subtotal	12,600	1,042,623
Addressing Anomalies and Enabling Economic Development		
12/101 Occupier home and business	77	49,336
12/101 Rent-free dependant accommodation	71	63,729
12/102 Subdivision	252	168,602
09/103 Single purpose unit	105	64,682
09/309 Community Organisations	157	198,476
12/412 Postponement - Farmland	16	105,570
Subtotal	505	346,348

Policy	Number of Properties	Value (\$)
Environmental Enhancement		
16/414 Voluntarily Protected Land	320	244,190
Māori Freehold Land		
09/611 Māori Land - Multiply owned	261	295,556
09/614 Māori Land - Postponements	74	107,959
Subtotal	335	403,515
Total	13,760	2,036,677

Note: Penalty and excess water remissions are the total for the prior year (2016/2017)

3. Proposal

The policies, on the whole, meet Council's and the community's current needs. The proposed policies have been written in clearer language, the format and content has been standardised and they have been reviewed by legal counsel.

Policy	Objective and Items to Consider	Suggested Changes
Remission of Penalties (Policy 12/205)	To assist and incentivise ratepayers who wish to address arrears and to assist ratepayers who normally pay on time	Clarify the wording
Postponement of Rates – Extreme Financial Hardship (Policy 09/410)	To assist ratepayers in financial distress. Rarely used.	Clarify the wording
Postponement and/or Remission of Rates and Charges on Properties Affected by Fire or Natural Calamity (Policy 09/413)	To assist ratepayers when their property is catastrophically damaged. Rarely used.	Clarify the wording
Remission of Excess Water Rates (Policy 12/306)	To assist ratepayers how are unaware of a water leak. Currently limited to one per property, not noted on LIMs if used so may wish to extend to one per owner (properties change owners on an average each 10 years)	Clarify the wording and permit new owners to apply once also.
Remission of School Water Charges (Policy 09/308)	To ensure schools are fairly rated in line with rolls. The current calculation is complex.	Clarify the wording, including partnership schools and simplify the calculation. Suggest full charge for first 4 and 50% for remainder (currently 75% for 5-10 and 50% thereafter).
Remission of Some Uniform Annual General Charges and/or Targeted Rates on Separately Used or Inhabited Parts of Rating Units – home and business, dependent family (Policy 12/101)	To provide relief for ratepayers operating a business from home or providing accommodation to a dependent family member.	Combine these policies into one and clarify the wording.
Separately Used or Inhabited Parts of Remission of Some Uniform Annual General Charges and Targeted Rates on Rating Units – jointly used by not contiguous (Policy 09/103)	To provide relief for farming operations with non-contiguous blocks that are jointly used	

Policy	Objective and Items to Consider	Suggested Changes
Remission of Some Uniform Annual General Charges and/or Targeted Rates on Rating Units which are in Common Ownership but do not Meet the Criteria of a Contiguous Property – subdivision (Policy 12/102)	To provide relief during the first five years of a development. There remain 4 properties receiving 20% remission on value-based general rates for commercial properties.	
Remission of Rates for Community, Sports and Other Organisations (Policy 09/309)	To enable community organisation to support the community. There are some apparent anomalies including: non-profit health institutions in some cases are rateable; halls, museums, and libraries not on Council land are rateable	Clarify the wording Suggest adding halls and non-profit halls, museums, health institutions
Postponement and Remission on Specific Farmland Properties (Policy 12/412)	There are 29 properties using this remission. Next year, if there are no new applicants there will remain 15. The cost to Council includes the financing cost (\$607,000 postponed at 1 July 2017) and the administration and legal cost of registering and releasing the statutory land charge. The legal costs are estimated at \$1,000 per property	Clarify the wording and add a fee to cover the costs
Remission of Rates on Voluntarily Protected Land (Policy 16/414)	To assist the protection of the environment	Clarify the wording
Remission of Rates on Māori Freehold Land (Policy 09/611)	To assist where the property is unoccupied or unused and to enable economic development. Issues arise when succession has not been formalised and the property is now multiply owned although records do not reflect this.	Revisions of these policies will be considered later to take account of: Potential to align across the Northland region
Postponement of Rates on Māori Freehold Land (Policy 09/611)	To assist where the property owners change and the new owners agree to pay current rates.	Discussion on S11 of the LGA However, the wording has been clarified.

Feedback from ratepayers and Council officers has resulted in the suggestion of adding two further policies:

Policy	Explanation
Miscellaneous	Introduce new policy to permit the remission of rates for in cases that are not covered by existing policy and it is inequitable not to do so.
General rates for qualifying residential properties	Council has received conflicting legal advice on stepped rating differentials. It has been suggested to introduce a new policy to remit the rates equivalent to the current stepped rate differentials
Rating for Sewerage -Non-residential	Non-residential properties are rated for sewerage based on the number of pans installed. This may result in inequitable rating when a large number of pans have been installed.

The wording for the policy for the early payment of rates has been clarified.

The proposed draft rates remission and postponement policies are attached.

Also attached is the proposed draft early payment of rates policy.

4. Assessment of options

There are two options:

Option 1: To consult on the proposed rates remission, postponement and early payment of rates (discount) policies.

Option 2: To continue with current rates remission, postponement and early payment of rates (discount) policies.

Council has undertaken a review of the rating process, including consulting with the community which have resulted in the proposed rates remission, postponement and early payment of rates (discount) policies. The recommended option is option 1.

5. 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 from 7 March to 8 April 2018. This will be followed by formal hearings where any submitter may choose to speak to their submission.

A copy of the Draft Rating Policy: Remission and Postponement Policy and Early Payment of Rates Policy has been included as part of this statement of proposal. A copy of the Draft Rating Policy: Rates Remission and Postponement Policy and Early Payment of Rates Policy and how to make a submission, can also be found at www.wdc.govt.nz.

The Draft Rating Policy: Rates Remission and Postponement Policy and Early Payment of Rates Policy also forms part of the supporting information to the Council consultation on the 10-year plan 2018–2028. Information on the 10-year plan consultation and submission process can also be found on the WDC website.

Draft Rates Remission and Postponement Policy

Policy 17/101 Remission of Uniform Annual General Charges (UAGC) and/or targeted Rates applied on a Uniform Basis to certain Separately Used or Inhabited Parts of Ratings Units (SUIPS).

Objective of the Policy

In some cases the requirement that the Uniform Annual General Charge (**UAGC**) and targeted rates set on a *uniform* basis be paid in relation to each Separately Used or Inhabited Part of a Rating Unit (**SUIP**) may result in inequity (refer definition of SUIP at the Funding Impact Statement of the current Annual Plan or Long Term Plan). Council levies the following targeted rates on a *uniform* basis:

- the Sewerage Disposal Targeted Rate (for residential properties and other non-residential properties with up to two pans);
- the District Wide Refuse Management Targeted Rate;
- the Water Supply Rate (only in respect of the uniform charge for those properties that are not metered); and
- the Roading Scheme Rate (relevant to defined geographic areas only).

The objective of the Policy is to enable Council to act fairly and reasonably by enabling Council to provide rates relief in certain circumstances where inequity may result, namely:

- a. **Category A:** Relief from the obligation to pay the UAGC and all uniform targeted rates where the rating unit is used by one ratepayer for both business and residential purposes.
- b. **Category B:** Relief from the obligation to pay the UAGC and all uniform targeted rates where the rating unit is used for residential purposes and an SUIP within the rating unit is occupied by a member of the ratepayer's immediate family on a rent free basis.
- c. **Category C:** Relief from the obligation to pay the UAGC and the District Wide Refuse Management targeted rate where SUIPs, including farming SUIPs, are used in conjunction with each other for a single purpose, but are not contiguous or adjacent.

Criteria and conditions

The Council may remit the rates referred to above where a rating unit meets the following criteria:

1. In relation to Categories A and B the relevant rating unit is both owned and occupied by the ratepayer;
2. In relation to Categories C the relevant rating unit is owned and/or occupied by the ratepayer;
3. In relation to Category B, the rating unit is the ratepayer's principal residence and:
 - a. the relevant SUIP within that rating unit is a minor flat or other residential accommodation unit; and
 - b. that minor flat or other residential accommodation is occupied by a first degree relative of the ratepayer (grandparent, parent, child or sibling), or other dependent Council considers, in its absolute discretion, meets the policy intent.

4. In relation to Category C, the rating unit is used for a single purpose, for example farming, and the SUIPs within that rating unit are not contiguous or adjacent.
5. The ratepayer has applied for rates remission under this policy and provided information in the prescribed form on how the relevant criteria are satisfied and has completed relevant statutory declarations as may be required by Council.
6. Remissions will be granted for a maximum of three rating years and cannot be backdated to previous rating years.
7. If the circumstances of a ratepayer who has been granted a remission under this policy changes, such that the relevant criteria are no longer satisfied, the ratepayer must inform Council within 30 days. Council may redetermine that ratepayer's eligibility for a remission under this policy.

Delegations

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

Policy 17/102 Remission of Uniform Annual General Charges (UAGC) and/all Targeted Rates on unsold subdivided land and remission of general rates on unsold commercial land

Objective of the Policy

In some cases the requirement that the Uniform Annual General Charge (**UAGC**) and Targeted Rates be paid in relation to land that has been subdivided but not sold is a disincentive to development in the district. In addition, the liability for commercial rates of subdivided land rated as commercial but not sold is a disincentive to commercial development in the district. Council wishes to incentivise commercial and other development in the district.

The objective of the Policy is to enable Council to act fairly and reasonably by enabling Council to provide rates relief in certain circumstances where inequity may result, namely where land has been subdivided but has remained unsold for a period of 5 years.

Criteria and conditions

1. In relation to **non-commercial subdivided land**, the Council may remit the UAGC and targeted rates referred to above where a rating unit meets the following criteria:
 - a. The subdivided rating units are owned by the same ratepayer; and
 - b. The relevant ratepayer subdivided the land; and
 - c. The land was lawfully subdivided and is vacant; and
 - d. The land is not able to be treated as a single rating unit in accordance with section 20 of the Local Government Rating Act 2002.
2. In relation to **commercial subdivided land**, the Council may remit up to 20% of the general rates and the UAGC and targeted rates referred to above where a rating unit meets the following criteria:
 - a. Criteria 1(i)-(iv) of this policy; and
 - b. The subdivided land is rated as commercial land.
3. In relation to both commercial and non-commercial subdivided land:
 - a. The remission is available for a maximum of five years after the date of subdivision and cannot be backdated to previous rating years.
 - b. The ratepayer has applied for rates remission under this policy and provided information in the prescribed form on how the relevant criteria are satisfied and has completed relevant statutory declarations as may be required by Council.
 - c. If the circumstances of a ratepayer who has been granted a remission under this policy changes, such that the relevant criteria are no longer satisfied, the ratepayer must inform Council within 30 days. Council may redetermine that ratepayer's eligibility for a remission under this policy.

Delegations

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

Policy 17/103 Remission of Penalties

Objectives of the Policy

Penalties are added where rates have not been received by the due date. Further penalties are added where previous years' arrears remain unpaid three months after the end of the rating year.

The objective of this policy is to enable Council to act fairly and reasonably in relation to penalties applied when rates have not been received by the due date.

Criteria and conditions

Penalties on rates may be remitted when the ratepayer has applied for rates remission under this policy and provided information in the prescribed form on how the relevant criteria are satisfied and has completed relevant statutory declarations as may be required by Council and one or more of the following criteria are met:

1. Where the ratepayer meets the payment conditions agreed with Council to resolve rates arrears.
2. Where the ratepayer has an otherwise good payment history and has not received a penalty remission within the past and current financial year.
3. Where there are extenuating circumstances, such as significant family disruption, illness or accident.
4. Where the ratepayer pays rates by direct debit and future rates and rates arrears are addressed in an agreed timeframe
5. If the ratepayer stops adhering to the agreed payment conditions, the remission of penalties can be cancelled, with relevant penalties being reinstated and becoming due and owing (except where relevant limitation periods preclude recovery).
6. The remission will apply to the period in which the application is approved and may not necessarily be backdated to previous years.
7. The ratepayer has applied for rates remission under this policy and provided information in the prescribed form on how the relevant criteria are satisfied and has completed relevant statutory declarations as may be required by Council.

Delegations

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

Policy 17/104 Remission of Excess Water Supply Rates

Objectives of the Policy

Consumers are liable for water supplied through the water meter and are responsible for the maintenance of the supply system on their property. However, they may experience a leak or damage to the supply of which they cannot reasonably be expected to be aware. Council considers it is fair and reasonable to allow a reduction in charges in these circumstances.

The objective is to provide relief to ratepayers who have excessive water supply rates due to a fault (leak) in the internal reticulation serving their rating unit where they are unlikely to have known of the leak and it is unreasonable for them to pay those rates in the circumstances.

Criteria and conditions

Council may remit excess water supply rates where the application meets the following criteria:

1. The ratepayer has applied for rates remission under this policy and provided information in the prescribed form on how the relevant criteria are satisfied and has completed relevant statutory declarations as may be required by Council.
2. Immediate action to repair or minimise water loss is taken on notification. Any remission will only apply up to the date the ratepayer became aware of or was notified of the leak.
3. A remission will not normally be granted where the leak is the result of poor workmanship or incorrect installation. The fault must be in the internal reticulation. This does not include leaking toilets, ajax valves, water troughs and the like where the ratepayer should be aware of the problem and able to take remedial action.
4. That residential ratepayers and small businesses with residential like usages be charged for consumption based on the daily average for the period in question for the given property, plus 50% (fifty per cent) of the said average consumption. Excess consumption over and above that charged is considered for remission.
5. That commercial ratepayers be charged for consumption based on the daily average for the period in question for the given property, plus 50% (fifty per cent) of the said average consumption. Excess consumption above that is charged at a marginal rate (as determined by the Water Services Manager) at the time of the leak.
6. In some circumstances, Council may agree payment conditions with the ratepayer to assist if the ratepayer has financial hardship.
7. Any remission under this policy is limited to one per current owner. Any further remissions for subsequent leaks on the same reticulation supply line may only be granted if the full reticulation system is replaced. Where there are special circumstances, any remission will only be given at the discretion of the Water Services Manager.

Delegations

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

Policy 17/105 Remission of Sewerage Disposal Rates: Educational Institutions

Objectives of the Policy

The purpose of this policy is to enable the Council to act fairly and reasonably where educational institutions may be required to pay a differential sewage disposal rate that is disproportionate to the institution's impact on the sewage infrastructure.

it is more equitable to allow a reduction based on the number of students actually using the facilities.

Criteria and conditions

Council may remit differential sewage disposal rates where the application meets the following criteria:

1. The ratepayer has applied for rates remission under this policy and provided information in the prescribed form on how the relevant criteria are satisfied and has completed relevant statutory declarations as may be required by Council.
2. The ratepayer is one of the educational establishments defined in the Local Government (Rating) Act 2002 Schedule 1 Part 1 Section 6.
3. The calculated number of pans of any educational establishment in any one year subject to the relevant sewage disposal targeted rate will be the lesser of:
4. a) The **actual** number of toilet pans in the establishment, or
5. b) The **notional** number of toilet pans in the establishment. The notional number is calculated as one pan per 20 pupils/staff.
6. The number of students in an educational establishment is the number of students on its roll at 1 March in the year immediately before the year to which the charge relates.
7. The number of staff in an educational establishment is the number of teaching staff and administration staff employed by that educational establishment on 1 March immediately before the year to which the charge relates.
8. The policy does not apply to pan connections in school houses occupied by a caretaker, principal or staff.

Delegations

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

Policy 17/006 Remission of Sewerage Disposal Rates: Non-Residential

Objective of the Policy

The purpose of this policy is to enable the Council to act fairly and reasonably where non-residential ratepayers may be required to pay a differential sewage disposal rate that is disproportionate to the ratepayer's impact on the sewage infrastructure.

Criteria and conditions

Council may remit differential sewage disposal rates where the application meets all of the following criteria:

1. The ratepayer has applied for rates remission under this policy and provided information in the prescribed form on how the relevant criteria are satisfied and has completed relevant statutory declarations as may be required by Council.
2. The rating units is used solely for commercial and/or industrial purposes (excluding such properties with accommodation)..
3. The calculated number of pans non-residential properties with toilet pans in excess of their requirements any one year subject to the relevant sewage disposal targeted rate will be the lesser of:
 - a. The **actual** number of toilet pans in the rating unit or SUIP, or
 - b. The **notional** number of toilet pans in the rating unit or SUIP. The notional number is calculated as one pan per 20 staff and customers - in the case of restaurants, bars and other food outlets. For restaurants, bars and other food outlets, the number of customers is 50% of the seating available or licensed capacity. If the notional number is less than two toilet pans, two toilet pans will be charged.

The number of staff and customers is the number of staff and customers at 1 March in the year immediately before the year to which the charge relates.

Delegations

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

Policy 17/107 Remission of Rates for Community, Sports and Other Organisations

Objectives of the Policy

Community and voluntary organisations provide facilities for residents which enhance and contribute to the district's wellbeing. Council wishes to encourage such groups by providing rates relief:

Doing so will enable Council to act fairly and equitably with respect to the imposition of rates on land used or occupied by societies or association of persons for organisations that have a strong community focus but do not currently meet the 100% or 50% non-rateable criteria under Schedule 1 of the Local Government (Rating) Act 2002.

Criteria and conditions

Council may remit all or part of rates to a rating unit that is being used or occupied under the following circumstances:

1. Land owned or used by a society or association of persons, for community purposes, games or sports other than galloping races, harness races and greyhound races, and which does not meet the 50% non-rateable definition as a club license under the Sale and Supply of Alcohol Act 2012 is for the time being in force
2. Land owned or used by a society or association of persons, the object or principal object of which is to conserve the health or well-being of the community or to tend the sick or injured.
3. Land owned or used by a society or association of persons, for the purposes of a public hall, library, museum or similar institution.

The policy will not apply in respect of:

4. Societies or associations of persons operating for private pecuniary profit, or which charge tuition fees.
5. Societies or associations of persons whose primary purpose is to address the needs of adult members (over 18 years) for entertainment or social interaction, or who engage in recreational, sporting, or community services as a secondary purpose only.
6. To be considered for rates remission under this policy, the 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.

The rates remission for the following uses is:

Land Use	Remission%	yRates Excluded
Community, games or sports	50%	Excludes water supply
Health, libraries or museum	100%	Draft Excludes water supply and wastewater services
Public halls	100%	Excludes water supply.

Delegations

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

Policy 17/108 Postponement of Rates – Extreme Financial Hardship

Objectives of the Policy

From time to time Council is approached by ratepayers who are experiencing financial hardship. Staff will work with applicants to help meet their commitments with payment options, payment arrangements and penalty relief. This policy covers the circumstances where these options will not provide the desired outcome.

The purpose of this policy is assist ratepayers experiencing extreme financial circumstances which affect their ability to pay their rates and who wish to defer the payment of rates using the equity in their rating unit.

Criteria and conditions

Council is able to postpone rates in accordance with the policy where the following criteria are met::

1. The ratepayer has applied for rates remission under this policy and provided information in the prescribed form on how the relevant criteria are satisfied and has completed relevant statutory declarations as may be required by Council.
2. The ratepayer is the current owner of the rating unit and has owned or resided on the property or another property within Whangarei District for not less than 2 years.
3. The residential rating unit is used solely by the ratepayer as the ratepayer's principal residence.
4. Council is satisfied that the ratepayer is unlikely to have sufficient funds left over, after the payment of rates, for normal health care, proper provision for maintenance of his/her home and chattels at an adequate standard as well as making provision for normal day to day living expenses.
5. The ratepayer does not own any other rating units or investment properties or other investment realisable assets (whether in the district, in New Zealand or overseas) or have significant interests or ownership of a business(s) or shares.
6. There is sufficient equity in the rating unit such that the postponed rates will not exceed [xx]% of the available equity in the property.
7. Even if rates are postponed the ratepayer will be required to pay the first \$500 of the rate account.
8. The ratepayer must make acceptable arrangements for payment of future rates, for example by setting up a system for regular payments.
9. Council will add a postponement fee to the postponed rates for the period between the due date and the date the rates are paid. This fee is to cover Council's administrative and financial costs and may vary from year to year.
10. The policy will apply from the beginning of the rating year in which the application is made although the council may consider backdating past the rating year in which the application is made depending on the circumstances, and in its absolute discretion.
11. Any postponed rates will be postponed until:
 - a. the death of the ratepayer(s); or
 - b. until the ratepayer(s) ceases to be the owner or occupier of the rating unit; or
 - c. until the ratepayer(s) ceases to use the property as his/her residence; or
 - d. until a date specified by the council as determined by the council in any particular case.
12. The postponed rates or any part thereof may be paid at any time. The applicant may elect to postpone the payment of a lesser sum than that which they would be entitled to have postponed pursuant to this policy.
13. Postponed rates will be registered as a statutory land charge on the rating unit title.

Delegations

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

Policy 17/109 Postponement on Specific Farmland Properties

Objective of the Policy

Land may continue to be farmed, but in some situations, such as proximity to the coast, means the land value has increased significantly, and the rates set would be a disincentive to the continued use of the land in its current form. Council recognises that forced development in these situations is not necessarily desirable and there are advantages in the land remaining as farmland.

The objective of the policy is to afford relief to farmers whose farmland has increased in value by the factor of potential residential, commercial or other non-farming use, carrying with it rates disproportionate to a farming use when compared to other farming properties within the district.

Conditions and Criteria

Council may remit or postpone rates in accordance with this policy where the following criteria and conditions are met:

1. The properties will be identified and the rates postponement values will be determined by Council's Valuation Service Provider in conjunction with a general revaluation. Council may at any time, on the written application of the owner of any farmland requesting that the property be considered for postponement values, forward that application to Council's Valuation Service Provider for their determination. If so determined, the postponement values will take effect from the commencement of the financial year following the date of the application.
2. The rates postponement value of any land is to be determined:
 - a. So as to exclude any potential value that, at the date of valuation, the land may have for residential purposes, or for commercial, industrial, or other non-farming use; and
 - b. So as to preserve uniformity and equitable relativity with comparable parcels of farmland that the valuations of which do not contain any such potential value.
 - c. May apply to one or more rating units in the same ownership and is therefore conditional upon all rating units remaining in the same ownership.
3. In this policy, "farmland" means a property rated under the category of "rural" in Council's differential rating system.
4. The farming operation should provide the majority of revenue for the ratepayer who should be the actual operator of the farm.
5. The area of land that is the subject of the application is not less than 30 hectares. Discretion will be allowed to extend the relief to owner-operators of smaller intensive farming operations where there is clear evidence that it is an economic unit in its own right.
6. No objection to the amount of any rates postponement value determined under this policy may be upheld except to the extent that the objector proves that the rates postponement value does not preserve uniformity with existing roll values of comparable parcels of land having no potential value for residential purposes, or for commercial, industrial or other non-farming development.
7. To be considered for rates postponement [or remission] under this policy, the ratepayer must apply for rates postponement [or remission] under this policy, provide information in the prescribed form on how the relevant criteria and conditions are satisfied and complete any relevant statutory declarations as may be required by Council.

Effect of Rates Postponement Values

8. The postponed portion of the rates for any rating period shall be an amount equal to the difference between the amount of the rates for that period calculated according to the rateable value of the property and the amount of the rates that would be payable for that period if the rates postponement value of the property were its rateable value.
9. The amount of the rates for any rating period so postponed shall be entered in the rates records and will be included in or with the rates assessment issued by the council in respect of the rateable property.

10. Any rates so postponed, and, as long as the property still qualifies for rates postponement, will be written off after the expiration of five years.

Rates Set-before Postponement Values Determined

11. Where Council has set rates in respect of any property for any year before the rates postponement value has been determined, the council may make and deliver to the owner an amended rate assessment for that year.

Additional Charges

Council will add a postponement fee to the postponed rates for the period between the due date and the date the rates are paid. This fee is to cover Council's administrative and financial costs and may vary from year to year.

When Postponed Rates Become Payable

12. All rates that have been postponed under this policy and have not been written off under this policy become due and payable immediately on:
- a. The land ceasing to be farmland;
 - b. The interest of the owner of any part of the land is transferred to or becomes invested in some person or other party other than;
 - i. the owners spouse; or
 - ii. the executor or administrator of the owner's estate.

For avoidance of doubt, where rates have been postponed and not written off in respect of land comprising one or more rating units in the same or common ownership, and one or more of the rating units meets the criteria for payment above, all postponed rates on all rating units will become payable.

Postponed Rates to be a charge on the Rating Unit

Where Council has postponed the requirement to pay rates in respect of a rating unit, postponed rates will be registered as a statutory land charge on the rating unit's Certificate of Title.

Delegations

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

Policy 17/110 Postponement and/or Remission of Rates and Charges on Properties Affected by Fire or Natural Calamity

Objective of the Policy

This policy recognises that where a rating unit has been affected to the extent that the land or buildings are irretrievably damaged, where it cannot be used, then the application of full rates could cause financial hardship.

The objective of the policy is to enable appropriate rate relief to be provided where the use that may be made of any land or buildings have been detrimentally affected by fire or natural calamity.

Criteria and conditions

Council may remit and/or postpone rates wholly, or in part, in respect of any land or buildings affected by fire or natural calamity, where it considers it fair and reasonable to do so.

1. The repayment of any postponed rates will be determined at the time the application is approved, and will depend on the circumstances of the fire or natural calamity.
2. Any application for rates relief due to fire will not be accepted if council has any reason to suspect, on reasonable grounds, that the fire was deliberately caused by owner, occupier or a related party.
3. To be considered for rates postponement and/or remission under this policy, the ratepayer must apply for rates postponement and/or remission under this policy, provide information in the prescribed form on how the relevant criteria and conditions are satisfied and complete any relevant statutory declarations as may be required by Council.
4. If an application is approved, Council may direct its valuation service provider to inspect the rating unit and prepare a valuation that will take into account any factors that could affect the use of the land or buildings as a result of the fire or natural calamity. As there are no statutory rights of objection or appeal for valuations of this nature then the valuation service provider's decision will be final.

Delegations

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

Policy 17/111 Remission of Rates on Unoccupied Maori Freehold Land

Objectives of the Policy

Some Maori freehold land in the Whangarei District is unoccupied and unproductive. This land creates a significant rating burden on the Maori 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.

A remission of all or part of rates may be granted in respect of multiple-owned Maori freehold land which is unoccupied or unproductive.

- 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, to grant remission for the portion of land not occupied.
- 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 multiple-owned and unoccupied Maori freehold land (as defined in the Local Government (Rating) Act 2002) which does not produce any income. (Multiple owned is defined as more than two registered owners. This includes beneficial owners where the registered owner is deceased, but the succession order has not yet been approved by the Maori Land Court)
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, using the land for storage or in any other way.
3. In order to encourage the development of the land, the rating unit may be apportioned into useable and non- useable portions and the remission applied based on the percentage of non- useable land.
4. To be considered for rates remission under this policy, the 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. Where after due enquiry the owners of an unoccupied block cannot be found, the Council may apply a remission without the need for a request.
6. If circumstances changes in respect of the land, the council will review whether this remission policy is still applicable to the land. 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 17/112 Postponement of Rates on Maori Freehold Land

Objectives of the Policy

The difficulty in establishing and contacting owners or occupiers of Maori 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 Maori 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 Maori freehold land, as defined in the Local Government (Rating) Act 2002.
2. The ratepayer 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 or occupiers of the land (or portion of the land) must agree in writing to meet all future rates commitments whilst they are using the land.
4. The rates will remain as a statutory charge against the property until six years from the date they were assessed and will then be written off.
5. Council reserves the right to reapply the rates postponed should the agreement not be met.

Delegations

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

Policy 17/113 Remission of Rates on Voluntarily Protected Land

Objectives of the Policy

In the past legislation provided for non-rateable status on the portions of land set aside under the Queen Elizabeth II (QEII) National Trust however, the Local Government (Rating) Act 2002 does not provide this relief. QEII National Trust helps private landowners in New Zealand protect special natural and cultural features on their land with open space covenants.

Council wishes to encourage and promote the conservation and protection of significant natural resources in the district. This will enable council to act fairly and equitably in the assessment of rates, in line with land forming part of a reserve under the Reserves Act 1977.

Conditions and Criteria

Council may remit the rates where the application meets the following conditions and criteria:

1. Council is satisfied that the land is subject to permanent protection under subject to QEII Open Space Covenant or similar permanent conservation covenant. That the covenant must be registered on certificate of title(s)
2. No person(s) are using the land and no building structures are within the boundaries of the covenanted area.
3. The ratepayer has applied for rates remission 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.

Delegations

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

Policy 17/114 Remission or Postponement of Rates and Penalties for Miscellaneous Purposes

Objective of the Policy

This policy is to address inequity in rating in specific circumstances.

Council wishes to be able to postpone or remit rates and/or penalties on rates in circumstances that are not specifically covered by other policies in the Rates Postponement and Remission Policy, but where the Council considers it appropriate to do so.

Criteria and conditions

Council may postpone or remit rates and/or penalties on rates on a rating unit where it considers it just and equitable to do so, in its absolute discretion, because:

- a. There are special circumstances in relation to the rating unit, or the incidence of the rates (or a particular rate) assessed for the rating unit, which mean that the unit's rates are disproportionate to those assessed for comparable rating units; or
 - b. The circumstances of the rating unit or the ratepayer are comparable to those where a postponement or remission may be granted under the Council's other rates postponement or remission schemes, but are not actually covered by any of those schemes; or
 - c. There are exceptional circumstances that the Council believes that it is equitable to postpone or remit the rates and/or penalties on rates.
1. To be considered for rates remission under this policy, the 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.
 2. Postponed rates will be registered as a Statutory Land Charge on the Certificate of Title.
 3. Council will add a postponement fee to the postponed rates for the period between the due date and the date the rates are paid. This fee is to cover Council's administrative and financial costs and may vary from year to year.
 4. Any postponement is valid for the year in which the application was made.
 5. Council has the final discretion to decide whether to grant a rates postponement or rates and/or penalties on rates remission under this policy.

Delegations

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

Policy 17/115 Remission of General Rates for Qualifying Residential Properties

Objective of the Policy

Council wishes to ensure there is fairness and equity in the rating system. This policy enables the remission of general rates of residential properties where the impact of high land values may result in certain ratepayers being required to pay a disproportionate share of general rates.

Criteria and conditions

Council may remit certain levels of general rates to a residential rating unit under the following circumstances:

1. The ratepayer has applied for rates remission under the 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 the Council.
2. The land value of the residential rating unit exceeds unit exceeds 3.5 times the average residential land value, such value being assessed as at 1 July of each rating year and specified in the application form for the relevant rating year.
3. In relation to relevant qualifying residential rating units, ratepayers are eligible for remission of general rates as follows:
 - a. For that portion of the qualifying rating unit where the land value between 3.5 times the average residential land value and 7 times the average residential land value remission in the amount of 50% of the general rate per dollar value of land value for the residential category for the rating year that the remission applies.
 - b. For that portion of the qualifying rating unit where the land value is over 7 times the average residential land value remission in the amount of 75% of the general rate per dollar value of land value for the residential category for the rating year that the remission applies.
4. Council is satisfied that the impact of high land values (which is the basis of the general rates differential calculation) may result in the ratepayer being required to pay a disproportionate share of general rates

Delegations

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

Draft Early Payment of Rates Policy

Policy 17/200 Discount for Early Payment of Rates in Current Financial Year

Objectives

In accordance with section 55 of the Local Government (Rating) Act 2002, which empowers councils to accept early payment of rates in the current financial year, a discount is granted where the full annual rates are paid on the due date of the first instalment.

The objective of the early payment policy is to encourage ratepayers to pay their rates early and in one sum so as to minimise processing costs and improve cash flow.

Criteria and conditions

A discount will be allowed if the total rates assessed for the current year and all arrears are paid in full on or before the due date for the first instalment. In exceptional circumstances where an extended date for payment has been granted, on or before the extended date.

That the amount of the discount be set each year in accordance with that provided in Council's Annual Plan or Long Term Plan.

Delegations

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

REVENUE AND FINANCING POLICY

Statement of Proposal on the Draft Revenue and Financing Policy

1. Purpose

The purpose of this document is to inform the public and seek comments on Council's Draft Revenue and Financing Policy.

2. Background

The Revenue and Financing Policy is required as part of the Long Term Plan. It has been prepared in accordance with sections 101, 102 and 103 of the Local Government Act 2002 (LGA) and sets out how Council intends to fund its operating and capital expenditure.

Council is permitted to use the funding mechanisms set out in section 103(2) of the LGA. This section allows the following funding mechanisms to be used when funding operating and capital expenditure:

- General rates
- Targeted rates
- User contributions
- User fees and charges
- Grants and subsidies
- Borrowing
- Interest from investments
- Distributions and dividends
- Rental income
- Enforcement fees
- Reserves including other reserves and ringfenced funds; specific reserving of operational funding; reserving of general surpluses from previous financial periods
- Trusts and bequests
- Proceeds from property sales
- Development and financial contributions
- Depreciation
- Any other source

In setting the Revenue and Finance Policy Council is mindful of trying to achieve the right balance in terms of who benefits and who pays for services against affordability and wider social benefits.

3. Proposal

Council proposes to adopt a Revenue and Financing Policy that provides funding mechanisms to support the 2018–2028 Long Term Plan.

- This Revenue and Financing Policy is fundamentally the same as the previous Policy supporting the 2015–2025 LTP, with a few minor changes, although it has had an overhaul of format to provide easier readability.

Reasons for proposal

Council understands that since the current Revenue and Financing Policy was included in the 2015–2025 LTP, it will expire on 30 June 2018. In order to comply with clause 10, Schedule 10 of the Local Government Act, it is necessary to adopt a new Revenue and Finance Policy before adoption of the LTP. Adoption of the policy requires prior consultation under section 102 of the Local Government Act.

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 from 7 March to 8 April 2018. This will be followed by formal hearings where any submitter may choose to speak to their submission

A copy of the Draft Revenue and Financing Policy has been included as part of this statement of proposal. A copy of the Draft Revenue and Financing Policy and how to make a submission, can also be found at www.wdc.govt.nz.

The Draft Revenue and Financing Policy also forms part of the supporting information to the Council consultation on the 10-year plan 2018–2028. Information on the 10-year plan consultation and submission process can also be found on the WDC website.

Draft Revenue and Financing Policy

Policy 060

1. Background

The *Revenue and Financing Policy* is a requirement of the *Local Government Act 2002*. The policy is supported by analysis of the funding of each activity group and recognises that the funding policy is more than just a device for raising revenue but is also one of the instruments that can be used to promote community wellbeing.

Under S102(2) of the *Local Government Act 2002*, a local authority must, to provide “predictability and certainty about sources and levels of funding” adopt certain policies. The Revenue and Financing Policy is one of these. The policy is supported by analysis of the funding of each activity group and recognises that the funding policy is more than just a device for raising revenue but is also one of the instruments that can be used to promote community wellbeing.

2. Funding needs analysis

The *Revenue and Financing Policy* must demonstrate how Council has complied with the funding policy process under section 101(3) of the *Local Government Act 2002*. To achieve this, Council needs to review each individual activity and its funding in developing its *Revenue and Financing Policy*.

As part of that process, Council needs to consider the nature of the activity provided and the benefits and beneficiaries of the activity.

3. Activity group

Council’s work has been grouped into nine key activities in which we provide a service to the community. These are:

- District Strategy and Governance – a new activity group compared to the *Long Term Plan 2015-25*, that provides transparency regarding performance and expenditure of strategy and governance for Council
- Transportation
- Water
- Wastewater and Drainage
- Stormwater
- Flood Control
- Solid Waste Management
- District Planning and Regulatory Services
- Community Facilities and Services.

The activity groups are listed in the attachment.

4. Activity

Each activity group is made up of operating projects – ‘activities’ – that the Council delivers as services. Any one activity may have one or more operating projects which, when combined, provides the total level of service provided by the Council. The activities, within the activity groups, are listed in the attachment.

Step one

When assessing the funding for each activity the following need to be considered:

Community Outcomes

Which Community Outcome the activity primarily relates to and the rationale for doing it. The Council’s vision is:

A vibrant, attractive and thriving district.

Community Outcomes:

- Efficient and resilient core services:
 - » it is easy and safe to travel around the district for everyone
 - » there are opportunities to walk and cycle
 - » the District is well prepared for growth and can adapt to change
 - » services are supplied in ways that benefit the environment.
- Positive about the future:
 - » our district has productive land, people and a thriving city centre
 - » there is a fair urban/rural balance
 - » Council has clear, simple documents and rules
 - » our District embraces new technology and opportunity.
- Caring for the environment:
 - » communities work to keep the environment clean and healthy
 - » access to the coast is protected
 - » open spaces in parks and streets, are places where nature thrives
 - » our District is positively adapting to climate change.
- Proud to be local:
 - » our district is neat, tidy and looks attractive.
 - » public areas feel and are safe
 - » there is always something to do and see
 - » there are opportunities for people of all abilities, ages and life stages to be active.

User/beneficiary pays principle – distribution of benefits between individuals or groups and the community i.e. private or public good principle.

Inter-generational principle

– the period over which the benefits are expected to accrue.

Exacerbator pays principle – the extent to which actions or inactions of individuals or groups contribute to the need to undertake the activity and the costs that occur as a result.

Costs and benefits of funding the activity – distinct from other activities. i.e. user pays or targeted rates.

Step two

Consideration then needs to be given to the **overall impact of any allocation of liability for revenue needs on the community**. This may result in an alteration of the results of the first step, with the funding option or the level of funding from any source altered to ensure that there are no barriers or disincentives and that an inequitable burden is not placed on any particular community sector or group.

Some questions to ponder as part of this consideration are:

- how will the mix of funding impact on affordability, e.g. on the elderly or those on low incomes?
- will the policy impact on accessibility to some services?
- can we charge the amount required, or is it restricted by legislation?
- do we want to encourage or discourage a particular activity or behaviour?
- what is the effect on a particular sector of our community, community groups or rating categories?
- how will this impact based on current economic conditions?

5. Funding sources

Section 103 of the *Local Government Act (2002)* requires a local authority to state the sources of funding for its operating expenses and its capital expenditure. The sources of funding for each category are set out below.

Funding Sources for Operating Expenses

Operating expenses are for the day to day spending by council delivering ongoing services and for the maintenance of Council's assets. This includes contributions to the wear and tear on assets used (depreciation), interest charged on borrowing for capital projects and corporate overheads.

Council must consider the funding for each activity in a way that relates exclusively to that activity. Some activities may be best funded using user charges, others with targeted rates and others from general rates. Distinct funding enables ratepayers or payers of user charges to assess more readily whether the cost of the service provided to them either directly or indirectly represents good value. They can also more easily determine how much money is being raised for the service and spent on the service, which promotes transparency and accountability.

The different mechanisms available for funding operating expenses are:

General rates are used to fund those services where there is a benefit to the whole community (public benefit) or where there is no practical method for charging individual users. General rates fund a range of activities which are used by individual ratepayers to varying extents.

Rates are regarded as a tax, as there is no direct link between the activity or service provided and the individual ratepayer.

To maintain as simple rating as possible this Council currently uses general rates to fund a broad range of activities, rather than a number of targeted rates. This makes it easier for ratepayers to understand how they are being rated and it is more cost effective to administer.

Council is currently undertaking a rating structure review and is proposing to make some changes to the rating structure. The options are discussed in the Consultation Document.

General rates are currently assessed based on a property's land value and as a uniform annual general charge.

Value-based general rates are assessed on land value and are differentiated by land use. The differentials to be applied are:

- residential differential, including remissions for high value properties
- rural differential
- multi-unit differential
- commercial and industrial differential.

It is proposed to introduce a capital-value based rate to fund transport activities. The improved value of a property reflects more fairly the demand for transport activities. The same differentials as land value based rates will apply.

Full details of the differentials used may be found in the Funding Impact Statement.

A uniform annual general charge (UAGC) is applied to each separately used or inhabited part of each rating unit (SUIP). The UAGC is to be assessed by Council annually and set at a level considered to be reasonable. The UAGC is used to fund the same activities as the general rate and ensures every ratepayer contributes a base level of rates irrespective of property value or services used. It is proposed to change the definition of a SUIP so that additional units to the rating unit are only charged if they are used or intended to be used.

Targeted rates are used where an activity benefits an easily identifiable group of ratepayers (such as the commercial or residential sectors) and where it is appropriate that only this group be targeted to pay for some or all of a particular service. The funds collected are used for the purpose for which they are rated. Targeted rates are only used where Council considers it is an appropriate mechanism to fund that activity or where Council wishes to make clear the purpose for which the rate is collected. The revenue collected in any one year may result in a surplus, which is used to repay debt or to fund capital expenditure in future.

User fees and charges are used where the beneficiaries can be identified and charged. They include consent fees, licence fees, sales of goods, hire fees or recoveries of costs incurred. When setting fees and charges, Council will consider any indirect benefit to the community, the distribution of those benefits and ability to pay. Some fees may be limited by legislation, meaning full recovery of costs is not possible.

Grants and subsidies apply to some activities when income from external agencies is received to support that activity. Each year the Council receives funding from NZTA as part of the overall roading programme for the city's roading infrastructure. Operational subsidies fund maintenance, of roading infrastructure. Council recognises the funding as income in accordance with GAAP.

Borrowing is not generally used to fund operating expenses, but is used to smooth the inter-generational benefits of the capital expenditure programme. Council may use borrowing to give a capital grant to a community organisation to fund a community facility, or for addressing storm damage (see below).

Interest from investments is used to reduce the requirement from general revenue and is used to fund activities in the same way that rates do.

Distributions and dividends

- Council receives distributions from its joint venture investment in Northland Regional Landfill Limited Liability Partnership. These are directed to reduce the requirement from general revenue and is used to fund activities in the same way that rates do.
- Council currently receives dividends from LGFA which are used to reduce the requirement from general revenue and is used to fund activities in the same way that rates do. Any other dividends would be treated in the same way.

Rental income is generated from Council's various property types:

- from Council's pensioner housing is used to fund the expenses of operating and maintaining council's pensioner housing stock. It can also be used to fund capital expenditure on pensioner housing. Pensioner housing is a ringfenced activity so if pensioner rental property income is not fully spent in a given year then it will be reserved and carried forward to the next year.
- from Council's investment properties is used to ensure the overall portfolio is maintained in terms of ongoing purchasing power and any excess income is used to initially fund the District strategy and Governance Group and if there is any residual funds after this then these are used to reduce the requirement from general revenue and is used to fund activities in the same way that rates do.
- from Council's community properties used to fund the expenses of operating and maintaining Council's community properties and any excess income is used to fund Council's other community operating expenses.

Enforcement fees are charged where possible. They are used to promote compliance rather than to raise revenue and may not recover the full cost depending on the level of compliance and the extent to which charges are limited by statute or the court. Any excess income from enforcement fees is used to reduce the requirement from general revenue and is used to fund activities in the same way that rates do.

Other sources of operating expense funding

The Council also funds operating expenditure from other sources including:

Reserves:

- **Other reserves and ring-fenced funds**

Restricted funds or special funds including the property reinvestment reserve, are those reserves within the Council's equity that are subject to special conditions of use, whether under statute or accepted as binding by the Council, that may not be revised without reference to the courts or a third party.

Subject to meeting any specified conditions associated with these reserves the Council may expend money, of an operating or capital nature, from these reserves.

- **Specific reserving of operational funding**

Where expenditure has been funded in a year for a specified purpose e.g. a grant to fund an external groups project and because of timing issues the conditions of the grant are not met in that year then the grant can be reserved at the end of the year to provide funding for the project in a future year once the conditions are met.

- **Reserving and use of general surpluses from previous financial periods**

Where the Council has recorded an actual surplus in one financial period it may pass this benefit on to ratepayers in a subsequent financial period.

A surplus arises from the actual recognition of additional income or through savings in expenditure when compared to the annual plan for a given year. A surplus would only be finalised once the Annual Report for the year was adopted and it is the net surplus that needs to be considered.

Council considers that passing this benefit on to ratepayers in future financial periods improves the principle of intergenerational equity, in that any financial benefit is passed on to those ratepayers who shared the rates-funding burden in the financial period that the surplus was generated.

The amount of any surplus carried forward from previous financial periods will be reserved on the balance sheet and used to offset the operating deficit created by the expenditure to be funded by the surplus in the year the benefit is passed on to ratepayers.

Only those factors that are operating in nature and cash in nature will be available for use in determining the level of surplus to be carried forward. The Council will not carry forward surpluses in relation to:

- | | |
|--|---|
| » The sale of assets. Such surpluses shall be used for either the repayment of borrowings or in the case of investment properties transfer to the property reinvestment reserve. | » Depreciation. |
| » Trust and bequest revenue. Such surpluses shall be applied in accordance with the terms on which they are provided. | » Development and lump sum contributions. |
| » Revenue received for capital purposes. Such surpluses shall be retained to fund the associated capital expenditure. | » Unspent budgeted operating expenditure associated with a capital project that is being carried forward. |
| » Revenue received from targeted rates such as water and wastewater. | » Unrealised gains arising from fair value adjustments to assets and liabilities. These gains are unrealised accounting adjustments in the period in which they are recognised. |
| | » Vested or found assets. |

Trusts and bequests

The Council is the recipient/holder of several trusts and bequests. These funds can only be used for the express purposes for which they were provided to the Council. Each year, the Council may expend money, of an operating or capital nature, from its trusts and bequests in accordance with the specified conditions of those funds. For the avoidance of doubt, the Council does not fund the expenditure from its trusts and bequests from any of the sources of operating revenue.

If the council receives bequests in the future, then it will treat those in the same manner.

Overheads

There are some activities within council that provide support to specific cost centres or to the entire council but do not provide a direct benefit to the community. The costs of these activities are treated as overheads and are reallocated against activities that do provide a direct benefit to the community.

This concept is particularly important when analysing the costs of delivering services and arriving at the appropriate fees and charges for those services.

Storm damage

If because of storm damage, infrastructure assets need repair, an option for funding this (so as not to impact on the capital works program for the year), is utilising debt, if there is projected headroom under the net core debt cap for the year. If it is determined that there is no headroom under the net core debt cap, then council will look to defer operational and capital expenditure planned in the year to accommodate funding the repairs and renewals required.

Funding Sources of Capital Expenditure

For the purpose of this Policy capital expenditure represents expenditure on:

- property, plant and equipment,
- intangible assets, and
- property

Property, plant and equipment are tangible assets that are held by the Council for use in the provision of its goods and services (for example: infrastructure assets such as land, roads, bridges, parks, water treatment plants and non-infrastructure assets such as computer hardware and libraries), or for rental to others, or for administrative purposes.

Intangible assets are assets such as software that council purchases or creates as part of a project with an economic benefit longer than a year.

Property includes, Council's pensioner housing, Council's investment properties and Council's community properties. It can also include property purchased for strategic reasons, for instance where a future road is planned to be constructed.

As described in the *Financial Strategy 2018-28*, Council while managing its existing assets, also has a challenge to manage growth, affordable rates increases and debt and deliver as many of the communities desired projects as possible. To achieve the appropriate balance between these variables Council takes the following approach:

- Council sets the annual rates requirement
- the activity operating cash revenue and expenditure budgets are determined, within this constraint
- the net cash operating costs are determined
- this leaves a cash surplus that is available for capital costs. This largely represents rate funded depreciation but may include operating surpluses from some activities and accounting provisions not held in reserve funds – this is funding not held by activity and available to fund any capital costs
- Council also sets the limit on debt, which determines the debt funding available for capital expenditure.

Consequently, despite the potential availability of the funding sources, this process results in the following funding available for capital costs:

General rates

General rates, may be used to fund a portion of capital expenditure when it is considered appropriate to do so. This will be balanced against affordability for current ratepayers and the current and future needs of the community.

Targeted rates

Targeted rates are used to fund operating expenditure but can be used to fund a particular capital project benefiting a discrete and identifiable group of beneficiary ratepayers.

User contributions are typically paid in the form of a targeted rate by an identified group of direct beneficiaries. In many cases this group would have lobbied for the inclusion of the project during a consultation process.

Borrowing

This is an appropriate funding mechanism to enable the effect of peaks and troughs in capital expenditure to be smoothed and to ensure the costs of major developments are borne by those who ultimately benefit from the expenditure. It is not appropriate or sustainable for all capital expenditure to be funded from borrowings.

In periods of low capital expenditure, borrowing will be reduced.

Proceeds from property sales

These will be invested in the property reinvestment reserve and the funds may be used to purchase other commercial properties in future. Any funds in the reserve may be used to fund capital expenditure in other activities to smooth Council's overall cashflow requirements.

Proceeds from other asset sales

These may be used to fund capital works or to repay debt.

Depreciation

Depreciation is an indirect source of funding as depreciation reserves are not created. However, rates are set at a level that offsets the calculated non-cash depreciation cost. Operating surpluses (where available) are then used to fund renewal capital expenditure.

Development and financial contributions are used to fund the growth component of capital expenditure. The growth in our District drives a portion of our capital work requirement to maintain Levels of Service to a larger community. As the costs of growth are driven by development, Council considers it equitable that a development should contribute to the costs that are being imposed.

Council has a development contributions policy which sets out the level of contributions required to fund infrastructure requirements.

Financial contributions will be used to fund capital expenditure in accordance with the *Resource Management Act 1991*.

Grants and subsidies are used when they are available. NZTA provide capital subsidies (accounted for as operating revenue) to fund agreed roading capital projects.

Reserves including retained earnings from operating surpluses from previous years may be used to fund capital expenditure. Reserves for specific activities such as Water can be created.

The below table shows the primary funding sources for the different types of capital expenditure and each of the activity groups.

By expenditure type:	General rates*	Targeted rates*	Borrowings	Development Contributions	Subsidies	Reserves	Property sales
Renewals		✓	✓		✓	✓	
Level of service		✓	✓		✓	✓	
Growth			✓	✓	✓	✓	
By activity group:							
Transportation		✓	✓	✓	✓		
Water		✓	✓	✓		✓	
Wastewater		✓	✓	✓		✓	
Solid Waste		✓	✓			✓	
Stormwater	✓						
Community Facilities and services	✓		✓	✓		✓	
Flood Protection		✓					
Corporate/property/other	✓		✓			✓	✓

*General and targeted rates create cash surpluses by funding depreciation, which is non-cash. These surpluses are then used to fund for renewal projects.

6. Review of funding sources and the funding bands

Having decided on:

- the activity groups
- activities within the activity groups.

Using the steps above, the funding sources and the funding bands from each source have been assessed for each activity to provide guidance for the *Long Term Plan 2018-28*. Suggested funding bands are set out in the attachment.

7. Attachment

Activity Funding Analysis

(to be read as part of the Policy) [[LTPREP-647166279-348](#)]

Activity Group 18-28	Activity / dept	Operational Expenditure Funding Source					
		User Fees	Subsidies / grants etc.	Other	Rental Income	Targeted Rates	General Rates
District Strategy & Governance	Iwi Liaison						100%
	Strategy & Governance						100%
	Economic growth						100%
				100%	100%		
					100%		
Transportation	Roading Network		25-50%	0-10%		75-90%	
	Car Parking	80 -100%			10-20%		
	Footpaths					100%	
Water	Water	0-5%		10-25%		75-100%	
Waste and Drainage	Wastewater	5-20%		0-10%		80 -100%	
	Public Toilets						100%
Stormwater	Stormwater						100%
Flood Control	Flood Control (Hikurangi Swamp)				5-10%	90-100%	
Solid waste management	Rubbish/Recycling Collection and Disposal	0-50%		0-10%		70-100%	
	Litter Control	0-5%					95-100%

Activity Group 18-28	Activity / dept	Operational Expenditure Funding Source					
		User Fees	Subsidies / grants etc.	Other	Rental Income	Targeted Rates	General Rates
District Planning and Regulatory Services	RMA Compliance	30-50%					50-70%
	Building Consents	60-80%		10-30%			10-25%
	Building and Environmental Monitoring						100%
	Food	40-60%					40-60%
	Health	0-15%					85-100%
	Alcohol licensing	100%					
	District Plan Development	0-20%					80-100%
	Noise Management						100%
	Animal Management	55-75%		15-30%	0-5%		0-30%
	Parking Enforcement			100%			
	Warrant of Fitness Enforcement	100%					
	Swimming Pool inspections	100%					
	Bylaws						100%
Community Facilities and Services	Sport and Recreation Facilities	0-10%					90-100%
	Parks Reserves and Natural Areas						100%
	Play areas, walking Trails, Coastal						100%
	Cemeteries and Crematorium	35-55%		0-10%			40-60%
	Libraries	0-10%		0-10%	0-5%		75-95%
	Pensioner Housing				75-90%		10-25%
	Community Safety						100%
	Community Development, Community buildings & spaces and Residential Strategic property				70-90%		0-30%
	Community Funding		0-5%	5-20%			75-95%
	Venues and Events	5-25%		5-25%			60-90%
	Village Planning						100%
	Civil Defence						100%
	Visitor Information Services	5-20%		25-40%			40-70%
	Customer Services	0-5%					95-100%

DEVELOPMENT CONTRIBUTIONS POLICY

Statement of Proposal on the Draft Development Contributions Policy

1. Purpose

The purpose of this document is to inform the public and seek comments on Council's Draft Development Contributions Policy.

2. Background

Council is required under S102 of the Local Government Act 2002 (LGA) to adopt either a policy on Development Contributions or Financial Contributions, and to review any policy in accordance with the provisions of the LGA. Development Contributions are an integral component of Council's Financial Strategy, particularly with regard to funding growth-related infrastructure.

Council therefore proposes to adopt a Development Contributions Policy which will meet the legislative requirements of sections 102 and 106 of the LGA.

Under the LGA, Council may require Development Contributions to assist in funding the cost of investing in infrastructure to support growth. Council has had a Development Contributions Policy in place since 1 July 2005. This Draft Development Contributions Policy will be the seventh amendment and contains within it a revised schedule of Development Contributions charges.

The Development Contributions Policy is the document that explains the rationale for using Development Contributions as a funding source, the methodology used to calculate the charges, and how the Policy is applied.

Council is required to review its Development Contributions Policy at least once every three years using a consultative procedure which gives effect to the 'Principles of Consultation' prescribed in S.82 of the LGA. Council has chosen to consult on the Draft Development Contributions Policy using the special consultative procedure concurrently with the 2018-2028 Consultation Document, in support of the draft Long Term Plan and the accompanying Financial and Infrastructure Policies.

3. Proposal

Council proposes to adopt an amended Development Contributions Policy to meet the requirements of Section 102 of the LGA.

The Draft Development Contributions Policy provided in support of this statement of proposal provides details of key changes which will affect how Council funds the costs associated with investment in infrastructure to support growth across the District and how those costs are allocated between ratepayers and developers. In summary the key changes are:

- Adjusting the Wastewater Household Unit Equivalent size in the Ruakaka and One Tree Point catchments, this has resulted in the average flow rate being reduced to 0.5m³ or 500 litres from 800 litres per day. This is as a result of measured flows and hydraulic modelling which has revealed lower flow rates in within these catchments due to soil conditions.
- Ruakaka and One Tree Point catchments being combined into a new catchment called Marsden Point- Ruakaka, the combined catchment reflects the common flow rates, soil conditions, and shared

treatment plant. This is administratively efficient.

- Minor corrections have been made to the Whangarei City Transport and Rooding catchment boundaries, these generally reflect the extent of commercial and living 1 zoning.
- For administrative efficiency, the reserve land and facilities charges being amalgamated into one contribution charge. The underlying projects and programmes remain unchanged and there is no reduction in transparency.
- Updating charges to reflect the infrastructure projects planned in the Long Term Plan 2018–2028 that include growth component and update the schedules and charges appropriately. This also included updating the status of past projects.

A number of formatting and other minor changes are also proposed. These can be identified by comparing, Council's current (2015) Development Contributions Policy, against the Draft Development Contributions Policy provided in support of this statement of proposal. The current adopted Development Contributions Policy is available on Council's website, www.wdc.govt.nz.

4. Assessment of options

An analysis of 'Reasonably Practicable Options', along with a funding option analysis, is provided in the following tables:

Proposed major amendments

Issue	Proposed Changes	Reason
Technical changes	<ul style="list-style-type: none"> • Changes to Ruakaka/One Tree Point household unit equivalent size and catchment • Minor corrections have been made to the Whangarei City Transport and Rooding catchment boundaries, these generally reflect the extent of commercial and living 1 zoning. • For administrative efficiency, the reserve land and facilities charges have been amalgamated into one contribution charge. The underlying projects and programmes remain unchanged and there is no reduction in transparency. 	The change is based on the best information to hand. Council would not be legislatively compliant if it did not calculate its charges based on best information to hand.
Contribution charges and schedules	New tables of charges that reflect the growth element of capital expenditure that Council seeks to recover as set out in the draft Long Term Plan, and the schedules within the Draft Development Contributions Policy. These charges reflect the capital expenditure required to appropriately service the needs of the incoming growth community.	<p>Reviewing, updating and amending the information that the charges are based on ensures that the correct level of charges are set, as required by the LGA.</p> <p>Note: Council does not seek to recover the full cost of growth and some of that cost is recovered from other sources including rates.</p>

Funding Option Analysis

In undertaking the review, and to determine the above proposed changes, Council also undertook a Funding Option Analysis as shown below.

Funding Option	Analysis
Development Contributions under the LGA 2002	Providing infrastructure to service the needs of the growth community forms a significant percentage of Council's capital expenditure. As the growth community is the primary beneficiary of this expenditure, Council considers it reasonable that a proportionate part of the cost is recovered directly from the growth community through the collection of Development Contributions. Development Contributions are an 'up-front cost' to the growth community. Council's view is that these charges represent a proportionate recovery of part of the cost of sustainable development. If this expenditure was not funded by the growth community, the next most practicable funding alternative would be to significantly increase rates. Council's view is that this would place an unfair financial burden on the existing community who do not enjoy a major share of the benefits of growth.

Funding Option	Analysis
Financial Contributions under the Resource Management Act 1991	<p>Financial Contributions are a funding source available to Council. The main differences between Development Contributions and Financial Contributions are:</p> <ul style="list-style-type: none"> • The implementation of a Financial Contributions system is open to merits-based appeal through the Environment Court on each individual development, potentially adding costs, time and uncertainty as to outcome. • The adoption and subsequent review of a Financial Contributions system is also open to merits-based appeal through the Land and Environment Court. This adds further cost, time and uncertainty. <p>The legislative ability to charge Financial Contributions is being removed from the Resource Management Act as Council seeks certainty of cost recovery this is no longer a viable funding option for the long term</p> <p>Financial contributions. Note that there are financial contributions conditions imposed on historical resource consents that are still to be completed.</p>
Rates funding of loans	<p>This would involve growth-related capital expenditure being funded in the same manner as most of Council's other capital expenditure – through loans that are repaid through the collection of rates. This would impose the cost of growth-related capital expenditure on the whole community rather than the growth community which caused the costs to be incurred.</p>
Targeted Rates	<p>This would be similar to Development or Financial Contributions in the sense that funding would still be targeted at the growth community. However, targeted rates would permit the up-front contribution charge to be converted into a targeted rate that would be repaid over time.</p> <p>This option would however increase rates on new properties by a significant amount for an extended period.</p>

Council has considered these options and chosen the funding option of Development Contributions in the majority of cases. The cases where Council continues to collect Financial Contributions are limited to historical resource consent conditions and are legacy cases.

The reasonably practicable options are considered to be:

- Update the Development Contributions Policy to reflect Council's past and future growth related expenditure to ensure compliance with the LGA, but outside of that re-adopt the Policy in its current form; or
- Make the proposed changes.

As a result of submissions to the Draft Development Contributions Policy; subsequent deliberations by Council and the consequential effects of other decisions made by Council, changes other than those identified above may be incorporated into the final Development Contributions Policy. As such, Council highlights that consultation is taking place on the entire Draft Development Contributions Policy, not just on the proposed amendments to Council's existing Policy.

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 from 7 March to 8 April 2018. This will be followed by formal hearings where any submitter may choose to speak to their submission.

A copy of the Draft Development Contributions Policy been included as part of this statement of proposal. A copy of the Draft Development Contributions Policy and how to make a submission, can also be found at www.wdc.govt.nz.

The Draft Development Contributions Policy also forms part of the supporting information to the Council consultation on the 10-year plan 2018–2028. Information on the 10-year plan consultation and submission process can also be found on the WDC website.

Draft Development Contributions Policy

Policy 0036

Part One

1. Introduction

Whangarei District Council's 2018 Development Contributions Policy (DCP) has been prepared in conjunction with Council's 2018-2028 Long Term Plan. This policy applies within the territorial boundaries of Whangarei District Council.

The Local Government Act 2002 (LGA) requires that Council adopt a policy on development contributions or financial contributions.

Whangarei District Council's (Council's) decision to adopt a Development Contributions Policy to partly fund the cost of infrastructure required to meet additional demand created by growth is driven by its consideration that those who are the primary beneficiaries of the infrastructure should pay an appropriate portion of the cost and that the ratepayers in general should not bear a disproportionate portion of the costs. Council has more fully explored its rationale in choosing development contributions to fund growth related infrastructure in its Revenue and Financing Policy.

Council's Financial and Infrastructure Strategies reflect long-term planning and assumptions around infrastructure provision and funding. The 2017 Growth Model and Whangarei District Growth Strategy, Sustainable Futures 30-50 provide substantial long-term analysis of the anticipated growth and guide spatial planning for the future. The key findings from the Growth model include:

- Whangarei District's estimated resident population grew from 83,700 in 2013 to 89,700 in 2017. This resulted in an increase of 6,000 people, representing an average annual increase of 1,500 people or 1.8% per annum (7.16% over four years).
- The medium projection for the District sees an increase from 89,900 people in 2018 to 100,800 in 2028, resulting in an extra 10,900 people, averaging 1,090 additional people per year or 1.21% growth per annum.
- Total dwellings in the Whangarei District are forecast to increase from 35,200 in 2013 to 43,100 in 2028, resulting in an extra 7,900 dwellings, averaging 530 additional dwellings per year.
- The highest increases in population between 2018-2028 are expected to be in Marsden Point/Ruakaka, Port Limeburners, Waipu, Bream Bay and Te Hihi.
- The total business floor area is expected to increase from 1,274,600 m² in 2018 to 1,367,000 m² in 2028, averaging an increase of 9,240 m² per annum.

Council is required to plan for the future in a prudent and efficient manner. This policy is a sustainable response to local governments overarching purpose of existing to meet the current and future needs of the community for good quality local infrastructure, local public services and local regulation in a manner most cost effective for households and businesses.

The purpose of the legislation which allows a Council to use development contributions as a funding source is to enable Councils to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

This document is the Development Contributions Policy 2018 (the Policy). This Policy updates and replaces the previous 2015 Development Contributions Policy and becomes operative from 1 July 2018.

This Policy is to be read in conjunction with Council's 2018-2028 Long Term Plan (LTP).

This policy sets out the:

- reasons Council has chosen to use development contributions as a funding source
- methodology and rationale used for calculating the development contribution charges
- the assessment of contributions payable on developments,
- how and when development contributions are to be calculated and paid

1.1 Date of effect

This Policy applies to any application or a consent or authorisation lodged on or after 1 July 2018. For applications lodged before 1 July 2018 but granted on or after that date, the policy in force at the date of lodgement or the date had been received (whichever is later) shall apply.

1.2 Revising the policy in the future

Council will review this Policy, including the schedule of contributions, in association with the LTP review cycle (tri-annually) or more frequently if required. Any review will be as required under S106 of the LGA.

1.3 Public inspection

This Policy, along with supporting information (including the full methodology demonstrating how the development contribution calculations were made) is available at Council offices. This Policy and the LTP are available at www.wdc.govt.nz. This policy is to be read in conjunction with Council's LTP. Council's Financial Contributions Policy is contained within the Whangarei District Plan and is available on Council's website and at Council's offices.

1.4 How to find your way around the policy

This Policy is divided into two parts:

Part 1: The operational part of the Policy – this is the, 'what', 'where', 'when' and 'how much?' part of the Policy.

Part 2: Substantive Policy – This answers and explains why Council has chosen to use development contributions as a funding source and explains in terms of the legislation the significant assumptions, the methodology for calculating the charges and other legislative matters.

1.5 Highlights of changes from the previous policy

Development contribution charges have been reviewed and amended to reflect the growth element of capital expenditure that Council seeks to recover as set out in the 2018 – 2028 Long term Plan, and the expenditure schedules within this Policy.

Council has reviewed and adjusted the Wastewater Household Unit Equivalent size in the Ruakaka and One Tree Point catchments, this has resulted in the average flow rate being reduced to 0.5m³ or 500 litres from 800 litres per day. This is as a result of measured flows and hydraulic modelling which has revealed lower flow rates in within these catchments due to soil conditions.

Council has undertaken a review of the catchment areas for all activities. This has resulted in the Ruakaka and One Tree Point catchments being combined into a new catchment called Marsden Point- Ruakaka, the combined catchment reflects the common flow rates, soil conditions, and shared treatment plant. This is administratively efficient.

Minor corrections have been made to the City Transport and Roding catchment boundaries these generally reflect the extent of commercial and living 1 zoning.

For administrative efficiency, the reserve land and facilities charges have been amalgamated into one contribution charge. The underlying projects and programmes remain unchanged and there is no reduction in transparency.

2. Development contribution assessment

2.1 Activities areas development contributions are collected for:

Community Facilities

- Parks and Reserves

Network infrastructure

- Transport & roading
- Water Supply
- Wastewater

Community infrastructure

- Libraries (past completed projects only)

See catchment maps and charges schedules

2.2 Developments that attract development contributions

Development contributions can only be required in respect of “developments” as defined in s197 of the LGA i.e. a subdivision, building, land use or work that generates a demand for reserves, network infrastructure or community infrastructure.

In accordance with S199 of the LGA a development contribution may be required when Council considers that:

- the effect of the proposed developments (including service connections) is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for:
- reserves
- network infrastructure
- community infrastructure.

The effect includes cumulative effects that a development may have in combination with other development.

Development contributions may also fund past expenditure that has already been incurred in anticipation of growth.

2.3 When Council may require development contributions

Subject to section 2.2 above, the Council may require development contributions when granting:

- building consents lodged under the Building Act 2004 including certificates of acceptance
- resource consent lodged under the Resource Management Act 1991 (RMA), including subdivision applications, and land use applications
- requests for authorisation for service connections.

Assessments will take place at the earliest consent and all subsequent consents relating to the same development. The Council not requiring development contributions on the first consent for a development does not prevent it assessing contributions on a subsequent consent or authorisation for the development.

An applicant may request a calculation of contributions when a Project Information Memorandum (PIM) or Project Assessment (PA) under the Building Act 2004 and a Certificate of Compliance under the RMA is lodged. This affords the applicant an early indication of a development contribution liability. However, contributions will only be required when granting a consent or authorisation noted above.

3. The assessment process

Applications will be assessed by applying a sequenced methodology as follows:

1. Is the application for a “development” as defined in section 197?
2. Does the development proposed place demand, either individually or cumulatively with other developments, on reserves, network infrastructure or community infrastructure, and will the Council incur (or has it already incurred) capital expenditure on reserves, network infrastructure or community infrastructure to meet that demand?
3. Is the Council prohibited from requiring a development contribution under section 200 of the LGA? And;
4. Does the policy provide for development contributions to be required in the circumstances of this development?
5. Identify the catchments in which the proposed development is located;
6. Calculate how many HUEs represent the impact attributable to the demand by activity for the relevant catchments;
7. Identify what credits are applicable, by activity;
8. Deduct the credit HUEs from the demand HUEs. This is to obtain the net increase in demand by activity for the development;
9. Determine the charge for each activity by applicable catchment from the schedule of charges
10. Total the results for each activity.
11. Add GST.

4. Invoices and payments

4.1 Invoicing

The applicant, at their discretion, may pay for development contributions on the initial assessment or anytime preceding the time frames outlined in Section 4.2, by requesting an invoice be generated.

Invoices must be paid in full within 30 days of issue. Invoicing and payments are in accordance with the Council’s financial and debt recovery practices.

This does not limit Council’s powers where development contributions have not been paid under S208 of the LGA. Development contributions are invoiced in accordance with the Policy applicable at the time the application for consent or authorisation for service connection was lodged, accompanied by all required information.

Applications lodged prior to 1 July 2015

For applications lodged under policies in force between 1 July 2005 and 8 August 2014 invoices will be issued at the rate applicable at the time of invoice as stated in the applicable policies.

Applications lodged after 8 August 2014

Applications lodged after 8 August 2014 will be assessed under the policy and rate applicable at the time of lodgement of the application.

4.2 Timing of payments

Development contributions are required to be paid at the following times:

- for contributions required when granting subdivision consent, prior to issue of a S224(c) certificate under the Resource Management Act 1991
- for contributions required when granting building consent, when the first inspection of building work is requested
- for Land Use consents without an associated building consent when Council’s monitoring staff are satisfied the consent has been given effect
- when an authorisation for a service connection is granted, but prior to the actual connection

4.3 Enforcement of payments

Should payment not be received as required by this Policy, Council may utilise its powers under S208 of the LGA. This being that until a development contribution required in relation to a development has been paid Council may:

- a. In the case of a development contribution required under S198 (1) of the LGA
 - i. withhold a certificate under S224(c) of the Resource Management Act 1991
 - ii. prevent the commencement of resource consent under the Resource Management Act 1991
- b. In the case of a development contribution required under S198 (1) of the LGA; withhold a code compliance certificate under S95 of the Building Act 2004:
- c. In the case of development contributions required under S198(1) of the LGA; withhold a service connection to the development:
- d. In each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

Council may avail itself of any and all, other legal methods of collecting unpaid development contributions as it sees fit.

5. Determining the Number of HUES

5.1 Residential

5.1.1 Residential subdivision

- a. Council considers that subdivision is the most appropriate time to apply development contributions. Council has provided services to the lot and the building process may be commenced.
- b. Each new residential lot created by subdivision attracts development contributions at the rate of one HUE. (See Table 1)
- c. Where two or more vacant lots held in one certificate of title are severed into separate titles and no previous contributions had been paid on them, including financial contributions under the RMA, development contributions will apply.
- d. The first single dwelling built on a vacant allotment with a registered title in existence prior to 1 July 2005 will not attract development contributions (except as noted below), and will as of right have an inherent credit of one HUE.
- e. If an existing lot does not have connections to Councils water or wastewater services, then on application for connection development contributions will be assessed.

5.1.2 Second dwellings

- a. Additional dwellings over and above the first dwelling will attract development contributions at the rate of one HUE for each additional dwelling unit. This includes integrated, attached and detached units, sleep outs and minor dwellings as defined in the Whangarei District Plan. Council may apply a pro-rata development contribution rate to an additional dwelling, if the dwelling is less than 100 square meters of gross floor area (GFA), recognising the lower level of impact generated by the additional dwelling.
- b. Should an application be lodged to expand an additional dwelling to over 100 square meters of GFA the balance of development contributions up to a full HUE will be assessed.
- c. Council will apply this rate to multiple dwelling units e.g., apartment blocks, townhouses or other similar situations where there are more than two dwellings on a lot, where it can be demonstrated that there is a lesser impact than an average HUE.

5.1.3 Home based commercial activities

Home-based businesses and dwellings, changed to business-use will be assessed for additional demand over and above the existing use. Development contributions, if applicable; will be required in accordance with the charges for non-residential activities.

5.2 Non-residential

5.2.1 Non-residential Subdivision

Non-residential subdivision will attract development contributions for each new allotment created at the rate of one non-residential HUE per new allotment, in accordance with Table 1.

This will be applied as a credit when a construction or Land Use activity takes place on the lot. If credits assessed on an underlying subdivision are in excess of contributions assessed at the time of Land Use, the balance of credit will remain with the allotment as a credit for future land use.

5.2.2 Non-residential land use

Non-residential land use will attract development contributions based on the demand a proposed new building or activity will place on Council's network infrastructure. It is noted that Council does not require contributions for Community Infrastructure from non-residential development as Council considers that non-residential Land Use impacts are at such a low level that it is administratively inefficient to require contributions.

Transport and roading

To establish transport and roading contributions Council will use the figures in Table 4. However, Council may consider a report from a suitably qualified traffic engineer. Council reserves the right to have independent reports peer reviewed (the cost of peer review may be at the applicant's expense).

Water

The applicable catchment is identified and water demand is calculated, where possible on average demand by type of activity. See Table 5 for usage

Wastewater

The applicable catchment is identified and wastewater demand is calculated, on peak demand by type of activity derived from Table 5.

When Council is not satisfied that the demand for an activity is readily identifiable, Council may, at its discretion, accept a report from a suitably qualified person.

Where an activity is not adequately described within Tables 4 and 5 then a 'first principle basis assessment' may be applied for non-residential development. This means that an individual development is assessed on its actual (proposed) demand, for example:

Other

Development contributions will not be charged for existing lawful structures on a site unless a change of use occurs that increases demand on network infrastructure.

When an existing structure is removed, or demolished, that building area (GFA) will be credited towards any new development.

If there is no development on a site, 1 HUE credit for infrastructure and/or services available at the time of subdivision will be allocated against the new GFA.

Vacant allotments which have previously paid financial contributions under RMA are deemed to have a credit of one HUE for those which have previously been paid.

Activities that Council deems to not generate demand or impact on infrastructure will not attract development contributions.

Special conditions relating to a Land Use Consent may exist (i.e. a quarry or quarry extension) and these situations will be dealt with on a 'case by case' basis. It is advisable that applicants contact Council for clarification on how to proceed with this type of application.

5.3 Rural land use

Residential developments in the rural area are treated the same as in the urban environment and will attract development contributions as set out in Table 1.

Non-residential sheds and other farm buildings such as hay sheds, minor store sheds, etc., will not attract development contributions if they are assessed to have no additional impact on infrastructure.

Industrial or commercial developments including milking sheds, packing houses, growing houses, etc. (i.e. any development that has a proposed activity that will impact on infrastructure and services), will be assessed for development contributions in accordance with the charges and multipliers set out in Tables 1-4. As with residential development, only areas of use that directly or cumulatively create demand on services and infrastructure will be assessed for development contributions.

Some commercial development may be assessed under the application of the extraordinary circumstances and special assessments section of this Policy.

5.4 Commercial accommodation

Commercial accommodation is assessed on the number of transitory accommodation rooms in the building. The calculation of HUE equivalents for commercial accommodation is based on each room proposed to be occupied, as being the equivalent to 40% of a household unit. Therefore, the conversion factor for commercial accommodation is 0.4 per accommodation room plus one HUE for each full time independent dwelling unit (i.e. managers' unit). For example, the total development contributions arising from commercial accommodation with 20 rooms and 1 managers' unit would be $20 \times 0.4 + 1$ giving a total of 9 HUEs.

The following activities will be assessed as HUES per single room (at the converted rate):

- Transport and Roading
- Water Supply
- Wastewater.

In this example reserves contributions and community infrastructure charges would be added to the above charges for the managers' unit, as Council deems this to be a full time habitable dwelling unit (and hence a residential land use under section 5.1 of this Policy).

For motel/hotel type development a room is assessed as being for a maximum of 2.7 people.

5.5 Service connections

An application to connect to Council's reticulated services will attract development contributions where Council considers that the connection will generate additional impact on infrastructure, but not where a financial or development contribution has previously been paid for that activity.

Service connections include applications for larger connections and change of use.

Development contributions will not apply to public utility applications for water meter connections if the water connection is in place and has been consented to with all associated fees being paid.

If a service was not available to a previously established development or subdivision and it becomes available by way of Council or a third-party provision, development contributions will apply for the new service to the extent the connection places demand on Council infrastructure.

5.6 Special assessment calculations

When Council considers that an application for a development indicates that the development will generate impact on infrastructure to a level outside of the inherent averaging used for the cost allocation methodology a 'special assessment' may be applied. Council reserves the right to undertake special assessment however as a rule, assumes that a special assessment will only be done when the demand for an activity is expected to be greater than double the identified average value for that type of activity. This may in some cases require that the applicant provides Council with detailed calculations of the development's existing and proposed impact on infrastructure. It is expected that this will be supplied by a suitably qualified person (i.e. a traffic report provided by a qualified traffic engineer). This data will then be converted into HUEs. Council encourages developers to provide this information at the feasibility stage of their project prior to lodging an application. It may also be required as part of a further information request under S92 of the RMA or S33 or S48 of the Building Act.

Activity types that could require a special assessment may be sports or convention centres that may generate large volumes of traffic at specific peak times or trucking and courier activities that may have a consistent above average roading use. Other activities like concrete plants may attract a special assessment for both.

6. Credits

6.1 General principles of credit

Credits HUEs are a term used to describe the existing or historical level of impact associated with a site and, are allocated to the historical demand associated with a site. This may be in terms of:

- Existing residential dwelling units on site
- Historical credits of one HUE per activity on vacant land (Dependant on existence of connections)
- Gross floor area of non-residential buildings on the site
- The previous lawfully established activity or lawfully consented buildings on a site
- Credits will not be given if the original activity was non-residential and did not pay or was unlikely to have paid a contribution. This applies to activities that were permitted and did not require any form of consent, but that have placed additional demand on Councils services.

Credits will be assessed using the same methodology as assessing additional demand in Section 5.

Credits remain with the site they were originally established on and are not transferable from one activity to another (i.e. credits for water will only be applied to a water contribution, reserves to reserves etc.). For the purposes of clarity, surplus development contribution credits are not redeemable by other means (either land or money).

Council established a base line of demand on 1 July 2005 with the implementation of its first Development Contributions Policy and all credits are benchmarked against this date.

6.1.1 Residential

- Any vacant residential section is assumed to have one HUE credit to the extent that it is serviced (if physical connections are not in place no credit may be assumed)
- Any undeveloped existing allotment with a registered title is deemed to have one (1) HUE credit for reserves, network and community infrastructure (note this does not include small road severances or titles that are unable to be built on) to the extent that the title is serviced
- Cross leases that are separated into 'Fee Simple' titles will not attract contributions if there are no related works on site that will increase demand for Council infrastructure

6.1.2 Non-residential

Non-residential credits are for network infrastructure based on lawfully established developments.

- Credits will be applied based on an assessment undertaken in a similar manner to the assessment of new commercial development
- Tables 2- 4 will be used and applied on either a specific activity basis where applicable and/or on the GFA of existing development
- Any undeveloped existing allotment with a registered title is deemed to have one HUE credit for network infrastructure to the extent that it is serviced (if physical connections are not in place no credit may be assumed)
- Credits will not be given if the original activity was non-residential and did not pay or was unlikely to have paid a contribution, this applies to activities that were permitted and did not require any form of consent, but that may have placed additional demand on Councils services. For clarity if an application is received that gives rise to an assessment, the entire activity will be assessed for contributions
- For existing non-residential buildings that are extended or demolished and re-built to the same or higher intensity, the assessment of credits will be based only on the existing development prior to rebuilding. Sites that contained buildings that were demolished or destroyed prior to 1 July 2005 will be deemed to be vacant lots and will be assessed as having the equivalent of one non-residential subdivision credit

7. Development agreements

Council will in accordance with S207B consider any written request for a private developer agreement without unnecessary delay.

Where Council undertakes to enter into a development agreement that agreement shall comply with the requirements of S 207B.

Council may, at its sole discretion, enter into a development agreement where Council considers that such an agreement will be in the best interests of all parties, including the developer, the growth community, existing local and district-wide communities and present and future affected individuals directly and indirectly associated with a development.

8. Postponements, reviews, remissions, reductions and refunds

8.1 Postponement of development contributions

For the purposes of this Policy there are no specified postponements on payment of development contributions. Council however reserves sole discretion to enter into agreements to delay payments in extraordinary circumstances.

8.2 Reconsideration process

Any request for reconsideration must be in writing and lodged within 10 working days after the date on which a person receives notice from Council of the assessment of development contributions. A request may be emailed to the Council, posted to the Council or presented at the counter of the Councils offices.

The request must contain the grounds on which the person believes that:

- a. the development contribution was incorrectly calculated or assessed under the Policy or a previous policy; or
- b. Council incorrectly applied this Policy or a previous policy; or
- c. The information used to assess the person's development, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

Council will notify of the outcome of any reconsideration request within 15 working days of receiving all the relevant information relating to the request.

If Council considers that it does not have sufficient information or the applicant requests more time to supply supporting information, then the 15-working day period will start from the time that Council notifies that it has received sufficient information to undertake the reconsideration process.

1. Staff will prepare a provisional report undertaking a full review of the original assessment including taking into account the:
 - Grounds on which the request for consideration was made including any new information
 - Purpose and principles of development contributions under S197AA and 197AB of LGA 2002
 - Provisions of the development contributions policy
 - Other relevant matters
2. The reconsideration request and provisional report will be reviewed by the relevant General Manager.
3. Exemptions and Objections Sub-Committee will hold a meeting and the request for reconsideration outcome will be determined.
4. The Applicant is advised of the outcome of the request within 15 working days of the council having received all required information and their right to object to such outcome.

A person may not lodge a request for reconsideration if an objection in accordance with S199c has been lodged.

However, a person may lodge an objection irrespective of whether a reconsideration process in accordance with S199A has been requested.

8.3 Objection process

The right of objection is conferred under S199c and Schedule 13A of The Local Government Act 2002 as amended.

Objections made under S199c are to be lodged within 15 days of the person receiving notice of the proposed requirement of a contribution (or the outcome of a recommendation, where this has been requested) and in accordance with Schedule 13A of the Act.

8.4 Remissions and reductions of development contributions

This Policy provides for remissions or reductions to be applied or granted, as advised in Section 8 of this Policy.

8.5 Refunds of development contributions

The refund of development contributions money and return of land will occur in accordance with S209 and S210 of the LGA.

For the purposes of S210 (1) (a) of the LGA2002, the specified period for refunding a development contribution required for a specified reserve purpose shall be 20 years.

For the avoidance of doubt, and except in relation to money or land taken for a specific reserves purpose, Council will not refund a contribution where a specific capital project does not proceed, except when the activity for which the development contribution was taken is not provided.

Refunds will only be issued to the payer on the development to which they apply and the amount of any refund will be the contribution paid, less any costs already incurred by Council in relation to the development and its discontinuance. Any refund would exclude any other costs already incurred by Council, but may include any interest earned depending on the circumstances of the case.

9. Other matters relating to development contributions

9.1 Acceptance of reserve land/ works in place of development contributions

The LGA provides that a development contribution for reserves may be money or land, or both:

Under this Policy the contribution shall in every case be money unless, at the sole discretion of Council, a piece of land offered by the developer would adequately substitute, in whole or in part, the purposes for which the contribution is sought.

- In general, Council, will only accept reserve land as a development contribution where it is specifically a recreational, scenic or historic reserve and will be vested as such
- Esplanade reserves for the purpose set out in section 229(a) of the Resource Management Act 1991 and drainage reserves are not considered by Council to be within the ambit of reserves for development contributions. Esplanade reserves for this purpose and drainage reserves will continue to be dealt with under the RMA, as they are at present and will not be discounted against development contributions for Reserves in any way
- If a contribution is to be taken in land this must be agreed with Council under a private development agreement as detailed in Section 7

In the case of works; compliance with Council's Engineering Standards and/or specific conditions of consent imposed under the RMA may not be offset against the requirement to pay development contributions.

9.2 Council projects and development contributions

Council is exempt from paying any development contributions on any development that is funded by Council if the project itself is a capital project for which development contributions are required.

9.3 Exemptions

Development contributions will not be required under this policy where there is a legislative exemption.

9.4 Goods and services tax (GST)

The total end-to-end process for calculation of development contributions is exclusive of GST. Once all the calculations are complete, GST shall be added to the final invoice as required by the Goods and Service Tax Act 1985.

9.5 Development contributions charge revisions - Capping

In this Policy some individual activity charges have been capped to provide a net per HUE charge. Table 1 shows both the uncapped contribution charges calculated to fund the growth element of the LTP capital projects and the revised (capped) charges adopted by Council to reflect the special considerations explained in Section 13.

10. Charges

Table 1: Development Contribution Charge Schedule

Catchments	DC catchment(s) Charge	DC Community Wide Charge	DC Total Contribution per HUE (Uncapped)	DC Total Contribution per HUE (capped)	Capped Difference
Parks and Reserves					
Whangarei City	\$133	\$1,988	\$2,121	\$2,121	0%
Urban Villages	\$228	\$1,988	\$2,216	\$2,216	0%
Satellite town	\$	\$1,988	\$1,988	\$1,988	0%
Growth Nodes (30-50 Growth Strategy)	\$	\$1,988	\$1,988	\$1,988	0%
Rural Villages	\$	\$1,988	\$1,988	\$1,988	0%
Coastal Villages	\$84	\$1,988	\$2,072	\$2,072	0%
Countryside	\$	\$1,988	\$1,988	\$1,988	0%
Transport and Roading					
North Rural	\$5,005	\$7,528	\$12,533	\$12,533	0%
North Coastal	\$1,813	\$7,528	\$9,341	\$9,341	0%
Whangarei City	\$543	\$7,528	\$8,071	\$8,071	0%
South	\$4,073	\$7,528	\$11,600	\$11,600	0%
Ruakaka	\$902	\$7,528	\$8,430	\$8,430	0%
Wastewater					
WW Hikurangi	\$289	\$	\$289	\$289	0%
WW Waipu Cove-Langs Beach*	\$11,563	\$	\$11,563	\$11,563	0%
WW Ngunguru	\$5,372	\$	\$5,372	\$5,372	0%
WW Oakura	\$18,592	\$	\$18,592	\$18,592	0%
WW Portland	\$232	\$	\$232	\$232	0%
WW Marsden Point-Ruakaka	\$10,843	\$	\$10,843	\$10,843	0%
WW Waipu	\$2,996	\$	\$2,996	\$2,996	0%
WW Waiotira	\$13,541	\$	\$13,541	\$13,541	0%
WW Tutukaka	\$	\$	\$	\$	0%

Catchments	DC catchment(s) Charge	DC Community Wide Charge	DC Total Contribution per HUE (Uncapped)	DC Total Contribution per HUE (capped)	Capped Difference
WW Whangarei Heads*	\$36,826	\$	\$36,826	*\$21,568	34%
WW Whangarei	\$3,624	\$	\$3,624	\$3,624	0%
Water					
Bream Bay North	\$5,535	\$	\$5,535	\$5,535	0%
Bream Bay South	\$6,062	\$	\$6,062	\$6,062	0%
Whangarei North	\$6,100	\$	\$6,100	\$6,100	0%
Whangarei	\$7,249		\$7,249	\$7,249	0%
Whangarei Heads	\$7,856	\$	\$7,856	\$7,856	0%
Mangapai	\$11,947	\$	\$11,947	\$11,947	0%
Maungakaramea	\$6,678	\$	\$6,678	\$6,678	0%
Libraries					
Past project completed - Community Infrastructure as defined in the LGA prior to 08/08/2014					
Whangarei City	\$209	\$152	\$361	\$361	0%
Rural	\$	\$152	\$152	\$152	0%
*Council has capped all wastewater contributions to a maximum \$21,568 per HUE					

All charges are GST exclusive – See S. 9.4 Goods and Services Tax (GST)

Table 2: Base demand units for Residential Household Unit Equivalency (HUE)

Activity	Base Unit	Demand per HUE	Comments
Parks and Reserves	per activity	1	
Transport & Roding	Vehicle Movements Per Day (VPD)	10	
Water Supply – City	m ³ per day	0.75m ³ (or 750 litres)	Based on average flow (design average) See Table
Wastewater –	m ³ per day	0.80m ³ (or 800 litres)	Based on peak flow
Wastewater Marsden Point Ruakaka	m ³ per day	0.50m ³ (or 500 litres)	Based on peak flow
Libraries (Historic Projects)	per activity	1	

The average household assumes an occupancy rate of 2.7 people per dwelling as per Statistics New Zealand projected average household size for the Whangarei District.

Table 3: Base demand units for Commercial Household Unit Equivalency (HUE)

Activity	Base Unit	Demand per HUE	Comments
Parks and Reserves	per activity	N/A	
Transport & Roothing	Vehicle Movements Per Day (VPD)	10	See Table 4 for demand per 100m ²
Water Supply – City	m ³ per day	0.75m ³ (or 750 litres)	See Table 5 for demand per 100m ²
Wastewater –	m ³ per day	0.80m ³ (or 800 litres)	Based on Table 5 peak flow
Wastewater Marsden Point Ruakaka	m ³ per day	0.50m ³ (or 500 litres)	Based on peak flow
Libraries (Historic Projects)	per activity	N/A	

Table 4: Transport & Roothing

Average Vehicle per Day (VMPD) of 100m² of Gross Floor Area (GFA) converted to HUEs.

Average Vehicle Per Day (VPD)/100m ² GFA converted to HUEs						
Attribute movements to the activity						
Independent Dwelling Unit ¹						1.001
Child Care Facilities ²						1.22
Petrol Stations ³						7.93
Rest Homes ⁴						2.34
Land Use Activity	VPD/100m ²	% of activity@ 50%	% of activity@ 20%	% of ac@ 3%tivity	Reduced VPD/100m ²	HUEs Per 100m ²
Agriculture/Aquaculture	8	70%	20%	10%	3.14	0.31
Cafes	47	50%	30%	20%	14.85	1.49
Churches	38	70%	20%	10%	14.93	1.49
Churches, Halls and gathering rooms	21	70%	20%	10%	8.25	0.83
Commercial	26	60%	30%	10%	9.44	0.94
Dental	21	70%	20%	10%	8.25	0.83
Equipment Rental	15	70%	20%	10%	5.90	0.59
Freight & Distribution Centres	192	30%	50%	20%	4.90	4.92
Hospital	18	70%	20%	10%	7.07	0.71
Industrial	19	50%	30%	20%	6.00	0.60
Mass Buildings	8	60%	30%	10%	2.90	0.29
Medical Centre	21	70%	20%	10%	8.25	0.83
Motels	13	50%	30%	20%	4.11	0.41
Public Storage	2	70%	20%	10%	0.79	0.08
Restaurant	64	60%	20%	20%	22.14	2.21
Restaurant - Fast Food	315	10%	20%	70%	34.97	3.50
Retail - Large (> 500m ²)	59	30%	50%	20%	15.10	1.51
Retail - Small (< 500m ²)	29	30%	50%	20%	7.42	0.74
Showrooms	17	60%	30%	10%	6.17	0.62
Veterinary	21	70%	20%	10%	8.25	0.83

¹Per dwelling unit over 100m², ²Per child, ³Per pump, ⁴Per bed

Transport and roading contributions are calculated on trips generated by a development activity. The unit of measure is based on the average annual daily trips for a weekday. The traffic activity used for this Policy is established from the New Zealand Trips and Parking surveys database and locally established traffic activity by location and Land Use. The trips data has been adjusted to reflect that the trips observed at the gate are driven by the start and end destinations. For example, a car driven from home to a place of work has activity equally allocated to both the residential and the work elements of the trip. It is further recognised that a level of activity has shared drivers and this is reflected in these calculations.

Most trips include multiple stops for other activities. To average this level of activity it has been calculated that traffic activities fall into the following categories:

1. Primary usage; the portion of the trip that is solely to visit a single business. This assumes that 50% of the trips are directly attributable to that business land-use.
2. Secondary usage; the portion of the trip is to visit several businesses. This assumes that 20% of the trips are attributable to that business land-use.
3. Incidental usage; the portion of the trip that is incidental to the land-use. This assumes that the primary purpose of the trips is to visit somewhere else however, 3% of the trip is an incidental stop at the business land-use i.e. a service station stop for petrol or fast food drive through.

Should an activity not be covered by the categories within Table 1, or have demand significantly at variance from those values shown in the table, Council may accept an assessment of traffic generation, this will usually be from a qualified Traffic Engineer.

Table 5: Water

Water use is based on the “average” usage per household in the district divided by the average occupancy per household. The design average for residential household water usage is 0.75m³ or 750 litres per day.

Average commercial land-use water usage

USE	Ltr/1m ²
Medical	3.48
Dental	2.11
Veterinary	2.28
Office	1.30
Office service	0.65
Retail - small	0.45
Retail - large	0.86
Retail - supermarket	2.36
Retail Garden Centres	32.41
Retail Hardware & Timber	1.81
Petrol Stations (carwash)	30.83
Heavy plant	3.58
Industrial	0.74

USE	Ltr/1m ²
Large mass buildings	0.22
Auto/boat sales	2.52
Equipment Rental	10.04
Restaurants- fast food	20.32
Restaurant	6.55
Pub /Bar	9.20
Cafes	4.35
Public Storage	0.22
Banks	0.83
Churches & Halls	0.40
Motels	6.83
Freight & distribution w/ wash-down	24.10
Freight & distribution/light	1.83

Calculation of water use for a business land-use activity is based on the district wide average water use by industry.

If the average water use for an activity in the district is identifiable then the following example will be followed:

Assuming the average water use for commercial office space in the City is 1.30 litres per m² of GFA. If the proposed building has a GFA of 400 m² the water use is calculated to be 1.3 litres x 400m² = 520 litres. This is then divided by the HUE base rate (750 litres) to identify the contributions. Therefore, 520 ÷ 750 = 0.693 x \$7,309 = \$5,065.14.

11. Additional Information

Wastewater

Wastewater is based on “peak” flow and the base figures established from residential flows per household across the district. Peak flow residential wastewater usage is 0.80m³ or 800 litres per day in all catchments except for Marsden Point-Ruakaka, where, due to the sandy soil conditions (based on recent flow measurements and hydraulic modelling) the flow rate per connection is 0.50m³ or 500 litres per day.

Commercial land-use wastewater usage

Calculation of wastewater use for a business land-use activity is calculated using the same methodology applied to water use.

Note that wastewater is based on peak flow in recognition that Council must provide adequate capacity for an activity to safely and effectively discharge wastewater.

Calculation of Parks and Reserves Contributions

Council has calculated the reserves contribution at a maximum within any catchment of \$2,080.00 per new residential allotment. If the market value of a lot is likely to fall below \$28,000, a valuation supplied by a registered valuer may be provided and the proposed contributions above will be calculated at 7.5% of the market value.

For clarity, no reserves contribution will exceed the cap set by section 203(1) of the LGA 2002 of 7.5% of the value of the land.

Council may in rare circumstances, undertake a special assessment. This may occur, where the demand for a particular project is significantly greater than the identified average value for that type of activity, or the activity is not identified within the schedules. In these instances Council may consider a development agreement an appropriate mechanism to achieve an acceptable outcome.

Part Two: Background and Methodology for Calculating the Contribution Charges

12. Legislative requirements

This document sets out Council's policy on development contributions, in accordance with S102 and S106 of the LGA. This Policy meets the requirements and includes all necessary information as set out in S197-211 and Schedule 13 and 13A of the LGA.

Introduction

Council has determined in its Revenue and Financing Policy to use development contributions as a funding source for growth related demand for additional reserves, network infrastructure and community infrastructure, or for increasing the capacity of existing infrastructure.

The purpose of the development contributions provisions in the LGA is: to enable territorial authorities to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term. Non-growth infrastructure will be funded by rates and other sources to the extent that these costs would have been incurred even if there had been no growth and/or there is a benefit to the wider community. Ratepayers contribute to the cost of growth including funding the difference between the calculated wastewater charged and the capped maximum wastewater charges.

Council has adopted the Whangarei District Growth Strategy (Sustainable Futures 30|50) which sets out a vision for sustainable development within the District. This strategy underpins Council's future decision-making with regard to the way in which to develop the district. Council's Infrastructure Strategy guides Council decision making in the short and long term.

Council has adopted a Development Contributions Policy as required by S102 (2) (d) of the LGA. Development contributions will be used to fund a portion of the growth component of capital expenditure.

S106 of the LGA requires Council to explain, in terms of matters outlined in S101(3), why it has decided to use development contributions to meet the capital expenditure set out in Appendices 1, 2 & 3. In making this decision, Council has also given due consideration to S101 (1) and (2) of the LGA.

Growth within the District drives a significant portion of Council's capital works. Council considers it equitable that those undertaking a development should make a contribution to the costs that Council has or will incur to service such growth. Council does not consider it appropriate that ratepayers should fully fund projects that are required because of growth; this would be a disproportionate burden in relation to benefits ratepayers receive. The District has experienced a long-term trend of growth. While the actual rate of growth has been variable over the short-term, the long-term trend remains positive. With the advantages of growth comes the difficulty of funding the essential infrastructure necessary to support it.

Capital projects provided by Council may be required for multiple reasons. These include the requirement to meet the demands attributable to growth (the growth element), to renew existing network and community infrastructure (renewal), or to meet the level of service required for current demand (backlog). Development contributions fund only the growth element of infrastructure capital projects.

In determining how to allocate costs associated with providing Council's capital projects, Council has considered a range of options for funding against the factors set out in S101(3) of the LGA. The options chosen and explained in this Policy will enable Council to fund its capital projects in a fair, predictable and reasonable manner as part of a consistent, integrated and equitable approach to planning and providing for the District. See Council's LTP and Revenue and Finance Policy.

The LGA (S199) provides that development contributions may be required in relation to development if the effect of the development, either individually or cumulatively, is to require new or additional assets or assets of increased capacity, and as a consequence Council incurs capital expenditure to provide appropriately for:

- Reserves
- Network infrastructure
- Community infrastructure

From the three major groups, Council has identified the following six sub-groups as activities for which development contributions will be charged:

- Parks and Reserves
- Transportation & Roothing
- Water
- Wastewater
- Libraries (Past projects)

13. Rationale for funding growth with development contributions

S106 of the LGA requires that a policy adopted under S102 (1) of the LGA must, in relation to the purposes for which development contributions or financial contributions may be required, explain in terms of S101 (3) considerations why Council has determined to use development contributions as a funding source to meet the expected capital expenditure required to meet the increased demand for community facilities resulting from growth. Council has determined that the growth community should bear a proportionate cost of the provision of infrastructure that is required largely because of new households and businesses.

Council considers that using development contributions to fund required infrastructure for growth promotes sustainable development in that it requires developers to consider the true cost of their developments because of their financial stake in the infrastructure. Council also considers that for ratepayers to solely bare the cost of growth related capital works would cause unsustainable rate increases and would be inequitable.

Council's Revenue and Financing Policy contains further analysis of Councils decision-making in relation to S106 (2) (c) of the LGA.

Overview

In determining whether development contributions are an appropriate funding source for different activities, Council considers, for each of its activities:

- how they relate to community outcomes
- who benefits from that activity
- the period over which those benefits are expected to occur
- who created the need for that activity to be undertaken
- the costs and benefits, including consequences for transparency and accountability, of funding that activity distinctly from other activities
- how any decision about funding this activity will impact on the social, economic, environmental and cultural wellbeing of the community

13.1 Consideration of community outcomes – S101 (3) (a) (i) of the LGA

Council's Community Outcomes are identified in the 2018-2028 LTP. In the process of determining the funding sources for the growth-related components of capital projects, a local authority needs to consider the community outcomes to which the activity primarily contributes in relation to its associated activities, programmes and projects.

The table below shows the activity areas for which development contributions are required and indicates the level of contribution of each activity area to each Community Outcome. Council has taken these Outcomes into account in determining how to fund each listed activity. A more complete explanation of the Community Outcomes to which each of the activities primarily contributes can be found in the relevant Asset/Activity Management Plan and/or activity statement within the LTP.

Community Contributions:

Outcome	Water	Wastewater	Transportation	Parks and Reserves
Efficient and resilient core services	High	High	High	Medium
Positive about the future	Medium	Medium	High	Medium
Caring for the environment	Medium	High	Medium	High
Proud to be local			Medium	High

13.2 Distribution of benefits – S101 (3) (a) (ii) of the LGA

In consideration of S101 (3) (a) (ii) of the LGA, Council recognises that there are benefits for the greater community that flow from the extra capacity provided by infrastructure. These benefits flow to the existing community and the new growth community. For each activity area including programmes and/or individual projects that require capital expenditure, Council makes a judgement about whether the assets being created or modified will provide capacity to, and therefore benefit, the existing community, the growth community, or both of those groups.

The benefits are assumed to have a value proportionate to the capital expenditure and similar to the benefits which flow from the underlying service activity, this being, that which the consumers of the services receive as value from the availability of the capital assets.

The capital expenditure and benefit allocation in this policy is analysed in the following way:

- renewal expenditure: this benefits the existing community only and replaces the existing asset base
- backlog expenditure: new asset capacity is of benefit to the existing community only, to meet the short fall in the current Level of Service
- increased Levels of Service: capital expenditure that benefits all of the community including the growth community
- new services expenditure: capital expenditure to provide benefits to both the existing and the growth community on a pro-rata basis
- growth expenditure: that which benefits and is needed by the projected growth in the community, estimated over the next 10 years. Asset capacity which provides benefits beyond that period will be allocated to future growth communities and may form part of future development contributions

The Level of Service supplied for most activities generates a benefit that is enjoyed by the whole community, both existing and growth. There is no mechanism to exclude one group from the other. Similarly, both existing and growth communities share proportionately in the benefits of excess capacity up to the point that it is consumed by the expanding community.

The existing community and the expanding existing community will fund any excess until future demand beyond 10 years occurs and the development contributions include recovery of that excess.

There is recognition of transitional benefits to both the existing community and the incoming growth community that may occur in some circumstances as a result of excess capacity provided in anticipation of growth. This is often perceived as an improvement in Level of Service, but if there has been no change in the planned Level of Service this is an 'improvement' that will be eroded over time as growth takes up that additional capacity. Council's cost allocation methodology takes account of this transitional benefit where appropriate and allocates it between the growth community and the existing community.

It is recognised that there are components built into the existing network with excess capacity which will benefit the growth community. Some of these components are included in the development contributions calculations as past projects with residual capacity for anticipated growth, some are not. Therefore, the growth community benefits from some significant past capital expenditure without incurring any additional charges.

The process of cost and benefit allocation is undertaken using a modelling tool, this model records:

The judgements made about the drivers of a project i.e. the reasons Council has undertaken the project and who will benefit from the project.

The model assists in making and recording the allocation of costs between the beneficiaries.

The model apportions the cost of infrastructure that can be attributed to the existing and growth communities.

13.3 Period over which benefits occur – S101 (3) (a) (iii) of the LGA

Council determines within individual Asset/Activity Management Plans the length of time over which the asset created by the expenditure will provide a benefit to the community. Council also determines the capacity of that asset and the amount of capacity that will be utilised by the growth community. There are benefits that accrue to both existing and incoming growth communities over the lifetime of the assets, and both communities share proportionately in the benefits of excess capacity up to the point that it is consumed by the expanding community.

13.4 The extent to which actions or inactions of particular individuals or a group contribute to the need to undertake an activity – S101 (3) (a) (IV) of the LGA

Who creates the need for the community facilities?

Council has estimated the extent of growth within the District, both residential and non-residential and has translated that to the expected equivalent number of households which constitute that growth (Household Unit Equivalents or HUEs). For each activity, this then creates a profile of the demand that can be expected for that Activity, and the services and assets necessary to accommodate that demand over time. Council has also identified the capital expenditure necessary to provide the capacity to meet the needs of the growth community. This is identified in the S.201 and S.201A schedules within this policy.

Where the existing capacity of community facilities is insufficient to provide the Level of Service (as set out in the LTP) to new residential and non-residential users, those new users/ the growth community, are therefore principally the ones who create the need for new or expanded community facilities which requires Council to incur capital expenditure. Council recognises that there may be capital expenditure necessary to increase the Level of Service for all, due to:

- community demand for increased levels of service
- obligations on Council to raise the levels of service to meet resource consent or statutory obligations and conditions
- people from outside of the District community i.e. tourists or holiday home owners, creating additional demand on the facilities

Council considers that new residential and non-residential developments are actions of the development (growth) community that directly contribute to the District's need for an increase in infrastructure.

Examples of projects funded, in part, by development contributions:

Funding for the proposed Lower Hatea River Crossing is provided in part by development contributions to the extent that the development is driven by new growth. However, Council considers that growth is neither the sole driver nor that the growth community is the sole beneficiary of the development. Growth contributes to the requirement of the project directly and has exacerbated the current traffic congestion issues in the Town Basin and town centre. The new bridge will benefit the existing community and improve traffic conditions for the community as a whole. Council, through workshops and meetings, has formally considered the extent to which these groups contribute to and are benefited by the project. These considerations are used in Council's cost allocation methodology when defining an appropriate level of funding to be allocated to the growth community.

The Wilson's Dam project, while primarily driven by growth, is also driven by Council's requirement to provide an improved level of water quality, an enhanced level of reticulation and the requested ability by the existing local community to connect to a safe and reliable water source. Council has given consideration to its obligation to provide these services for both the existing and growth communities through formal workshops and apportioned levels of funding accordingly.

The Whangarei Heads sewerage scheme was driven by several factors including: health concerns of the community, the existing community's desire for an improved Level of Service; and a requirement to service the growing coastal community. In considering this project Council has used a measured methodology to identify the apportioned level of funding directly proportional to the individual levels of impact and benefit, and has considered the extent to which each of these communities contributed to the need to undertake this activity.

13.5 Separation of other activities – S101 (3) (a) (v) of the LGA

The costs and benefits, including consequences for transparency and accountability of funding the activity distinctly from other activities.

The benefits of funding additional infrastructure capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by the growth community. The need to identify the reasons, and appropriate cost allocations for undertaking projects ensures the decision making as to why a project is being undertaken is more transparent and accountable. An additional benefit also arises, in that the use of development contributions ensures existing ratepayers are not paying for infrastructural capacity that they do not require. This contributes substantially to intergenerational equity.

Council has for each activity determined catchments taking into account section 197AB and section 101(3) of the Act. It has endeavoured to balance service delivery considerations, growth patterns, administrative efficiency, benefits, costs and wider considerations of public good and fairness.

For some activities, the use of catchments assists in transparency and efficiency by identifying the variations in the cost of providing infrastructure according to the characteristics of a particular locality and the nature of the works required. Although development contributions do not incur significant administrative cost once systems are established, the use of small local catchments to collect development contributions is not always cost-effective because of the requirement to collect and maintain detailed data at a localised level. Council is also conscious that the use of particularly small catchments, together with varying market conditions and the decisions of individual developers and purchasers has the potential to create anomalies within the development contributions, and the funding of infrastructure.

It is Council's view that using development contributions to partially fund the cost of growth for community facilities in proportion to the benefit received by the growth community provides benefits of greater transparency, greater accountability and intergenerational equity.

13.6 Overall impact of development contribution allocations on the community – S101 (3) (b) of the LGA

The implementation of this Policy will enable Council to provide appropriate levels of network infrastructure, community infrastructure and reserves that are necessary to service the growing community. Ensuring appropriate levels and balance between the various sources of funding for the provision of network and community infrastructure is central to Council being able to meet the current and future needs of communities for good quality local infrastructure in a way that is most cost effective for households and businesses

Funding part of the cost of providing increased capacity in Council's infrastructure through development contributions, rather than rates and/or serviced debt, promotes inter-generational equity between the existing and incoming communities within the District.

By funding growth infrastructure from the appropriate sources, funds that might otherwise have come from the existing community are available to that community.

In capping some charges Council has considered issues of public health, public and environmental good and sustainability, as well as considerations of fairness and equity.

14. Financial contributions

S106 (f) of the LGA requires Council to summarise the provisions that relate to financial contributions pursuant to the Resource Management Act 1991 (RMA) if this type of contribution will be required.

14.1 Financial contributions as a funding source

The number of resource consents that have had financial contributions imposed as a condition of consent under S108 (2) (a) of the RMA is decreasing. Financial contributions apply to a limited number of applications which are yet to be completed. Funding from this source is expected to be minimal over the term of this Policy. Council has from 2014 received on average of \$66,000 per annum, this amount will decrease over the term of this Policy.

Financial contributions which, prior to the adoption of the first Development Contributions Policy in 2005, were a significant source of funding for growth infrastructure, are now a minimal source of funding. It is

noted that recent amendments to the Resource Management Act mean that Financial Contributions will be phased out of the District Plan and Councils will no longer be able to require financial contributions from 18 April 2022.

The Whangarei District Plan contains provisions regarding financial contributions. These are set out in Chapters 9 and 80 of that document.

The policy objectives are:

- all costs arising from land subdivision and development are identified and recognised
- the sustainable and efficient allocation of costs and resources in the delivery of services to new development

Council may require financial contributions in the following asset areas:

Item	Purpose	Part of District
1	Reserves and community services	Whole District
2	Sewerage	Whole District where a reticulated system is available, except Langs Beach, McLeods Bay to Urquharts Bay, and Waikaraka to Parua Bay.
3	Sewerage	Area covered by Langs Beach Scheme.
4	Sewerage	McLeods Bay to Urquharts Bay Scheme: Area 1.
5	Sewerage	Waikaraka to Parua Bay Scheme: Area 2.
6	Stormwater	Whole District where a reticulated system is available.
7	Water supply	Whole District where a reticulated system is available.
8	Road network	Whole District.

Council may require financial contributions pursuant to the RMA 1991 rather than development contributions, in some instances. These include:

- Applications lodged prior to 19 April 2005 that may have been assessed for financial contributions using the provisions of the Whangarei District Plan. These applications will pay only the financial contributions as originally assessed, unless the consent expires, is surrendered, has not been fully granted or is changed.
- Council reserves the right to continue to impose financial contributions under the RMA, as set out in Chapters 9 and 80 of the Whangarei District Plan as a condition of consent. This may be in addition to a development contribution required under this Policy, but where a financial contribution is imposed in relation to an activity on a development, a development contribution will not be required for that same activity.
- Where development contributions would normally be payable but the consent applicant e.g. the Crown has a statutory exemption from paying development contributions.

15. Special considerations by Council in determining development contributions

15.1 Capping

Council has, after deliberations and having regard to considerations of fairness and equity under section 197AB (g) and the overall impact on the commencing of development contributions under section 101(3) (b), of the LGA, elected to place a cap on development contribution charges for Wastewater - See Table 1

Individual wastewater charges have been revised and then capped to a maximum HUE charge. The funding shortfall arising from these caps will be funded from other sources, predominantly general rates.

The decision to take this action was made by Council in order to:

- provide reasonable consistency to the growth community of the level of charges (both across the district and over time)

- recognise the benefits of sustainable District-wide growth and Council's role in the development cycle that has longer timeframes than other parties.
- ensure optimal environmental outcomes
- protect public health
- encourage the use of communal wastewater systems to promote sustainable development

Council was also cognisant that where contributions have increased under the 2018 Policy, these are a reflection of the capital works that have been undertaken or are scheduled to be undertaken and that the growth community should bear its share of the costs of these projects.

The uncapped development contribution charges calculated to partially fund the growth element of the LTP capital expenditure projects are shown in Table 1 along with the revised/capped charges adopted by Council in light of the above considerations.

16. Allocation of Growth Related Expenditure to the Existing Community

In identifying the growth component of capital expenditure in the LTP, Council has, for the reasons of administrative and economic efficiency, allocated some potential-growth related expenditure over all activities to the existing community as the value of undertaking a cost allocation exercise to determine the proportionate growth component would have costs greater than benefits of the expenditure likely to be recovered. As an example, stormwater is an activity that Council has decided to fully fund by rates. There are also projects within activity areas for which contributions are charged, which fall below the administratively efficient threshold to calculate charges.

17. Capital expenditure

17.1 Expenditure expected to be incurred as a result of growth

The total estimated capital expenditure Council expects to incur, as a result of growth, to meet increased demand on network and community infrastructure, is summarised in Appendices 1, 2 and 3

The growth element of the projects selected by Council will be funded or part-funded by development contributions. This amount is arrived at after funding from other sources has been deducted. Backlog and renewal portions of capital expenditure will be funded from sources other than development contributions (e.g. depreciation funding - rates, user charges, etc.). The calculations and documentation supporting the capital expenditure are available for examination at the offices of Whangarei District Council.

17.2 Expenditure incurred in anticipation of development

S199 (2) of the LGA allows for Council to require a development contribution from any development for capital expenditure:

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

In the recent past Council has incurred significant expenditure in anticipation of growth. Council will recover the cost of the growth component of these projects implemented to support the future community. A schedule of these 'Past Projects with Residual Capacity' is included in Appendix 1.

Included in Appendix 2 are those community infrastructure projects that were within the definition prior to the commencement of Section 51 of the LGA 2002 Amendment Act 2014 and which are complete or have been substantially progressed.

17.3 Council use of development contributions

In accordance with S204(1) of the LGA, Council will only use development contributions on the activity for which they are collected (e.g. contributions collected for roading will only be spent on roading), and must not be spent on other types of infrastructure projects. However, the Council may use contributions for reserves in the ways allowed under section 205 of the LGA.

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

18. Activity catchments

Council has modelled a number of catchment scenarios and determined to use those catchments listed in Table 1 taking into account a range of considerations including the:

- Predicted growth within the catchments
- Projects planned within the catchments and who will benefit from those projects
- Administrative efficiency of managing assets at a practical level
- Geographical and technical aspects of projects
- Levels of Service
- Consistency
- and having regard to sections the S101 (3) and 197AB of the LGA.

In seeking to proportion development contribution charges in a fair and equitable manner Council has identified some specific capital projects as being unique to certain areas of the district, and the growth in these areas as the primary driver behind the projects. Council has separated out these areas and the associated projects as individual catchments.

After considering the distribution of benefits and impact for and from the local and district wide community on these projects, Council has decided that the development growth within the catchments should contribute proportionately towards funding the catchment projects, and in some cases the district wide projects also. Capital projects within the catchments will attract defined, catchment related development contribution charges. These discreet catchment areas and schedules of projects are identified in Appendices1-8.

Should a development straddle more than one catchment the HUEs will be allocated on a pro-rata basis.

19. Determination of development contributions charges

This section of the Policy, in accordance with S201(1)(a) of the LGA, sets out in summary form an explanation and justification of how the development contributions have been calculated. The following methodology used is in accordance with Schedule 13 of the LGA.

19.1 Calculation summary

From Council's capital expenditure projects identified in the LTP, Council has:

1. Determined the activities for which development contributions will be required.
2. Determined the Levels of Service for each activity.
3. Recorded the catchment where the project provides capacity to meet demand.
4. Summarised in this Policy are the capital projects (with growth component identified) that are included in determining the development contributions charges. Including completed projects that were constructed to provide capacity for future demand and that have a remaining surplus capacity (see Appendices1 -4)
5. Deducted from the project costs all reasonably anticipated funding from third parties and allocated the costs between growth and non-growth.
6. Recorded the capacity and life of the projects, the growth cost share that will be assigned to the demand reported in the Growth Model.
7. Allocated costs to each unit of demand.
8. Assessed each activity, (and programme and project where appropriate) that are using development

contributions as part of their funding against the considerations in S101(3)(a) of the LGA.

In order to undertake a cost allocation analysis using the 'Outcomes/Impacts Methodology' to determine the share of cost to growth, Council has considered:

9. The capacity and demand requirements of the current levels of service identified in the LTP, to determine the growth share of the project cost as well as the renewal, backlog and unallocated portions.
10. The outcomes of the cost allocation and summarised it in this Policy stating the proportion of capital expenditure to be funded by development contributions and other sources of funding (Appendix 1- 5).

Council in its Growth Model considered the changes in household numbers and business floor areas and has determined:

11. For each activity and catchment, the changes in demand for service from the existing and growth communities over the capacity life of the project.
12. Included measures of both household and business demand.

In undertaking a funding analysis of each project to determine the total cost of growth for each unit of demand, Council has determined the:

13. Project growth cost share funded by development contributions from each of the incoming growth demand units in the catchments serviced by the project over the capacity life of the project.

Council has aggregated the outcomes of the funding analysis for each project by activity and catchment to determine the development contributions charge for the activity and catchment and:

14. Presented the schedule of development contribution capped and uncapped charges (Table 1).

Audit and review

Council has actioned the following:

- Internal reviews.
- External reviews of the projects, cost allocation analysis and funding analysis. Reviewing is required to test and verify the assumptions and accuracy of the project data used in analysis (External reviews are based on select areas).

19.2 Cost allocation methodology

The 'Cost Allocation Methodology' used in this Policy may be referred to as an 'Outcomes/Impacts Methodology'. This methodology is applied to the 10 years of capital expenditure set out in the LTP and expenditure on past projects with residual capacity for growth. This methodology has been applied to the programmes of capital expenditure delivering the levels of services defined in the LTP at an activity level.

Programmes are planned capital expenditure designed to deliver defined Levels of Service. Projects are planned or completed projects delivering the programme. The analysis to determine the cost of growth has been undertaken at both programme and project level as appropriate for that Level of Service.

The Outcomes/Impacts Methodology takes the planned costs of a proposed project and assigns them to categories with only the growth component or part of the growth component of a project being recouped through development contributions.

The categories within the methodology are:

- Renewal
- Backlog
- Growth
- Unallocated

A summary of the cost allocation methodology is as follows:

- the scope and gross cost of a qualifying project is reviewed and any non-capital (operations and maintenance costs) are excluded
- third party funding (e.g. New Zealand Transport Agency) is identified and deducted
- catchments are established based on the considerations outlined in section 16 of this Policy
- a share for renewal is deducted taking into account the scope of assets being renewed and their

remaining life at the time of renewal

- capacity and demand information based on defined levels of service is used to allocate shares to 'backlog' and 'growth'
- any remaining share is defined as 'unallocated'
- capacity, useful life information and funding periods are used to determine the period over which contributions are identified to be collected
- the funding model is then used to identify the appropriate portion of the cost of growth (that which is allocated to the growth community) after considering all the factors outlined in S101(3) of the LGA
- this cost allocation information and methodology is available for inspection at the Whangarei District Council's Offices

19.3 The funding model

The purpose of the funding model is to ensure an equitable assessment of the funding requirements to support the development contributions calculation. Primary functions of the funding model are to ensure a consistent and compliant methodology is used to calculate development contribution charges with regard to the LGA.

The funding model takes that portion of gross costs allocated to the growth community by project and calculates costs in relationship to the Growth Model projections by 'Household Unit Equivalents' (HUEs). These development contribution charges are listed in Table 1.

The funding model takes account of:

- The funding requirements to support the cost of growth infrastructure.
- Equitable application of those funding requirements to the incoming growth community.
- Recognition that the backlog components of the growth infrastructure are funded by the existing community. The rating charges applied to the existing community will also be applied to the incoming community as there is no differential rating process to exclude the incoming community from those rates charges. Therefore, the rating charge on the incoming community is to be offset against the development contribution charge.
- Interest on borrowing to implement growth infrastructure.
- Interest on contributions received in advance of provision of growth infrastructure.

The model complies with the requirements of Schedule 13 of the LGA; determining the development contribution charge necessary to fund the total cost of the capital expenditure supporting growth.

Schedules of planned projects and schedules of past projects with remaining capacity intended to support the new and future incoming community are contained in Appendices 1, 2 & 3.

It is noted that Council may vary these schedules from time to time in accordance with S201A(5).

20. Significant assumptions

S201(b) of the LGA requires the Policy to state significant assumptions underlying the calculation of the schedule of development contributions. Throughout the entire process of determining development contributions, Council has used the best available information.

20.1 Growth–S201 (b) of the LGA

Council adopted the Whangarei District Growth Model on 14 December 2017. This model provides the basis for updated growth projections for Council's Asset/Activity Management Plans, for the calculation of development contributions and other LTP purposes.

Council's growth assumptions underpinning the Asset/Activity Management Plans and capital expenditure budgets in the LTP have been made based on the best information currently available. Growth projections are subject to uncertainties as to the quantum, timing and location of growth therefore, regular reviews will be undertaken as a key component of planning future network and community infrastructure requirements.

Key Findings Include:

- Whangarei District's estimated resident population grew from 83,700 in 2013 to 89,700 in 2017. This resulted in an increase of 6,000 people, representing an average annual increase of 1,500 people or 1.8% per annum (7.16% over four years).
- The medium projection for the District sees an increase from 89,900 people in 2018 to 100,800 in 2028, resulting in an extra 10,900 people, averaging 1,090 additional people per year or 1.21% growth per annum.
- Total dwellings in the Whangarei District are forecast to increase from 35,200 in 2013 to 43,100 in 2028, resulting in an extra 7,900 dwellings, averaging 530 additional dwellings per year.
- The highest increases in population between 2018-2028 are expected to be in Marsden Point/Ruakaka, Port Limeburners, Waipu, Bream Bay and Te Hihi.
- The total business floor area is expected to increase from 1,274,600 m² in 2018 to 1,367,000 m² in 2028, averaging an increase of 9,240 m² per annum.
- Scenarios have also been included for the Long Term Plan period 2018-2028 and for the Asset Management period 2018-2048 (30 years)

The Growth Model for the Whangarei District has been developed using Statistics New Zealand medium growth projection, with adjustments made where necessary to reflect known areas of higher growth within the District. The predicted rates of growth have been used to predict growth in terms of 'Household Unit Equivalents' (HUE). Predicted HUEs are shown per Activity and per Catchment within the funding model. A HUE is defined as being equivalent to one average household 'unit of demand'. It is recognised that household units vary throughout the District and the demands they generate have a broad range. Given the size of the catchments used in calculating development contributions an implied averaging methodology is used, this approach is considered appropriate in terms of the principles of development contributions and in accordance with Schedule 13 of the LGA.

There is a risk that the growth and uptake predictions in the Growth Model will not eventuate, resulting in a change to the assumed rate of development. However, modelling suggests that the impact of any change to the growth projections on the total development contribution charge for each HUE (Household Unit Equivalent) would be minor. Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models as required. There is also a risk that the lag between expenditure incurred by Council and contributions received from those undertaking developments is different from that assumed in the funding model and that the costs of capital projects are greater than expected. This would result in an increased debt servicing cost. Conversely growth at a faster rate would reduce debt servicing and thus make charges lower in future policies.

Council will continue to monitor the rate of growth and will update outcomes in the growth and funding models as required including incorporating absentee owners to model the number of holiday homes, particularly in the coastal communities and incorporating the analysed trends from Council's Annual Monitoring Report.

The LTP details capital projects to be undertaken over a 10-year timeframe. Development contributions also include some past projects that have residual (growth) capacity as well as capital projects (with a growth element) included within the LTP. A long-term horizon has been used to develop the Growth Model, and various timeframes have been used for the development of asset and activity management plans in line with the expected life of the asset. Therefore, any single project has a number of different variables that must be taken into account when calculating a development contribution.

20.2 Capital projects

In order to support anticipated growth, Council has assumed the budgeted capital projects programme will be necessary. If the growth rates change, it is most likely that the capital projects programme will be re-sequenced or subtly accelerated or slowed rather than dramatically changed in some other way. New capital projects may also be substituted within an activity group or programme of projects that will not necessarily have an effect on the development contributions calculated for that activity.

20.3 Estimated cost of capital expenditure

Council has used the best information available at the time of developing this Policy to estimate the cost of capital expenditure that will be funded in whole or part out of development contributions. It is likely that actual costs will differ from estimated costs due to factors beyond Council's control, such as changes in the price of raw materials, labour, etc. and the timing of capital projects taking place. Council makes every effort to incorporate these variables into cost calculations. The actual project costs will be input into the cost

allocation model updating budgeted figures and will be included in subsequent Policy reviews. The capital expenditure will be reviewed with each amendment to the LTP and adjustments made to the schedules as appropriate.

20.4 Interest rates

The interest rates used within the development contributions funding model are currently set at 4.66% for interest paid, to account for the debt borrowing Council has undertaken to complete capital projects in anticipation of growth requirements. The interest rate for interest earned on funds received in advance of carrying out growth-related capital expenditure is set at 3.8%. Council's cost of borrowing in the LTP is set at 4.66%. Interest rates are subject to fluctuation and will be reviewed at each Policy review. Interest will not be included as capital expenditure once an asset is built.

20.5 Levels of service

Levels of Service (LOS) are the standard of services that Council provides for each activity. Council prepares Activity/Asset Management Plans for each activity that Council provides. Council defines Levels of Service through consultation with the community on the LTP. These plans define the relevant Levels of Service for an activity. The Activity/Asset Management Plans and the defined 'Level of Service' statements form the basis of identifying capital projects required to meet projected growth. Any requirement to increase the Level of Service for existing users will be funded by rates and other funding mechanisms and will not be funded by way of development contributions.

20.6 Financial assumptions

The following financial assumptions have been applied:

- all future project costs are based on current known infrastructure prices at present value
- income generated from rates and user charges will be sufficient to meet the operating costs of growth-related capital expenditure into the future
- all New Zealand Transport Agency (NZTA) subsidies will continue at present levels (The Financial Assistance Rate being approx. 53% overall) and that eligibility criteria will remain unchanged.
- the methods of service delivery will remain substantially unchanged
- all figures in the development contributions schedules are expressed in 2018 dollars and these will be amended as appropriate in accordance with the Producer Price Index Outputs for Construction on an annual basis

Appendix 1: S.201A (3) Assets for which Development Contributions will be used - Schedule of Growth Related Expenditure for Past Projects with Residual Capacity

Parks and Reserves				
Whangarei City	Provision of new and renewed Playgrounds and Skate Parks	\$584,112	\$48,230	\$535,882
Community Wide	1 Upgrade - Existing pre 2008	\$2,680,117	\$533,841	\$2,146,276
Community Wide	2 Facilities - New parks Pre 2008	\$54,846	\$16,786	\$38,060
Community Wide	3 Cobham Oval	\$4,357,655	\$611,897	\$3,745,758
Community Wide	CBD Development	\$3,086,260	\$379,655	\$2,706,605
Community Wide	Complete stage 1 - Town Basin	\$1,791,119	\$218,450	\$1,572,669
Community Wide	District reserves	\$3,150,791	\$2,002,009	\$1,148,782
Community Wide	Mountain Bike Trails NEW	\$83,706	\$8,060	\$75,646
Community Wide	Parihaka Look out	\$444,627	\$113,313	\$331,314
Community Wide	Pre 2014 Urban Park Land Purchase & Development	\$2,761,468	\$2,071,101	\$690,367
Community Wide	SOP - Hatea Loop New Share Path Route	\$3,309,860	\$370,702	\$2,939,158
Community Wide	SOP - William Fraser Memorial Park on Pohe Island - Park Development	\$624,225	\$103,538	\$520,687
Community Wide	Sportsfields Development - Springs Flat 4 Sand Fields and Associated Facilities	\$2,263,820	\$260,167	\$2,003,653
Community Wide	William Fraser Memorial Park on Pohe Island - Sportsfield & Carpark Development Stage 1	\$254,027	\$28,064	\$225,963
Community Wide	William Fraser Memorial Park on Pohe Island - Sportsfield & Carpark Development Stage 2	\$153,088	\$16,913	\$136,175
Community Wide	William Fraser Memorial Park on Pohe Island - Sportsfield Development Stage 3	\$1,124,941	\$124,281	\$1,000,660
	Sub-Total	\$26,724,662	\$6,907,007	\$19,817,655
Transport and Rooding				
North Coastal	LED streetlight Upgrade	\$7,502	\$353	\$7,149
North Coastal	Seal Extension Programme	\$3,519,458	\$851,873	\$2,667,585
North Coastal	Unsealed Road Metalling Programme	\$3,022,101	\$248,015	\$2,774,086
North Coastal	Sealed Road Pavement Rehabs	\$6,692,682	\$349,497	\$6,343,185
North Rural	Sealed Road Pavement Rehabs	\$3,740,028	\$195,307	\$3,544,721
North Rural	Seal Extension Programme	\$5,355,697	\$1,296,327	\$4,059,370
North Rural	Unsealed Road Metalling Programme	\$4,230,942	\$347,220	\$3,883,722
Ruakaka	Sealed Road Pavement Rehabs	\$3,149,498	\$164,469	\$2,985,029
Ruakaka	Seal Extension Programme	\$306,040	\$74,077	\$231,963
Ruakaka	New footpaths Programme	\$460,410	\$106,772	\$353,638
Ruakaka	Unsealed Road Metalling Programme	\$604,420	\$49,603	\$554,817

Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
South	New footpaths Programme	\$230,205	\$53,384	\$176,821
South	Sealed Road Pavement Rehab	\$3,346,341	\$174,748	\$3,171,593
South	Unsealed Road Metalling Programme	\$4,230,942	\$347,220	\$3,883,722
South	Seal Extension Programme	\$6,120,797	\$1,481,517	\$4,639,280
Whangarei City	CBD Refurbishment & Strategic Footpath Renewals	\$1,942,815	\$465,086	\$1,477,729
Whangarei City	Kerb and Channel Shoulder Widening	\$837,105	\$630,136	\$206,969
Whangarei City	SOP Lower James street	\$500,000	\$120,345	\$379,655
Whangarei City	Sealed Road Pavement Rehab	\$2,755,811	\$143,910	\$2,611,901
Whangarei City	New footpaths Programme	\$1,611,437	\$373,699	\$1,237,738
Whangarei City	LED streetlight Upgrade	\$67,521	\$3,173	\$64,348
Community Wide	Associated Improvements Ongoing Programme	\$463,426	\$58,939	\$404,487
Community Wide	Cycleway - Raumanga to Onerahi	\$877,216	\$209,044	\$668,172
Community Wide	Dent/ Quay St Realignment	\$9,049,901	\$2,062,594	\$6,987,307
Community Wide	Five Finger Roundabout	\$4,471,041	\$1,423,401	\$3,047,640
Community Wide	Lower Harbour Crossing	\$33,089,803	\$10,895,791	\$22,194,012
Community Wide	Maunu Road	\$68,324	\$5,926	\$62,398
Community Wide	Mill / Nixon / Kamo Intersection Upgrade	\$10,739,720	\$2,285,602	\$8,454,118
Community Wide	Minor Road Seal Extension Programme	\$303,827	\$75,252	\$228,575
Community Wide	Minor Safety Projects programme	\$17,691,073	\$1,610,771	\$16,080,302
Community Wide	Porowini Ave -Maunu Rd - Central Ave Upgrade	\$8,361,424	\$247,360	\$8,114,064
Community Wide	Port Marsden Highway Construction	\$6,841,400	\$504,884	\$6,336,516
Community Wide	Replacement of Bridges and Other Structures	\$4,025,491	\$345,472	\$3,680,019
Community Wide	Road Reconstruction Programme	\$409,203	\$40,340	\$368,863
Community Wide	Sealed Road Pavement Rehab Programme	\$7,917,200	\$481,058	\$7,436,142
Community Wide	Sealed Road strengthening programme	\$15,563,812	\$2,340,422	\$13,223,390
Community Wide	Sealed Road Widening programme	\$8,597,930	\$936,392	\$7,661,538
Community Wide	SOP Cycleways - Programmed Work (Unsub)	\$63,070	\$14,596	\$48,474
Community Wide	South End Ave Intersection Upgrade	\$56,155	\$39,308	\$16,847
Community Wide	Speddings Road Link	\$4,845,644	\$759,947	\$4,085,697
Community Wide	Structures Component Renewals	\$1,498,742	\$157,570	\$1,341,172
Community Wide	Subdivision Contributions till 2015	\$764,554	\$381,642	\$382,912
Community Wide	Traffic Services Renewals/Upgrade 2006-12	\$1,396,722	\$153,739	\$1,242,983
Community Wide	Traffic Signals Upgrades	\$1,091,463	\$167,057	\$924,406
Community Wide	Transport Planning Studies and Strategies	\$246,802	\$21,551	\$225,251
Community Wide	Walking & Cycling Improvements	\$362,509	\$83,434	\$279,075
	Sub-Total	\$191,528,204	\$32,778,823	\$158,749,381

Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
W&D Wastewater				
WW Hikurangi	Wastewater Pump Stations Upgrades	\$54,696	\$28,146	\$26,550
WW Hikurangi	WWTP PS Remote Monitoring	\$12,646	\$1,474	\$11,172
WW Marsden Point-Ruakaka	Pump Station and Rising Main for Rama Rd	\$1,022,466	\$1,022,466	\$-
WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Consents	\$359,880	\$359,880	\$-
WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Land Purchase	\$7,742,222	\$7,742,222	\$-
WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Stage 1	\$100,780	\$100,739	\$41
WW Marsden Point-Ruakaka	Ruakaka South reticulation extension	\$350,000	\$350,000	\$-
WW Marsden Point-Ruakaka	Ruakaka Trunk Sewerage System - Ruakaka Bridge PS & Main	\$54,971	\$54,971	\$-
WW Marsden Point-Ruakaka	Ruakaka Trunk Sewerage System - Sime Rd P/S & Main	\$257,667	\$257,667	\$-
WW Marsden Point-Ruakaka	Ruakaka WWTP - Ocean outfall Preliminary consenting	\$1,940,779	\$1,940,779	\$-
WW Marsden Point-Ruakaka	Ruakaka WWTP - Stages 1&2 Consents	\$610,420	\$610,420	\$-
WW Marsden Point-Ruakaka	Ruakaka WWTP - Stages 1&2 Works	\$1,954,573	\$1,949,023	\$5,550
WW Ngunguru	Ngunguru WWTP Upgrade	\$1,469,615	\$223,612	\$1,246,003
WW Oakura	Oakura WW - Extend Reticulation	\$3,007,876	\$861,712	\$2,146,164
WW Oakura	Oakura WWTP	\$3,155,739	\$1,122,527	\$2,033,212
WW Portland	Wastewater Pump Stations Upgrades	\$3,384	\$2,648	\$736
WW Waiotira	Wastewater Pump Stations Upgrades	\$23,964	\$11,426	\$12,538
WW Waiotira	WWTP PS Remote Monitoring	\$6,323	\$737	\$5,586
WW Waiotira	Waiotira WWTP Upgrade	\$77,352	\$73,922	\$3,430
WW Waipu	Waipu Trunk Main Network Upgrade	\$257,019	\$116,567	\$140,452
WW Waipu	Waipu WWTP Upgrade historic	\$819,636	\$809,742	\$9,894
WW Waipu Cove_Langs Beach	Waipu Cove-Langs Beach WW Network Improvements 2006-2008	\$41,839	\$22,090	\$19,749
WW Waipu Cove_Langs Beach	Waipu WWTP Upgrade	\$167,877	\$165,851	\$2,026
WW Waipu Cove_Langs Beach	Waipu Trunk Main Network Upgrade	\$1,720,047	\$780,097	\$939,950
WW Whangarei	Historic Whangarei WWTP - Upgrades	\$1,669,582	\$443,988	\$1,225,594
WW Whangarei	Otaika Rising main	\$150,321	\$125,140	\$25,181
WW Whangarei	Whangarei WWTP - Upgrades	\$886,596	\$241,536	\$645,060

Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
WW Whangarei	Whangarei City Wastewater - Network projects- (WWTP Peak Flow Management)	\$4,374,179	\$1,996,706	\$2,377,473
WW Whangarei	Whangarei WWTP Upgrade- UV & AS plant	\$3,614,520	\$422,602	\$3,191,918
WW Whangarei	Okara Pump Stn Upgrade	\$1,257,452	\$254,850	\$1,002,602
WW Whangarei	Okara Rising main duplication	\$2,542,320	\$612,607	\$1,929,713
WW Whangarei	Whangarei WWTP - Primary Screening & Degritting	\$2,743,377	\$502,567	\$2,240,810
WW Whangarei	Whangarei City Wastewater - Network projects(Hatea Tank & UV Treatment)	\$5,195,274	\$1,601,403	\$3,593,871
WW Whangarei	Whangarei City Wastewater - Projects (System Upgrades)	\$11,652,293	\$2,821,417	\$8,830,876
WW Whangarei	Whangarei WWTP - Filtration System	\$1,500,621	\$345,908	\$1,154,713
WW Whangarei	Wastewater Pump Stations Upgrades	\$2,652,766	\$1,365,101	\$1,287,665
WW Whangarei	WWTP PS Remote Monitoring	\$613,344	\$71,460	\$541,884
WW Whangarei Heads	Whangarei Heads SS Stages I & II	\$5,736,867	\$1,945,922	\$3,790,945
WW Whangarei Heads	Whg Hds WW Scheme Stage III	\$18,922,994	\$4,179,869	\$14,743,125
WW Whangarei Heads	Whangarei City Wastewater - Network projects(Hatea Tank & UV Treatment)	\$708,447	\$218,373	\$490,074
WW Whangarei Heads	Whangarei City Wastewater - Projects (System Upgrades)	\$1,588,948	\$384,739	\$1,204,209
WW Whangarei Heads	Whangarei WWTP - Filtration System	\$204,630	\$47,169	\$157,461
WW Whangarei Heads	Okara Pump Stn Upgrade	\$187,895	\$38,081	\$149,814
WW Whangarei Heads	Okara Rising main duplication	\$379,887	\$91,539	\$288,348
WW Whangarei Heads	Whangarei WWTP - Primary Screening & Degritting	\$409,930	\$75,096	\$334,834
WW Whangarei Heads	Whangarei WWTP Upgrade- UV & AS plant	\$588,410	\$68,796	\$519,614
WW Whangarei Heads	Whangarei City Wastewater - Network projects- (WWTP Peak Flow Management)	\$833,177	\$380,325	\$452,852
	Sub-Total	\$93,625,601	\$36,843,912	\$56,781,689
Water Services				
Bream Bay North	Takahiwai Rd	\$562,387	\$379,611	\$182,776
Bream Bay North	Bulk Meters and Pressure Management Actuals	\$77,016	\$77,016	\$-
Bream Bay North	Emergency Generators	\$48,549	\$11,429	\$37,120
Bream Bay North	Ruakaka Treatment Plant Hydraulic Upgrade	\$4,487,416	\$1,938,591	\$2,548,825
Bream Bay North	Ruakaka Treatment Plant Quality Upgrade	\$3,851,938	\$2,760,555	\$1,091,383
Bream Bay North	Wilsons Dam	\$6,850,330	\$2,813,431	\$4,036,899
Bream Bay South	Ahuroa UV	\$254,992	\$39,568	\$215,424
Bream Bay South	Ruakaka Treatment Plant Hydraulic Upgrade	\$1,495,806	\$646,197	\$849,609
Bream Bay South	Ruakaka Treatment Plant Quality Upgrade	\$1,283,979	\$920,185	\$363,794
Bream Bay South	Wilsons Dam	\$2,283,443	\$937,810	\$1,345,633

Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Mangapai	Mangapai Plant Upgrade	\$191,110	\$48,727	\$142,383
Mangapai	Mangapai UV	\$142,856	\$15,916	\$126,940
Maungakaramea	Maungakaramea UV	\$55,830	\$12,884	\$42,946
Whangarei City	Austins Rd Water main extension	\$144,188	\$88,373	\$55,815
Whangarei City	Cemetery Rd Firemain	\$188,122	\$62,311	\$125,811
Whangarei City	Kamo Rising Main	\$1,230,021	\$726,260	\$503,761
Whangarei City	Bulk Meters and Pressure Management Actuals	\$279,730	\$279,730	\$-
Whangarei City	Emergency Generators	\$194,196	\$45,714	\$148,482
Whangarei City	Hatea River Main Upgrade	\$1,192,097	\$357,629	\$834,468
Whangarei City	Poroti UV	\$379,711	\$149,067	\$230,644
Whangarei City	Ruddells UV Upgrade	\$473,627	\$59,586	\$414,041
Whangarei City	Whau Valley Land Purchase	\$647,054	\$323,527	\$323,527
Whangarei City	Whau Valley UV	\$498,846	\$117,113	\$381,733
Whangarei Heads	McLeods Bay Reservoir	\$250,343	\$243,333	\$7,010
Whangarei Heads	Parua Bay Reservoir	\$362,368	\$336,327	\$26,041
Whangarei Heads	Parua Bay Rising Main	\$455,191	\$231,542	\$223,649
Whangarei Heads	Hatea River Main Upgrade	\$166,339	\$49,902	\$116,437
Whangarei Heads	Poroti UV	\$52,983	\$20,800	\$32,183
Whangarei Heads	Ruddells UV Upgrade	\$66,087	\$8,314	\$57,773
Whangarei Heads	Whau Valley Land Purchase	\$90,287	\$45,143	\$45,144
Whangarei Heads	Whau Valley UV	\$69,606	\$16,341	\$53,265
Whangarei North	Hikurangi Supply Link	\$2,007,396	\$75,086	\$1,932,310
Whangarei North	Hatea River Main Upgrade	\$27,723	\$8,317	\$19,406
Whangarei North	Poroti UV	\$8,830	\$3,467	\$5,363
Whangarei North	Ruddells UV Upgrade	\$11,015	\$1,386	\$9,629
Whangarei North	Whau Valley Land Purchase	\$15,048	\$7,524	\$7,524
Whangarei North	Whau Valley UV	\$11,601	\$2,724	\$8,877
	Sub-Total	\$30,408,061	\$13,861,436	\$16,546,625
	Grand Total	\$342,286,528	\$90,391,178	\$251,895,350

Appendix 2: S.201A (3) Assets for which Development Contributions will be used - Growth Related Expenditure for Past with Residual Capacity – Community Infrastructure Projects

Catchment	Project Name	Historic Capital Expenditure	Expenditure from Development Contributions	Expenditure from Other Sources	Expenditure still to be Recovered from Development Contributions	Recovery Expected to be Completed by End of Financial Year
Libraries						
Citywide	New Central Library Building	\$2,089,716	\$550,854	\$1,538,862	\$199,011	2024/25
Community Wide	New Central Library Building	\$6,269,150	\$1,652,563	\$4,616,587	\$843,344	2024/25
	Grand Total	\$8,358,866	\$2,203,417	\$6,155,449	\$1,042,355	

Appendix 3: S.201A (1) Assets for which Development Contributions will be used - Schedule of Growth Related Expenditure for Future Projects included in LTP

Parks and Reserves				
Coastal Villages	Provision of new playgrounds	\$105,568	\$94,186	\$11,382
Urban Villages	Provision of new playgrounds	\$211,136	\$188,373	\$22,763
Whangarei City	Provision of new playgrounds	\$105,568	\$94,186	\$11,382
Community Wide	Sportspark and Surface improvement	\$3,472,926	\$449,568	\$3,023,358
Community Wide	Equestrian	\$268,000	\$51,395	\$216,605
Community Wide	Land Acquisitions	\$10,000,000	\$5,414,690	\$4,585,310
Community Wide	New Skateparks	\$504,960	\$54,430	\$450,530
Community Wide	Oakura Sportspark Hardcourt Developments	\$200,000	\$25,930	\$174,070
Community Wide	Otaika Sportspark Development 4x	\$2,397,222	\$1,426,347	\$970,875
Community Wide	Otangarei Sportspark New Toilets	\$198,000	\$4,023	\$193,977
Community Wide	Ruakaka Sportspark 2x	\$1,270,000	\$478,548	\$791,452
Community Wide	Takahiwi purchase Field expansions	\$370,000	\$68,175	\$301,825
Community Wide	Whangarei Heads Development new Sportsfields 2x	\$820,000	\$419,196	\$400,804
Community Wide	Whangarei Heads Field Renovations	\$85,000	\$25,873	\$59,127
Community Wide	Sportsfields Land Purchases	\$1,100,000	\$646,467	\$453,533
	Sub-Total	\$21,108,380	\$9,441,387	\$11,666,993
Transport and Rooding				
North Coastal	Sealed Road Pavement Rehabs	\$4,202,250	\$192,933	\$4,009,317
North Coastal	Seal Extension Unsub	\$1,149,416	\$207,248	\$942,168
North Coastal	Unsealed Road Metalling Programme	\$4,748,385	\$301,285	\$4,447,100
North Rural	Sealed Road Pavement Rehabs	\$8,404,500	\$385,866	\$8,018,634
North Rural	Unsealed Road Metalling Programme	\$5,539,782	\$351,499	\$5,188,283
North Rural	Seal Ext Wright & McCardle Rd	\$430,000	\$39,026	\$390,974
North Rural	Seal Extension Unsub	\$1,749,111	\$315,378	\$1,433,733
Ruakaka	McEwan Road	\$1,064,000	\$381,494	\$682,506
Ruakaka	One Tree Point Road	\$840,000	\$253,693	\$586,307
Ruakaka	Ruakaka Beach Road Upgrades	\$1,568,000	\$287,945	\$1,280,055
Ruakaka	New footpaths Programme	\$800,000	\$102,546	\$697,454
South	New footpaths Programme	\$400,000	\$51,273	\$348,727
South	Sealed Road Pavement Rehabs	\$8,404,500	\$385,866	\$8,018,634
South	Unsealed Road Metalling Programme	\$5,539,782	\$351,499	\$5,188,283
South	Seal Extension Unsub	\$2,098,934	\$378,454	\$1,720,480
Whangarei City	Sealed Road Pavement Rehabs	\$21,011,250	\$964,665	\$20,046,585

Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
Whangarei City	New footpaths Programme	\$2,800,000	\$358,909	\$2,441,091
Community Wide	Transport Planning Studies and Strategies	\$1,400,000	\$271,495	\$1,128,505
Community Wide	Minor Improvement Projects programme	\$49,563,980	\$4,953,755	\$44,610,225
Community Wide	Port Nikau Roding Projects	\$7,000,000	\$2,842,211	\$4,157,789
Community Wide	Riverside Drive/Onerahi Road	\$20,000,000	\$6,467,649	\$13,532,351
Community Wide	Subdivision Contributions	\$500,000	\$249,220	\$250,780
Community Wide	Urban Intersections Upgrade	\$12,000,000	\$3,365,753	\$8,634,247
Community Wide	Walking & Cycling Improvements - Subsidised	\$20,137,928	\$2,552,683	\$17,585,245
	Sub-Total	\$181,351,818	\$26,012,345	\$155,339,473
W&D Wastewater				
WW Marsden Point-Ruakaka	One Tree Point Trunk Sewerage System - Upsize P/S & Main	\$400,000	\$400,000	\$-
WW Marsden Point-Ruakaka	One Tree Point-Ruakaka Wastewater Network- Upgrades	\$2,000,000	\$1,237,200	\$762,800
WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Stage 2	\$350,000	\$350,000	\$-
WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Stage 3	\$350,000	\$350,000	\$-
WW Marsden Point-Ruakaka	Ruakaka WWTP - Stage 3	\$93,000	\$56,568	\$36,432
WW Marsden Point-Ruakaka	Ruakaka WWTP - Stage 4	\$605,000	\$596,343	\$8,657
WW Ngunguru	Ngunguru UV system upgrade	\$200,000	\$32,641	\$167,359
WW Ngunguru	Ngunguru Wastewater Treatment Plant- Upgrades	\$950,000	\$334,893	\$615,107
WW Ngunguru	Ngunguru Wetland renewal/upgrade-subsurface	\$500,000	\$112,593	\$387,407
WW Oakura	Oakura - Network extension	\$498,000	\$89,385	\$408,615
WW Oakura	Oakura- Disposal Area increase	\$239,000	\$71,700	\$167,300
WW Oakura	Oakura Wastewater Treatment Plant-Upgrades	\$450,000	\$110,005	\$339,995
WW Waipu	Waipu WWTP Upgrade	\$1,095,930	\$261,639	\$834,291
WW Waipu Cove_Langs Beach	Waipu Cove/Langs Beach Network Improvement	\$10,645,000	\$4,855,964	\$5,789,036
WW Waipu Cove_Langs Beach	Waipu WWTP Upgrade	\$257,070	\$61,372	\$195,698
WW Whangarei	Sewer capacity increase Kamo	\$900,000	\$465,984	\$434,016
WW Whangarei	Sewer capacity increase Maunu	\$4,162,000	\$2,154,919	\$2,007,081
WW Whangarei	Whangarei City Wetland Upgrade	\$354,450	\$2,646	\$351,804
WW Whangarei Heads	Whangarei Heads Wastewater Network - Upgrades	\$9,141,000	\$3,622,206	\$5,518,794
WW Whangarei Heads	Whangarei City Wetland Upgrade	\$62,550	\$467	\$62,083
Community Wide	Pump Station Remote Monitoring	\$236,000	\$21,315	\$214,685

Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
Community Wide	WW General - Odour Control programme	\$200,000	\$17,072	\$182,928
	Sub-Total	\$33,689,000	\$15,204,912	\$18,484,088
Water Services				
Bream Bay North	Ruakaka Treatment Plant Algal Upgrade	\$375,000	\$71,429	\$303,571
Bream Bay South	Waipu Reservoir - additional capacity	\$1,100,000	\$510,400	\$589,600
Bream Bay South	Waipu water supply system - Extra capacity	\$770,000	\$438,103	\$331,897
Bream Bay South	Ruakaka Treatment Plant Algal Upgrade	\$125,000	\$23,810	\$101,190
Maungakaramea	Maungakaramea Reservoir - Extra capacity	\$760,000	\$101,333	\$658,667
Whangarei City	Onerahi Trunk Main - Replacement	\$3,100,000	\$979,237	\$2,120,763
Whangarei City	Three Mile Bush Reservoir - new location	\$2,080,178	\$877,235	\$1,202,943
Whangarei City	Vinegar Hill trunk main - upgrade	\$1,300,000	\$804,055	\$495,945
Whangarei City	Fairway Dr pump station upgrade	\$395,000	\$98,155	\$296,845
Whangarei City	Wairua River Source and Treatment at Poroti	\$11,056,449	\$6,761,067	\$4,295,382
Whangarei City	Whau Valley New Water Treatment Plant	\$18,791,516	\$6,483,920	\$12,307,596
Whangarei City	Ruddells treatment Upgrade	\$1,255,600	\$240,434	\$1,015,166
Whangarei City	Kamo Reservoir (Dip Rd) Additional	\$1,940,000	\$431,968	\$1,508,032
Whangarei City	Station Road trunk main - Extra capacity	\$902,100	\$416,296	\$485,804
Whangarei Heads	Ruddells treatment Upgrade	\$175,200	\$33,549	\$141,651
Whangarei Heads	Wairua River Source and Treatment at Poroti	\$2,349,495	\$1,436,727	\$912,768
Whangarei Heads	Whau Valley New Water Treatment Plant	\$3,943,899	\$1,360,823	\$2,583,076
Whangarei Heads	Fairway Dr pump station upgrade	\$90,000	\$22,364	\$67,636
Whangarei North	Ruddells treatment Upgrade	\$29,200	\$5,591	\$23,609
Whangarei North	Whau Valley New Water Treatment Plant	\$463,988	\$160,097	\$303,891
Whangarei North	Fairway Dr pump station upgrade	\$15,000	\$3,727	\$11,273
Whangarei North	Kamo Reservoir (Dip Rd) Additional	\$60,000	\$13,360	\$46,640
Whangarei North	Station Road trunk main - Extra capacity	\$27,900	\$12,875	\$15,025
Whangarei North	Wairua River Source and Treatment at Poroti	\$414,617	\$253,540	\$161,077
	Sub-Total	\$51,520,142	\$21,540,095	\$29,980,047
	Grand Total	\$287,669,340	\$72,198,739	\$215,470,601

Financial contributions as a funding source are expected to be so minimal as not to be material to Councils funding of infrastructure projects.

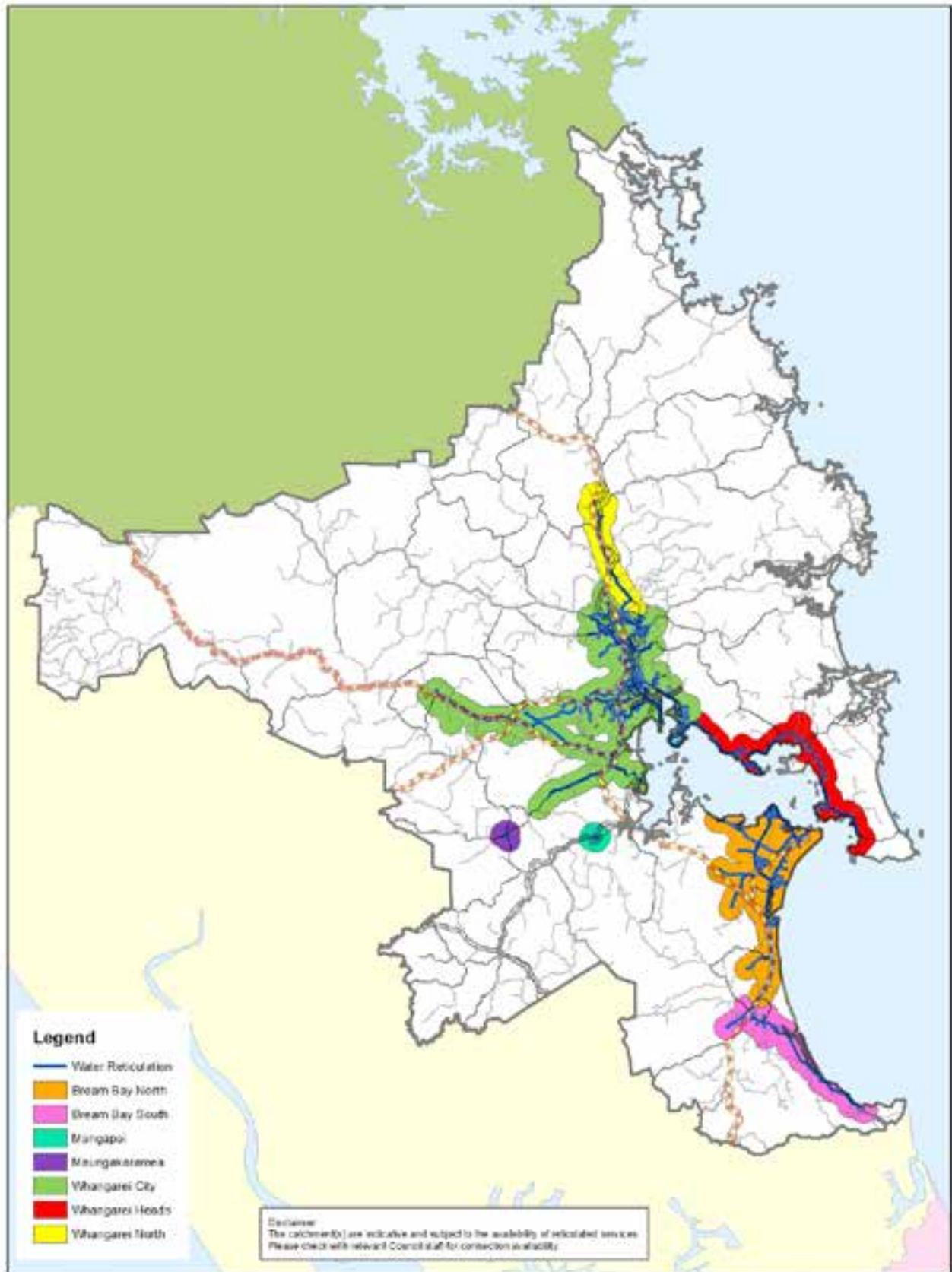
Appendix 4: Transport and Roding Catchments



Transport and Roding Catchment

Date: 22/02/2018

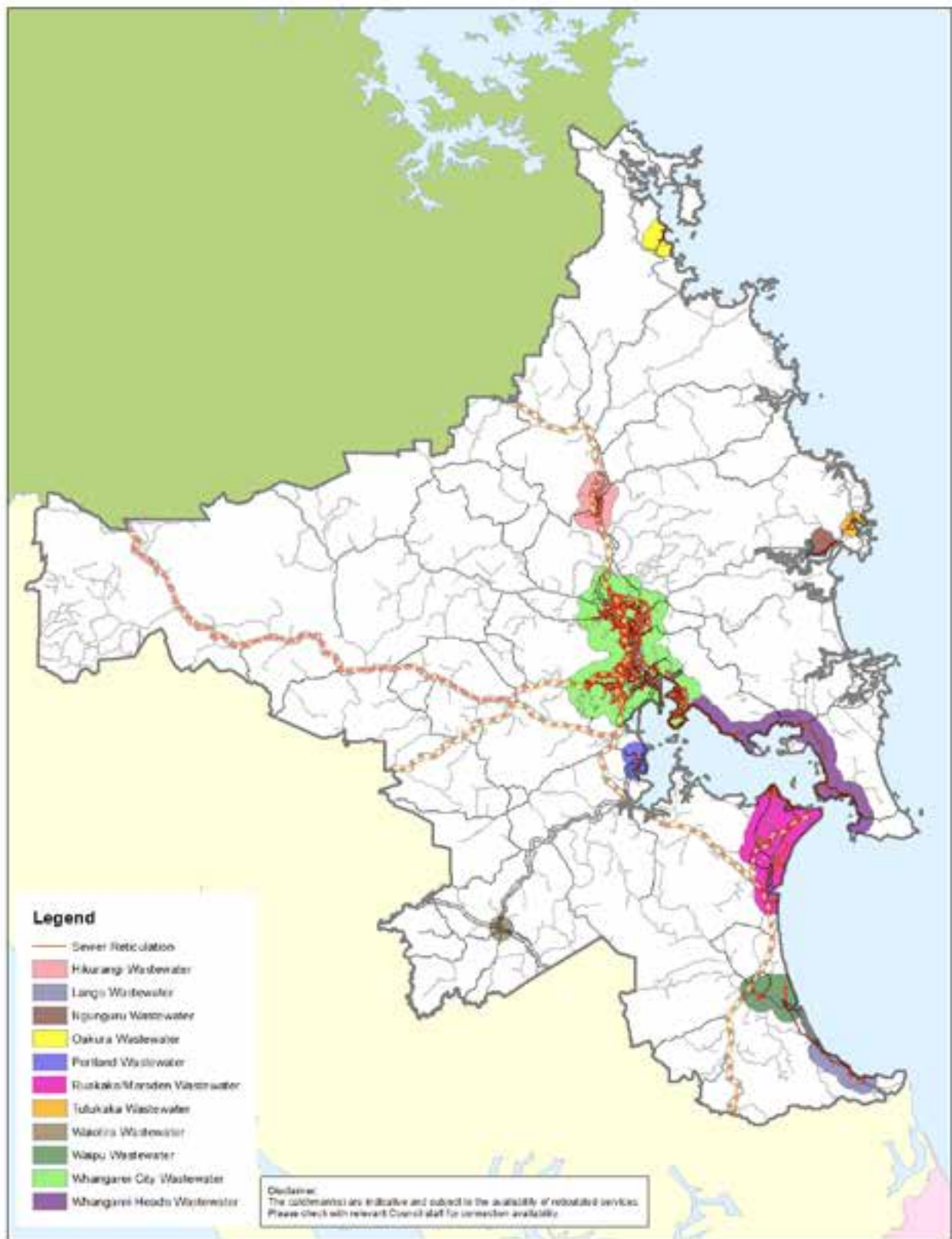
Appendix 5: Water Catchments



Water Catchment

Date: 22/02/2018

Appendix 6: Wastewater Catchments



Wastewater Catchment

Date: 22/02/2018

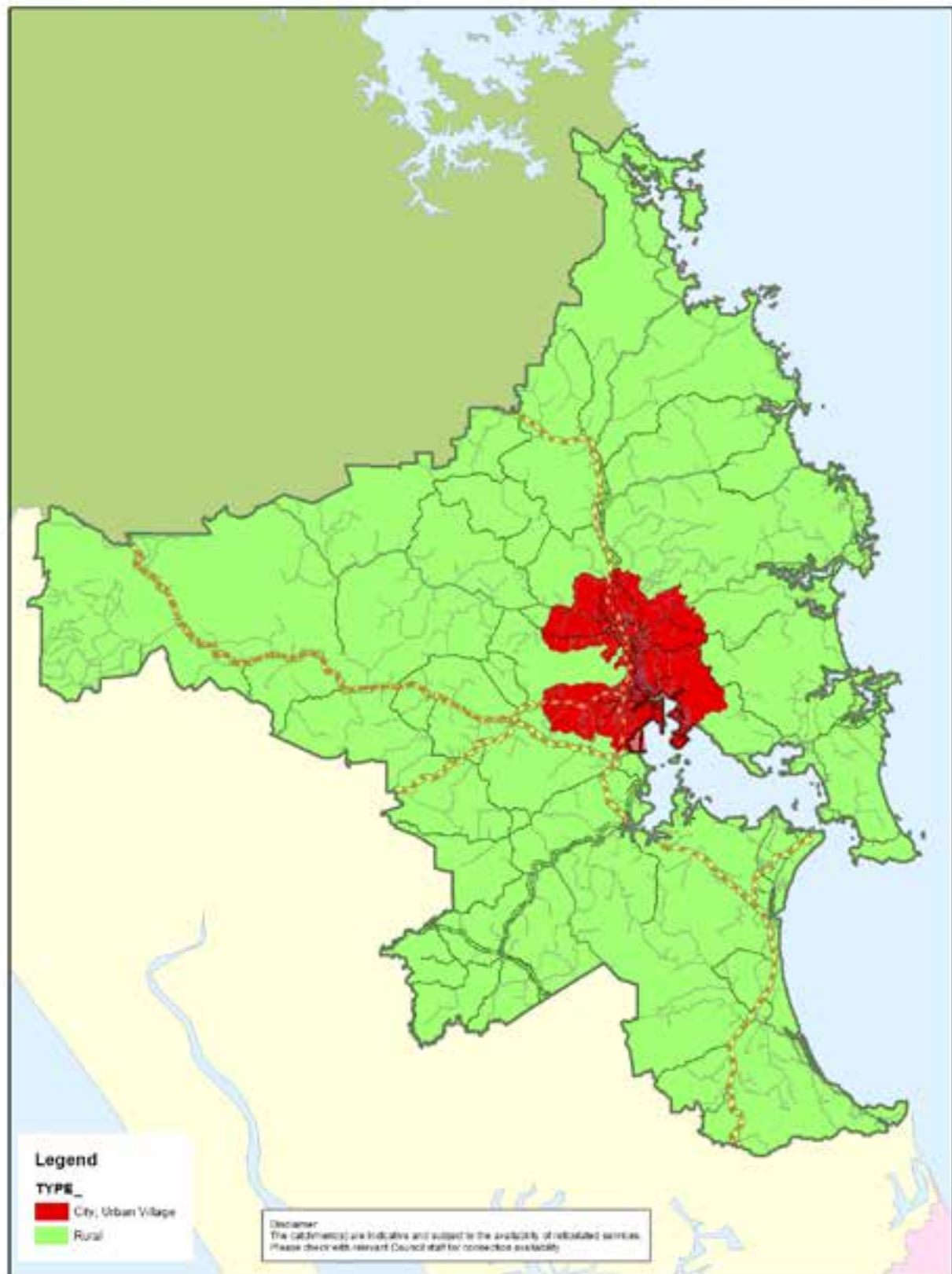
Appendix 7: Parks and Reserves Catchments



Parks and Reserves

Date: 22/02/2016

Appendix 8: Library Catchments (Past project only)



Library Catchment

Date: 22/02/2018

Glossary of Terms

Activity

Means services provided by, or on behalf of, a local authority or Council controlled organisation; and includes the provision of facilities and amenities group within the following capital programmes:

- reserves
- network infrastructure including
 - » water
 - » wastewater
 - » transport & roading
- community infrastructure
 - » provision of libraries (past projects only)

Allotment

As defined in the Whangarei District Plan and the S218 (2) of the RMA.

Backlog (Cost allocated to)

The portion of a planned or completed capital project that is required to rectify a shortfall in service capacity to meet existing community demand at the current agreed levels of service. Cost allocated to Backlog may include a share of transitional excess capacity where that has been identified for consideration (as defined in the Methodology for determining development contributions)

Base Units

The demand of an average household unit for each activity

Catchment

A separately defined area of the district, defined by activity and location for funding purposes

Commercial

Any activity, whether temporary or permanent, involving payment, exchange or other consideration.

Commercial Accommodation

Units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation

Community Facilities

Means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with S199 of the LGA

Community Infrastructure

Means the following assets when owned operated, or controlled by a territorial authority:

- a. community centres or halls for the use of a local community or neighbourhood, and the land on which they will be situated
- b. play equipment that is located on a neighbourhood reserve
- c. toilets for public use

Cost Allocation

The allocation of the capital costs of a project to the various drivers for the project, such as renewal, catch-up (backlog), and additional capacity to meet growth.

Credits

Where development contributions or financial contributions for a particular property have previously been assessed and paid, or where properties have pre-existing status, credit to that amount will be given for the particular activity.

Developer

An individual, firm or company who is an applicant for a consent or service connection where a development contribution may be assessed under this policy.

Development Agreement

Means a voluntary contractual agreement made under sections 207A to 207F between 1 or more developers and 1 or more territorial authorities for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or a part of a district

Development Contribution

Means a contribution-

- a. provided for in a development contribution policy of a territorial authority; and
- b. calculated in accordance with the methodology; and
- c. comprising—
 - i. money; or

- ii. land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
- iii. both

Development

- a. any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but
- b. does not include the pipes or lines of a network utility operator

Development Contributions Objection

An objection lodged under clause 1 of Schedule 13A of the LGA against a requirement to make a development contribution

Development Contributions Commissioner

Means a person appointed under section 199F of the LGA

Depreciation

The wearing out, –consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence through technological and market changes. It is accounted for by the allocation of the cost (or re-valued amount) of the asset less its residual value over its useful life.

Dwelling Unit

See residential unit

Financial Contributions

Financial contributions are provided for by the Resource Management Act 1991 (RMA) and Council's policy is set out in S5 of the District Plan. A financial contribution is a contribution from developers of cash, land, works, services or a combination of these. Financial contributions are used to offset or mitigate the adverse impacts on the natural and physical environment including utility services, of a new development.

First Principle Basis

The basis on which non-residential development contribution assessments will be made. This being that an assessment will be made, where possible on the actual (potential) demand a commercial development will place on infrastructure

Funding Model

The funding model ensures an equitable assessment of the funding requirements to support the development contributions regime. The primary output of the funding model is a set of development contribution charges.

GFA

Gross Floor Area being the sum total area of all floors of a building. GFA is measured from the exterior of walls and the centre line of a wall adjoining two or more buildings

Growth (cost allocated to)

The portion of a planned (or completed) capital project providing capacity in excess of existing community demand at the current agreed levels of service. Cost allocated to growth may include a share of transitional excess capacity where that has been identified for consideration (as defined in the Methodology for determining Development Contributions)

Growth Model

Council has estimated population and business growth within the district over time. This growth is transformed into 'Household Unit Equivalents' (HUEs) to allow development contribution calculations to be made.

GST

Goods and Services Tax

HUE

Household Unit Equivalent. A measured 'unit of demand' relating to a development and used in calculating its development contributions.

Industrial

Activities including associated land, infrastructure and buildings used for the manufacturing, fabricating, processing, packing or storage of goods, substances, energy or vehicles, and the servicing and repair of goods and vehicles whether by machinery or hand.

Infrastructure

See Community infrastructure and network infrastructure.

Level of Service (LOS)

Describes in measurable terms the standard of services that Council will provide for each activity undertaken.

LGA

Local Government Act 2002

LGCi

Local Government Cost Index

Lot (or allotment)

Is deemed to have the same meaning as 'Allotment' under both the Local Government Act 2002, and the Resource Management Act 1991.

LTP

Long Term Plan 2015-2025

Methodology

the methodology for calculating development contributions set out in Schedule 13 of the LGA

Network Infrastructure

means the provision of roads and other transport, water, wastewater, and stormwater collection and management

New Growth/New Expenditure

Relates to the growth demand and planned costs for the period covered ten years defined in the main LTP document.

Non-residential

Any development or part of a development including land and/or buildings that do not fall under the definition of residential.

Parks/Reserves

See Reserves

Past Growth/Past Expenditure

Relates to growth capacity and cost that has been provided by past expenditure. In terms of cost it relates to actual costs incurred in past years - including the current year.

In terms of demand it relates to the provided capacity for the period between implementation and the current year.

Private Development Agreement

Any private agreement signed between a developer and Whangarei District Council.

RMA

Resource Management Act 1991

Remissions

A remission is an adjustment to the scheduled charged for a particular activity and catchment as a percentage or in dollar terms. Remissions will only be invoked as a resolution of Council.

Renewal (cost allocated to)

The cost of replacing an existing asset with a modern equivalent asset to the same nature, function and capacity at the end of its life.

Note: renewal is about the "money put aside" in anticipation of the cost for replacing the asset at some future time. This should not be confused with the asset replacement activity. The asset replacement activity (or rehabilitation work) draws on the knowledge that an asset is reaching the end of its life and is the work planned to ensure that the integrity of the service is maintained. The rehabilitation work may also include elements of backlog and growth to ensure the integrity of the service for some time into the future (as defined in the Methodology for determining Development Contributions)

Reserves

Land acquired or purchased for a reserve, including the cost of providing improvement necessary to enable that land to function as a reserve usable for its intended purpose as defined in the Reserves Act 1977.

Residential

The use of land and buildings by people for accommodation purposes, including residential units, serviced apartments and unit/strata title developments.

Residential Unit

For the purposes of development contributions and this policy means any building, part of a building, room or group of rooms, designed, used, or capable of being used or, rented, leased, let or, hired to be occupied, or which is occupied, as a residence for a single family (including one person, or two or more people as an individual group) with or without a common right to the use of entrances, passages, stairways, or open spaces; and where necessary, includes a combination of parts of a building or two or more buildings or parts thereof. This includes batches or other similar private holiday accommodation but excludes temporary activities.

Retail

Use of land, a building or parts of a building where goods are sold or displayed for sale, by retail, or are offered for hire.

Rural

Deemed to have the same definition as Rural Environment in the Whangarei District Plan.

Service Connection

A physical connection to a service provided by, or on behalf of Whangarei District Council.

Subdivision

Deemed to have the same meaning as 'subdivision' under the Resource Management Act 1991

Unallocated (Cost allocated to)

In any analysis process, there is the need to recognise that some cost share outcomes may not readily be allocated to a funding source.

VMPD

Vehicles Movements Per Day

WDC

Whangarei District Council

FEES AND CHARGES

Statement of Proposal Draft Fees and Charges 2018/2019

1. Purpose

To be a vibrant, attractive and thriving District by developing sustainable lifestyles based around our unique environment; the envy of New Zealand and recognised worldwide.

The Vision for our District and the Mission for our organisation are underpinned by Whangarei District Council's commitment to the fundamental core values of:

- communication
- customer first
- innovation and excellence
- valuing employees and partnerships
- visionary leadership.

Following best practice guidelines received from the Auditor General, Council annually reviews all fees and charges.

Section 150 of the Local Government Act 2002 (LGA) authorises councils to prescribe fees for authorities, approvals, certificates, consents and inspections in bylaws made by Council, or to set fees for these activities where other legislation does not otherwise authorise Council to set fees.

The setting of fees in these cases must be in accordance with the Special Consultative Procedure under Section 83 of the LGA. Additionally section 205 of the Food Act 2014 requires that Council must use the special consultative procedure when setting fees relating to food businesses.

This Statement of Proposal for fees and charges for the 2018-2019 year therefore covers those fees which Council has not set by resolution and which subsequently must be consulted on in accordance with Sections 150 and 83 of the LGA. Council is consulting on these proposed fees and charges in conjunction with the consultation on the draft Annual Plan.

2. Background

Council provides a wide range of services and functions to the community across various Departments. Each of those departments operate under different legislation enacted by Parliament requiring provision of services, and processing and monitoring of various consents, licenses and approvals.

There is a cost associated with the provision of these services. Council's Revenue and Financing Policy identifies two sources of funding for the activities described above, being user charges (private good), and rates (public good). Fees and charges are set by Council to recover costs in varying proportion from each area dependent on where the benefit of the consent, license, or approval is seen to lie. Staff review all fees in accordance with criteria developed by the Office of the Auditor General, as follows that:

- 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.

Following a staff restructure in 2017 many job titles have changed. The new job titles are reflected in the Fees and Charges.

3. Summary of changes for consultation

The fees subject to consultation are for resource consents and plan changes, and associated hourly rates and other approvals, under the Resource Management Act 1991, Gambling Act 2003 and the Racing Act 2003, Local Government Official Information and Meetings Act 1987 (for Land Information Memorandums), Burial and Cremation Act 1964, Food Act 2014 and Council bylaws.

All fixed fees shown in the following tables have been marginally increased in line with the Local Government Cost Index (LGCI) of 2.0% (subject to rounding), but are otherwise unchanged from last year, with the following exceptions:

(note: where fees are deposits, the deposit required have not increased)

Resource Consent

- Hourly rates are increased to reflect a 2.0% increase in costs in accordance with the Local Government Consumer Index.
- The mileage cost is increased from 72c/km to 73c/km in accordance with the IRD instruction.
- The introduction of fees for new activities introduced by amendments to the RMA (s87B & 87BB)

District Plan Development

- Hourly rates are increased to reflect a 2.0% increase in costs in accordance with the Local Government Consumer Index.
- The mileage cost is increased from 72c/km to 73c/km in accordance with the IRD instruction.

Cemeteries

- Increases between 2.0% and 25% to recover 60% of costs in accordance with User Pays Policy.
- Increase of 25% for purchase of burial plots at Maunu and Onerahi (not children's).
- Increase of 11% for ashes plot.
- Increase of 7% for single depth digging fee
- Introduction of new fees for family burial plots, ashes plots, rose garden plaques, off-site digging, digging of still born and new born graves.

Food Businesses

The introduction of a fee for additional food control plan document pack and thermometer.

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 from 7 March to 8 April 2018. This will be followed by formal hearings where any submitter may choose to speak to their submission.

A copy of the Draft Fees and Charges 2018-2019 has been included as part of this statement of proposal. Copies of the Draft Fees and Charges 2018 -2019 and how to make a submission, can also be found at www.wdc.govt.nz.

The Draft Fees and Charges 2018- 2019 also forms part of the supporting information to the Council consultation on the 10-year plan 2018–2028. Information on the 10-year plan consultation and submission process can also be found on the WDC website.

Draft Fees and Charges

Animals

Dogs

Registration	Current fee (\$)	Proposed fee (\$)
Standard owner	63.00	64.00
Late fee standard owner	94.00	96.00
Discounted fee owner (desexed dog)	50.00	51.00
Late fee discounted owner (desexed dog)	74.00	75.00
Working dogs	49.00	50.00
Late fee – working dog	63.00	64.00
Dangerous dog	150% of relevant fee	150% of relevant fee
Service dogs	7.00	7.00
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

Other charges	Current fee (\$)	Proposed fee (\$)
Replacement tags	6.00	6.00
First impounding	133.00	136.00
Second impounding	151.00	154.00
Third and any subsequent impounding	186.00	190.00
Sustenance fees – per day	22.00	22.00

Stock ranging/impounding

	Current fee (\$)	Proposed fee (\$)
Impound fee for first impounding (driving charges additional)	133.00	136.00
Impound fee for second impounding (driving charges additional)	151.00	154.00
Impound fee for third and any subsequent impounding (driving charges additional)	186.00	190.00
Sustenance fees for stock – per day	11.00	11.00
Stock control – driving charges – per hour	85.00	87.00
Transportation charges	Actual	Actual

Building control

Project Information Memorandum (PIM) application

PIM commercial	Current fee (\$)	Proposed fee (\$)
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.	517.00	527.00
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	Current fee (\$)	Proposed fee (\$)
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.	416.00	424.00
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	Current fee (\$)	Proposed fee (\$)
Internal alterations with a change of use, re-roof with a change of pitch, re-cladding, drainage or re-piling.	184.00	188.00
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	Current fee (\$)	Proposed fee (\$)
Minor alterations, fireplaces and plumbing. Removal or demolition of buildings.	114.00	116.00
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.		
Review of planning for PIM prior's and amendments	Current fee (\$)	Proposed fee (\$)
This fee provides for planning issues to be reviewed at the building consent application stage.		
Residential	116.00	118.00
Commercial	160.00	163.00

Building consents

Any external services that are required through the consenting process to be evaluated by an appropriate engineer or agency like the New Zealand Fire Service will be invoiced at the actual cost incurred through the review process.

Inspection fees charged at the current rate are valid for 12 months following payment. Inspections beyond the 12-month period will be invoiced at any new rate and any additional inspections will incur the new rate at the time of service.

Building Consent Applications

Residential

The below fees are instalments only and may attract additional processing 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	409.00	497.00	523.00	534.00	467.00	476.00
\$0 to \$5,000	2	1,163.00 .00	1,266.00	1,177.00	1,588.00	1,067.00	1,088.00
\$5,001 to \$10,000	3	1,492.00	1,600.00	1,562.00	1,908.00	1,301.00	1,327.00
\$10,001 to \$50,000	5	2,329.00	2,535.00	2,477.00	2,686.00	2,001.00	2,042.00
\$50,001 to \$100,000	7	2,992.00	3,291.00	3,140.00	3,442.00	2,507.00	2,557.00
\$100,001 to \$250,000	9	3,639.00	3,950.00	3,787.00	4,101.00	2,981.00	3,041.00
\$250,001 to \$500,000	12	4,682.00	5,413.00	4,830.00	5,564.00	3,837.00	3,914.00
\$500,001 to \$900,000	18	6,675.00	7,446.00	6,823.00	7,597.00	5,363.00	5,469.00
\$900,001 and over	25	9,169.00	9,990.00	9,317.00	10,141.00	7,481.00	7,631.00
* BRANZ and MBIE levies apply as per below. Accreditation Levy apply to all Building Consent applications							

BRANZ levy

Calculated at \$1.00 per \$1,000 or part thereof of projects with an estimated value of building work exceeding \$19,999 (or as amended by BRANZ). (This is exempt from GST).

MBIE levy

Calculated at \$2.01 per \$1,000 or part thereof of projects with an estimated value of building work exceeding \$20,443 (or as amended by the MBIE). (This is exclusive of GST).

Accreditation levy

21 cents per \$1,000 of project value or part thereof.

A Building Consent Fee Calculator is available on Council's website: www.wdc.govt.nz/BuildingandProperty/BuildingConsents/Pages/Building-Consent-Costs.aspx

Commercial

The below fees are instalments only and may attract additional processing 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	1,950.00	2,067.00	2,129.00	2,250.00	2,220.00 2,861.0	2,264.00
\$5,001 to \$10,000	3	2,542.00	2,671.00	2,721.00	2,854.00	2,872.00	3,232.00
\$10,001 to \$50,000	4	3,283.00	3,507.00	3,462.00	3,690.00	3,822.00	3,897.00
\$50,001 to \$100,000	5	3,789.00	4,022.00	3,968.00	4,205.00	4,302.00	4,388.00
\$100,001 to \$250,000	7	5,062.00	5,400.00	5,241.00	5,583.00	5,784.00	5,896.00
\$250,001 to \$500,000	9	6,248.00	6,689.00	6,427.00	6,872.00	7,092.00	7,232.00
\$500,001 to \$1,000,000	12	8,968.00	9,463.00	9,147.00	9,646.00	10,936.00	11,155.00
\$1,000,001 to \$1,500,000	18	13,044.00	13,617.00	13,223.00	13,800.00	15,896.00	16,212.00
\$1,500,001 and over	25	18,241.00	19,237.00	18,420.00	19,420.00	22,566.00	23,015.00
* BRANZ and MBIE levies apply as per below. Accreditation Levy apply to all Building Consent applications							

BRANZ levy

Calculated at \$1.00 per \$1,000 or part thereof of projects with an estimated value of building work exceeding \$19,999 (or as amended by BRANZ). (This is exempt from GST).

MBIE levy

Calculated at \$2.01 per \$1,000 or part thereof of projects with an estimated value of building work exceeding \$20,443 (or as amended by the MBIE). (This is exclusive of GST).

Accreditation levy

21 cents per \$1,000 of project value or part thereof.

A Building Consent Fee Calculator is available on Council's website: www.wdc.govt.nz/BuildingandProperty/BuildingConsents/Pages/Building-Consent-Costs.aspx

Other applications, functions or services

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

	Current fee (\$)	Proposed fee (\$)
Amendment to a Building Consent – residential	211.00	375.00
Amendment to a Building Consent – commercial	211.00	375.00
Certificate for Public Use – commercial	374.00	545.00
Exemption under Schedule One (1) from the requirement for Building Consent	178.00	342.00
Extension of time application fee	92.00	257.00
Service connection or disconnection to the public utility infrastructure	392.00	400.00
Certificate of title registration or removal of registration (e.g. natural hazards identification or the binding of two or more allotments)	367.00	374.00
Vehicle crossing application to Council's engineering standards	392.00	400.00
Notice to fix issuance only (additional fees will be charged on a time basis)	176.00/hr	180.00
Building code certificate under section 100(f) of the Sale and Supply of Alcohol Act 2012	176.00/hr	180.00
Change of certifier – residential review (including two inspections)	909.00	927.00
Change of certifier – commercial review (including two inspections)	1,031.00	1,051.00
Change of certifier – fireplace (including one inspection)	279.00	285.00
Building inspection fee – residential (per inspection)	205.00	209.00
Building inspection fee – commercial (per inspection)	266.00	271.00
Code compliance certificate (CCC) – residential	272.00	277.00
Code compliance certificate (CCC) – commercial	272.00	277.00
Potential contaminants site search (file review only) – residential (allowance of two (2) hours only)	242.00	247.00
Potential contaminants site search (file review only) – commercial (allowance of three (3) hours only)	404.00	412.00
Oakura Sewerage Charge	463.00 + Accreditation Levy	472.00 + Accreditation Levy

Building warrant of fitness and compliance schedules

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

	Current fee (\$)	Proposed fee (\$)
Independent qualified person (IQP) - application to be registered	364.00	371.00
Specified system registration for an IQP (note: this is per system)	153.00	156.00
IQP annual renewal to remain registered (per person)	153.00	156.00
Compliance schedule statement	72.00	73.00
Building Warrant of Fitness (BWOF) receipt and administration fee	105.00	107.00
BWOF site audits (allowance of one (1) hour only)	266.00	271.00
Risk category 1 buildings – once per year	157.00/hr	160.00/hr
Risk category 2 buildings – once per 3 years	157.00/hr	160.00/hr
Risk category 3 buildings – once per 5 years	157.00/hr	160.00/hr
Building warrant of fitness site audit rechecks	157.00/hr	160.00/hr

Subscriptions and publications

	Current fee (\$)	Proposed fee (\$)
Issued building consent register – monthly	37.00	38.00
Issued building consent register - annual	311.00	317.00

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)	Current fee (\$)	Proposed fee (\$)
Used principally for residential purposes or lifestyle residential purposes		
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	368.00	375.00
LIM - Cancellation fee	94.00	96.00

Commercial (including farms over 20 hectares)	Current fee (\$)	Proposed fee (\$)
A building or land in which any natural resources, goods, services or money are either developed, sold, exchanged or stored		
Large commercial/industrial LIMs will be assessed and may incur additional costs	664.00	677.00
LIM - Cancellation fee	94.00	96.00

Bylaw enforcement

Seizure of property under bylaws

		Current fee (\$)	Proposed fee (\$)
Seizure and confiscation of signs under the Local Government Act	Signs under 1m ²	64.00	65.00
2002 and bylaws	Signs over 1m ²	127.00	130.00
Seizure of other property		Actual cost recovery at \$84.00/hr. and mileage of \$0.72/km plus any additional specialist contractor's cost	Actual cost recovery at \$86.00/hr. and mileage of \$0.73/km plus any additional specialist contractor's cost
Seizure of skateboards, bikes and similar		62.00	63.00
Where otherwise not specified any application for a permit, consent or exemption application or request under a Whangarei District Bylaw.		107.00	109.00

Cemetery

Burial fees

Purchase and maintenance of plot fees	Current fee (\$)	Proposed fee (\$)
Burial plots – Maunu	2,248.00	2800.00
Family burial plot	New fee	3500.00
Children's burial plots – Maunu and Onerahi (available up to 12 years)	721.00	735.00
Stillborn and newborn	New Fee	150.00
Purchase of ashes plot (900 x 400) – Maunu, Onerahi and Kamo	584.00	650.00
Purchase of ashes plot – Maunu Family	New fee	850.00
Ashes plot – Maunu Rose garden	New fee	700.00
Rose garden plaque	New fee	250.00
Transfer of ownership fee (burial plot or ashes plot)	37.00	40.00

Burial (digging fees) Maunu, Onerahi and Kamo	Current fee (\$)	Proposed fee (\$)
Digging fee	840.00	900.00
Digging – off site	New fee	1400.00
1 to 12 years	339.00	346.00
Digging Stillborn and newborn	No charge	No charge
Lowering device fee	67.00	70.00
Grave Mats	No charge	No charge
Surcharge for burial on Saturday	285.00	291.00
Surcharge for late arrival (30 minutes after booking time)	234.00	239.00
Staff call out on statutory holidays	520.00	530.00
Oversize casket (extra) – greater than standard length 2100mm, width 770mm	175.00	179.00
Breaking concrete (extra)	175.00	179.00
Dis-interment (burial plot)	1,846.00	1883.00
Headstone or memorial permit fee (burial or ashes plot)	43.00	44.00

Other fees	Current fee (\$)	Proposed fee (\$)
Memorial bench	2,717.00	2771.00
Pop-up gazebo – Maunu only	53.00	54.00
Memorial tree – Kamo only	540.00	551.00
Memorial shrub – Kamo only	218.00	222.00

Ash interment fees

	Current fee (\$)	Proposed fee (\$)
book of Remembrance entry	67.00	68.00
Burial of ashes	102.00	104.00
Scattering of ashes	58.00	59.00
Dis-interment of ashes	116.00	118.00
A fee may be charged for the compilation of large amounts of information		

Cameron Street Mall permits

Cameron St 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

Council professional fees

Hourly rates charged in 6 minute intervals	Current fee (\$)	Proposed fee (\$)
Manager, RMA Consents	198.00/hr	202.00/hr
Manager, Parks and Recreation		
Manager, Infrastructure Development		
Manager, Infrastructure Planning & Capital Works		
Manager, Roading		
Manager, District Plan		
Manager, Health and Bylaws		
Manager, Building Control		
Manager, Libraries		
Manager, Water Services		
Manager, Waste and Drainage		
RMA Planning Specialist	176.00/hr	180.00/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		

Hourly rates charged in 6 minute intervals	Current fee (\$)	Proposed fee (\$)
Infrastructure Asset Engineer	176.00/hr	180.00/hr
Infrastructure Project Engineer		
Infrastructure Senior Engineer		
Distribution Engineer		
Solid Waste Engineer		
Asset Engineer, Water		
Waste and Drainage Engineer		
Waste and Drainage Asset Engineer		
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		
Planner (District Plan and Consents)	157.00/hr	160.00/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		
Compliance Officer (Building Control)		
Compliance Officer (RMA Consents)		
Architect / Urban Designer		
Environmental Health Officer		
Property Assessment Officer	156.00/hr	159.00/hr
Infrastructure Asset Systems Technician	135.00/hr	138.00/hr
Compliance Officer (Regulatory Services)		
Planning Assistant (RMA Consents) / Support Assistant (District Plan/Health and Bylaws/Building Processing)	94.00/hr	96.00/hr
Building Administrator (BCA and TA)	94.00/hr	96.00/hr

Hourly rates charged in 6 minute intervals	Current fee (\$)	Proposed fee (\$)
Mileage	72 cents/km	73 cents/km
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 lodgement deposit.		
Private Plan Change	Current fee (\$)	Proposed fee (\$)
Private Plan Change – on receipt of a request to change the Plan	14,500.00	14,500.00
Private Plan Change – before commencement of notification	14,500.00	14,500.00
Private Plan Change – before commencement of a hearing	14,500.00	14,500.00
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 pages 11-12	See pages 11-12

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 Environmental Policy and Monitoring 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 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	35.03	36.00
For disposal and treatment of septage at Council's treatment facility – types 1.04 & 14.01	10.38	11.00
Consent monitoring hourly rate	81.77	83.00
Uniform annual charge	462.08	471.00
Trade Waste Consent Permit (conditional)	175.23	179.00
Trade waste permitted application fee	58.41	60.00

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**	683.00	696.00

**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 (\$)
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	Current fee (\$)	Proposed (\$) (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%

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 based upon a template fee (includes up to 2 hours of processing time, supply of thermometer and printed food safety plan)	312.00 fixed fee	318.00 fixed fee
Fee for additional time in processing the application	156.00/hr	159.00/hr
Additional food control plan document pack and thermometer	n/a	50 per pack
Registration renewal	156.00 fixed fee	159.00 fixed fee
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 1.75 hours of processing time).	234.00 fixed fee	239.00 fixed fee
Fee for additional time in processing the application	156.00/hr	159.00/hr
Additional national programme document pack and thermometer	n/a	50 per pack
Registration renewal	156.00 fixed fee	159.00 fixed fee
Amendment to registration	Current fee (\$)	Proposed fee (\$)
Significant amendment to registered food control plan based on a template or model issued by MPI or to registration of a business subject to a national programme (includes up to 1 hour of processing time)	156.00 fixed fee	159.00 fixed f
Fee for additional time in processing the application	156.00/hr	159.00/hr
Verification of food control plan	Current fee (\$)	Proposed fee (\$)
Verification including site visits and compliance checks with food control plans. Where a verification results in the issue of a CAR that requires a return visit, then the fee covers the first follow up visit to check remedial actions (includes up to 3.5 hours of verification activity). Every additional visit is subject to additional compliance and monitoring fees.	534.00 fixed fee	545.00 fixed fee
Fee for additional time of verification activity	156.00/hr	159.00/hr
Failure to attend scheduled audit	120.00 fixed fee	122.00
Unscheduled verification	156.00/hr	159.00/hr
Verification of national programme	Current fee (\$)	Proposed fee (\$)
Verification including site visits and compliance checks with national programme. Where a verification results in the issue of a CAR that requires a return visit, then the fee covers the first follow up visit to check remedial actions (includes up to 1 hour of verification activity). Every additional visit is subject to additional compliance and monitoring fees.	156.00 fixed fee	159.00 fixed fee
Fee for additional time of verification activity	156.00/hr	159.00/hr
Failure to attend scheduled audit.	120.00 fixed fee	122.00
Unscheduled verification	156.00/hr	159.00/hr
Compliance and monitoring	Current fee (\$)	Proposed fee (\$)
Complaint driven investigation resulting in issue of improvement notice by food safety officer.	156.00/hr	159.00/hr
Application for review of issue of improvement notice.	156.00/hr	159.00/hr
Second and subsequent return to business to check on compliance with CAR.	156.00/hr	159.00/hr
Monitoring of food safety and suitability.	156.00/hr	159.00/hr

Fees and charges for functions under the Food Hygiene Regulations 1974

Registration including inspection to confirm compliance with the Food Hygiene Regulations 1974 and one follow up inspection.	Current fee (\$)	Proposed fee (\$)
Low risk activities- Food businesses of a type but not limited to the following: Chilled frozen storage, small scale manufacturers (non-perishable food), coffee carts, bread based only bakeries.	457.00	466.00
Medium risk activities – Food premises of a type but not limited to the following: butchers, fish shops, small manufacturers-perishables, cake kitchens, dairies selling preheated pies, scooped ice cream and/or repacked lolly bags, service stations, superettes, wholesalers.	534.00	545.00
High risk activities – Food premises of a type but not limited to: restaurants, cafes, taverns, large bakeries, large manufacturers, supermarkets, takeaways, lunch bars.	652.00	665.00
Second and subsequent follow up inspections.	Actual time at 157.00/hr	Actual time at 160.00/hr

Fees and charges under the Food Businesses Grading Bylaw 2016

	Current fee (\$)	Proposed fee (\$)
Re-grading of premises under the Food Businesses Grading Bylaw 2016	Actual time at 157.00/hr	160.00/hr

Other registered premises

Funeral directors	Current fee (\$)	Proposed fee (\$)
On application (annual fee) and renewal	223.00	227.00
Transfer	60.00	61.00

Hairdressers	Current fee (\$)	Proposed fee (\$)
On application (annual fee) and renewal	186.00	190.00
Transfer	60.00	61.00

Camping grounds	Current fee (\$)	Proposed fee (\$)
On application (annual fee) and renewal	332.00	339.00
Transfer	60.00	61.00

Offensive trades	Current fee (\$)	Proposed fee (\$)
Offensive trades	223.00	227.00
Transfer	60.00	61.00

Miscellaneous	Current fee (\$)	Proposed fee (\$)
Consultation work including inspection undertaken by request and other inspections under the Health Act 1956	Hourly rate of \$132.00 plus travel at \$0.72/km	Hourly rate of \$159.00 plus travel at \$0.73/km

Gambling Act and Racing Act application

	Current fee (\$)	Proposed fee (\$)
Application for TLA consent under Gambling Act 2003 (s 99) and Racing Act 2003 (s 65B)	718.00	732.00

Laboratory testing

Chemical

	Current fee (\$)	Proposed fee \$
B.O.D. (5)	44.00	45.00
C.B.O.D. (5)	49.00	50.00
C.O.D.	36.00	37.00
Solids – total	22.00	22.00
Solids – suspended	22.00	22.00
Solids – total dissolved	22.00	22.00
Hardness – total	20.00	20.00
Hardness – calcium	20.00	20.00
Hardness – magnesium	20.00	20.00
Calcium	20.00	20.00
Total alkalinity (to ph 4.5)	20.00	20.00
Chloride	20.00	20.00
Free available chlorine	15.00	15.00
Total chlorine	15.00	15.00
Dissolved oxygen	13.00	13.00
Conductivity	13.00	13.00
Salinity	13.00	13.00
pH	13.00	13.00
Turbidity	13.00	13.00
Colour	13.00	13.00
Iron	21.00	21.00
Manganese	21.00	21.00
Ammonia nitrogen	21.00	13.00
Nitrate + nitrite (total oxidised nitrogen)	21.00	21.00
Dissolved reactive Phosphorous	21.00	21.00
Corrosive index (Isi)	66.00	67.00
Routine water profile (sub-contracted)	127.00	130.00

Microbiological

	Current fee (\$)	Proposed fee (\$)
Faecal coliform (presumptive)	30.00	31.00
Escherichia coli & total coliform	37.00	38.00
Enterococci	48.00	49.00
Total plate count @ 35°C	34.00	35.00
Total plate count @ 20°C	34.00	35.00
Pseudomonas aeruginosa (presumptive)	34.00	35.00
Staphylococcus aureus (presumptive)	34.00	35.00

Sample collection

	Current fee (\$)	Proposed fee (\$)
Sample collection – per hour	78.00	80.00
Mileage / km	0.72	0.73

Library

Membership

Membership	Current fee (\$)	Proposed fee (\$)
Residents and ratepayers	Free	Free
Non-ratepayers / visitor's memberships: (\$30 refundable deposit and \$38.00 annual subscription)	68.00	70.00
Non-ratepayers / visitor's additional cards (non-refundable) per family member	20.00	20.00
Replacing a lost card – per card	Free	Free
Inter-library loans	Current fee (\$)	Proposed fee (\$)
From a cooperating library – per item	6.00	6.00
From a non-cooperating New Zealand library – per item	Minimum of 19.00	Minimum of 19.00
From an Australian library – per item	40.00	40.00
Urgent requests – per item	25.00 to 30.00	25.00-30.00
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	1.00
Overdue charges (per non-rental item)	Current fee (\$)	Proposed fee (\$)
Overdue charge – per day	0.40	0.40
Overdue charge – maximum	10.00	10.00

Rental items

Bestseller books (green stickers)	Current fee (\$)	Proposed fee (\$)
1 week	3.00	3.00
Overdue charge (per item) – per day	1.10	1.10
Overdue charge - maximum	20.00	20.00
Music CDs	Current fee (\$)	Proposed fee (\$)
1 week	No charge	No charge
Overdue charges (per item) – per day	0.40	0.40
Overdue charge – maximum	20.00	20.00
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	0.50
Maximum	20.00	20.00
New release DVDs	Current fee (\$)	Proposed fee (\$)
3 days	4.00	4.00
Overdue fines (per item) – per day	1.10	1.10
Maximum	20.00	20.00

Other pay services – library

Self-help computer services	Current fee (\$)	Proposed fee (\$)
Internet – per 3 minutes	0.50	0.20
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 (\$)
notice boards – per board per week	12.50	12.50
Display cabinet – per week	12.50	12.50

May Bain room hireage

	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	1.00	1.00

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	107.00	109/site or application
Alfresco dining application fee	218.00	222.00
Alfresco dining monitoring fee	120.00	122.00
Animal powered vehicle license	174.00	177.00

Alcohol licensing

The alcohol fees stated below 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	Current fee (\$)	Fee set by bylaw (\$)
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	Current fee (\$)	Fee set by bylaw (\$)
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	Current fee (\$)	Fee set by bylaw (\$)
Class 1	937.00	937.00
Class 2	337.00	337.00
Class 3	102.00	102.00
Other fees	Current fee (\$)	Fee set by bylaw (\$)
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.

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 an invoice will be issued for the additional amount.		
Residential	406.00	406.00
Commercial	579.00	579.00
Hours over the above advance fee and mileage, 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 plus any additional specialist contractor costs.	See pages 11-12	See pages 11-12

Abatement notices

	Current fee (\$)	Proposed fee (\$)
Charge applied to issue an abatement notice	140.00	143.00
Charge to cover seizure, impounding, transporting and storing of property under Section 366, Resource Management Act 1991	224.00	228.00

Official information

Where no other fee applies	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	39.00/ half hour
Photocopying	Current fee (\$)	Proposed fee (\$)
First 20 pages of A4 black and White copies	Free	Free
Thereafter – see Photocopy charges (page 22)		
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	647.00	550.00
	Twilight wickets	129.00	100.00
	Artificial wickets	58.00	50.00
Softball and baseball	Diamond	297.00	250.00
Rugby	Senior field	635.00	550.00
	Junior field	520.00	450.00
Touch rugby	Field	291.00	250.00
Five-a-side soccer	Field	291.00	250.00
Soccer	Senior field	635.00	550.00
	Junior field	520.00	450.00
Rugby league	Senior field	635.00	550.00
	Junior field	520.00	450.00
Casual usage of sporting fixtures by businesses, social clubs and other groups during appropriate season. i.e., using existing field		38.00	40.00
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

Maunu Reserve – Barge Show Grounds

	Current fee (\$)	Proposed fee (\$)
Equestrian Federation and New Zealand Pony Club Association events cross country and dressage events etc per day per group	58.00	50.00 per day as per legal agreement

All parks and reserves

	Current fee (\$)	Proposed fee (\$)
Gala days and fundraising events by non-profit making organisation (all venues).	562.00 Bond	100.00
Filming on Reserve (depending on scale of event)		500.00 per day
Events by profit making or commercial organisations, with the intention of making a profit (all venues): Plus, bond \$500.00	594.00	600.00 depending on scale of event

Botanica Whangarei

	Current fee (\$)	Proposed fee (\$)
Booking fee – per hour (or part thereof) and minimum fee	164.00	75.00

Mair Park

	Current fee (\$)	Proposed fee (\$)
Use of power. Key available ex Parks – per day	21.00	25.00

Laurie Hall Park

	Current fee (\$)	Proposed fee (\$)
Use of power. Key available ex Parks – per day	21.00	25.00

Sign parks

	Current Fee (\$)	Proposed Fee (\$)
Community events – single site 1.2M x 1.2M – per 3 weeks	37.00	38.00
Community events – double site 1.2M x 2.4M – per 3 weeks	72.00	73.00
Fees reduced by \$10.00 per sign in overflow situations		

Pensioner housing

Pensioner Housing rents are set in accordance to 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 Northland District Masonic Trust, Mansfield Terrace, Whangarei.

Photocopying and file handling charges

Photocopying and printing

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

Resource management administrative charges

ALL FEES AND CHARGES ARE DEPOSITS UNLESS OTHERWISE STATED 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.			Current fee (\$)	Proposed fee (\$)
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 of Requirement for designations and alterations to • existing designations under Sections 168, 168A, and 181 • Applications for Certificates of Compliance under Section 139 • Applications for Existing Use Rights Certificates under Section 139A 			1,500.00	1500.00
Applications requiring public notification under the Resource Management Act Note: Where a determination is made requiring notification of an application where \$1500.00 advance fees have already been paid, Council will require an additional \$3000.00 advance fee to be paid before public notification proceeds			4,500.00	4500.00
Applications under the Resource Management Act as follows: <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 a consent notice under Section 221(3) 			1,000.00	1000.00
<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 • Outline Plan s176A • 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 			750.00	750.00
<ul style="list-style-type: none"> • Application for Boundary Activity under section 87B • Application for Marginal or Temporary Activity under section 87BB 			New Fee New Fee	\$350.00 (set fee) \$350.00
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 			Actual and reasonable costs	Actual and reasonable costs

ALL FEES AND CHARGES ARE DEPOSITS UNLESS OTHERWISE STATED	Current fee (\$)	Proposed fee (\$)
<p>Pre-Application meetings with Council staff</p> <p>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</p>	One pre-application meeting free of charge*. All meetings requested thereafter (including preparation and follow-up) will be charged at actual and reasonable cost	One pre-application meeting free of charge*. All meetings requested thereafter (including preparation and follow-up) will be charged at actual and reasonable cost
*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).		
<p>Rejection of Application</p> <p>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 the Fourth Schedule.</p>	Actual and reasonable costs	Actual and reasonable costs
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	See pages 11-12	See pages 11-12

Hearings required for any resource consent or other permission:
Cost of third party/hearings commissioners will be charged at actual cost.
All staff and consultant's costs will be charged at actual cost.
Miscellaneous charges 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	2.80	2.80
Small rubbish bag (35-litre)	1.80	1.80
Replacement Recycling Crate		15.00
Replacement Recycling Bin		60.00

Rubbish services at all wdc transfer stations:	Current fee (\$)	Proposed fee (\$)
Standard rubbish bag (65 litre) - rubbish	2.80	2.80
Standard rubbish bag (65 litre) - vegetation	1.60	1.60
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	35.00	50.00 per cubic meter

Rubbish services at all wdc transfer stations:	Current fee (\$)	Proposed fee (\$)
Station wagons, people movers – vegetation	17.00	25.00 per cubic meter
Utes, vans, 4 wheel drives - rubbish	45.00	50.00 per cubic meter
Utes, vans, 4 wheel drives – vegetation	22.50	25.00 per cubic meter
Trailers - rubbish	45.00	50.00 per cubic meter
Trailers - vegetation	22.50	25.00 per cubic meter
Loaded vehicle plus loaded trailer - rubbish	Combine fee	50.00 per cubic meter
Car tyre	7.00	7.50
Truck tyre	22.00	23.00
4WD and light commercial tyre	18.00	18.50
Tractor tyre	38.00	38.00
Tyres on rim	As above + 2.50	As above + 2.50
Earthmover tyres	Not accepted	Not accepted
CRT screens from computers and TVs	26.00	26.00
Whiteware / gas bottles (de-gassing)	7.00	7.00

Searches

Note Photocopy charges may also apply see Copy/print fees page 22

Basic property search	Current fee (\$)	Proposed fee (\$)
Residential	135.00 per hour or part thereof	140.00 per hour or part thereof
Commercial	135.00 per hour or part thereof	140.00 per hour or part thereof
(Contains site plan, floor plan, drainage plans and CCC information).		
Specific searches	Current fee (\$)	Proposed fee (\$)
<ul style="list-style-type: none"> historical LIM (as scanned for record purposes) Historical PIM Building File Subdivision or Resource Consent Engineering reports Dangerous goods/health/ licensing GIS consultancy 	135.00 per hour or part thereof	140.00 per hour or part thereof
Deposited plans	Free	Free
Rates payment search – a flat fee per ratepayer will apply to requests for rates payment information for previous years	42.00	140.00 per hour or part thereof

Swimming pool/spa pool inspections

	Current fee (\$)	Proposed fee (\$)
First inspection of pool	141.00	141.00
Follow up inspections	Direct recovery of actual cost for each inspection with time recovered at \$115.00/hr and mileage at \$0.72/km	Direct recovery of actual cost for each inspection with time recovered at \$115.00/hr and mileage at \$0.73/km
Administration of empty pools	39.00	39.00
Application for waiver under Building Act 2004	309.00	309.00

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)	11.50	12.00

Road corridor – licence to occupy	Current fee (\$)	Proposed fee (\$)
Residential / non-commercial applicant	446.00	450.00
Commercial applicant	1,272.00	1300.00

Overweight vehicles	Current fee (\$)	Proposed fee (\$)
Overweight vehicles – standard	132.00	135.00
Overweight vehicles – HPMV	172.50	175.00

Water

Water connections/disconnections

Refer to service connections/disconnections under Building section page 8.

Meter testing

	Current fee (\$)	Proposed fee (\$)
25mm diameter and under	367.00	374.00
Over 25mm up to 40mm diameter	419.00	427.00
Over 40mm diameter	611.00	623.00

Meter only water connections

	CURRENT FEE (\$)	PROPOSED FEE (\$)
20mm manifold meter only	300.00	317.50
20mm manifold + meter	597.00	611.50
20mm manifold + meter + box	674.00	687.00
20mm In line meter + dual check valve	487.00	502.50
Cast iron meter box (materials only)	194.00	191.00

Boundary back flow devices

Charges for backflow preventers are now 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	52.00	62.00

Standpipes metered

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Meter reading – (monthly)	61.00	73.00
Weekly hire (minimum charge one week)	33.00	34.00

Tanker filling point – kioreroa and sime road

	CURRENT FEE (\$)	PROPOSED FEE (\$)
Per fill	17.00	17.00

Abbreviations and acronyms

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

FEEDBACK FORM



We want you to tell us what you think of the changes we have made to our fees and charges and these other policies. 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.

Giving us your feedback

You can provide feedback:

- in person, by dropping off a completed feedback form at any Council office, or by calling our contact centre
- by mail through sending your feedback to our mailing address as shown on the feedback form
- online through our website, via email to mailroom@wdc.govt.nz or by posting or messaging on Facebook, Neighbourly or Twitter.

Consultation on these policies, fees and charges, 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 7 March to 8 April 2018. This will be followed by formal hearings where any submitter may choose to speak to their submission.

Traditional hearings

This is when you present formally for five minutes in front of the whole council in the chamber at Forum North.

Have Your Say Event

This is a more casual event, where you sit at a table with elected members and other members of the public and provide your feedback conversationally.

How to make it as effective as possible

- Use a feedback form and attach extra information, if required. This ensures we have the relevant information we need to process your feedback.
- Provide us with your contact details so we can email you, write to you or call you.
- Tell us if you want to speak at a Have Your Say Event or hearing. Make sure all of your information is included in your feedback.
- Tell us what your topic is and where it fits. Is it about parks, transport, planning or another part of Council?
- If your feedback relates directly to a particular point in this Consultation Document, state the page and quote the comment.
- Tell us if you support or oppose the topic and why.
- Tell us what decision you want us to make.
- Use headings and/or bullet points – it makes your point(s) clearer.
- If your concern is a specific one such as a cracked footpath, a missing recycling bin or a particular issue you have had with Council, you will get a quicker result if you call us on 0800 WDCINFO (0800 932 463).



Consultations Alongside the Long Term Plan 2018- 28 Consultation Document Feedback Form

The closing date for feedback is Sunday 8 April 2018

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.

A Have Your Say Event is scheduled for 6.00pm Thursday 5 April 2018, Cafler Suite, Forum North.

Alternatively, you can attend a hearing which is scheduled for 20 April (additional days will be the 23 and 24 April if required).

How to get this form to us

Mail to: Long Term Plan feedback,
Whangarei District Council,
Private Bag 9023,
Whangarei 0148

Fax to: 09 438 7632

Email to: mailroom@wdc.govt.nz

Deliver to: Customer Services, Forum North, Rust
Ave, Whangarei or Ruakaka Service Centre, Takutai
Place, Ruakaka

Your details

Name

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

Organisation name

Postal Address

Work phone

Home phone

Mobile

Email

Do you wish to be heard in support of your submission? ☐ Yes ☐ No

If you do wish to be heard, tell us which one you prefer ☐ Have Your Say Event (5 April)
☐ Traditional hearing (20 April)

Your feedback

Please give us your feedback on these policies

Rating Policy

Revenue and Financing Policy

Development Contributions Policy

Fees and Charges 2018 /2019

Any further comments?

5.3 LTP 2018-28 Consultation Document – Supporting Documents

Meeting: Council Meeting
Date of meeting: 28th February 2018
Reporting officer: Jill McPherson (General Manager Strategy and Governance)

1 Purpose

To approve and adopt the supporting documents for the Long-Term Plan 2018-2028 Consultation Document in accordance with section 93G of the Local Government Act.

2 Recommendation/s

That Council

- a) Adopts the supporting documents to the Long-Term Plan 2018-2028 Consultation Document listed below;
 - a. Proposed financial strategy
 - b. Proposed infrastructure strategy
 - c. Proposed statements of service provision
 - d. Forecast financial statements
 - e. Significant forecasting assumptions
 - f. Funding impact statement.
- b) Authorises the Chief Executive to make any necessary drafting typographical or presentation corrections to the attached supporting documents prior to consultation.

3 Background

In December Council approved a series of documents for audit New Zealand review. This review is now complete and changes have been made to the documents as required. None of the changes were material except for the reduction of debt in years 4 and 5, to bring it back under the policy limit.

Under the Local Government Act 2002, Council is now required to adopt a range of strategies, policies and plans, that act as supporting material to the 2018-2028 Long Term

Plan consultation document. Once adopted, each item will be made available to the public throughout the consultation period.

(Note: The significance and engagement policy is a supporting document and was adopted in September 2017).

4 Items for adoption

The followings items support the LTP 2018-28 consultation document and have been submitted for adoption:

1. Proposed financial strategy
2. Proposed infrastructure strategy
3. Proposed statements of service provision
4. Forecast financial statements
5. Significant forecasting assumptions
6. Proposed Funding Impact Statement

In discussion with Audit NZ, it has been determined that these documents meet the requirements of section 93G.

5 Significance and Engagement

These items will support consultation on the LTP 2018-2028 consultation document. All documents will be published on Council's website with printed copies issued on request. Any feedback on these documents will be considered in accordance with the engagement process approved at the 14 December 2017 council meeting.

6 Attachments

Supporting documents to the Long-Term Plan 2018-2028 Consultation Document:

1. Proposed financial strategy
2. Proposed infrastructure strategy
3. Proposed statements of service provision
4. Forecast financial statements
5. Significant forecasting assumptions
6. Proposed Funding Impact Statement

SUPPORTING DOCUMENTS

FOR THE



WHANGAREI
DISTRICT COUNCIL



LONG TERM PLAN

2018-28

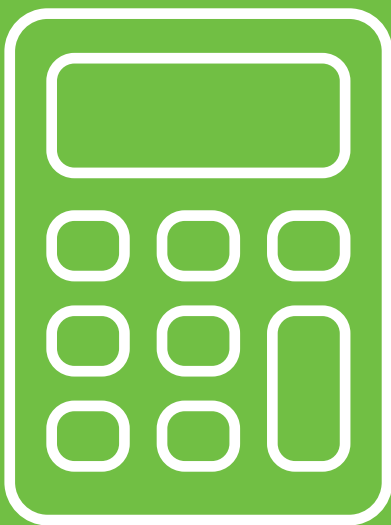
CONSULTATION DOCUMENT



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PROPOSED FINANCIAL STRATEGY



Strategic overview

The *Long Term Plan 2015-25* (LTP 2015-25) began a new direction for Council, focused on the need to increase investment in core services. These services are central to the successful function of a community and include the provision of water, waste disposal, stormwater, roads, footpaths and places to socialise and exercise.

To do this, Council identified that more money would be needed through a rates increase to maintain and renew assets and deliver the Levels of Service the community says it wants.

The updated *Infrastructure Strategy 2018-2048* and *Financial Strategy 2018-28* are based on and continue the themes of Council's LTP 2015-25. They are also shaped by the key strategic directions from Council's new Community Outcomes, feedback and direction, which were provided through early engagement with the community. This resulted in a vision for Whangarei to be an attractive, vibrant, attractive and thriving District.

The following strategic issues have been identified:

The need to continue focusing on core assets

To maintain existing Levels of Service, Council needs to ensure that the assets it already has are maintained and renewed to existing Levels of Service. Many are aged and worn, with some deteriorating faster than expected and others located underground, making it difficult to assess their condition accurately. In some areas, notably stormwater drains, renewals have historically been underfunded. Within the stormwater, wastewater and water networks (and to a lesser extent, Parks and Recreation facilities) insufficient information is available to plan proactively for and prioritise the maintenance and renewal of assets.

Whangarei District is growing

Population and household growth has increased in the past three years. The 2017 growth model supporting these strategies shows a picture of continued population increase beyond what was predicted in the 2014 growth model. We therefore need to ensure development can meet this growing demand into the future.

There is an increased expectation of things to see and do across Whangarei District

Our residents not only expect to have things to see and do, they expect them to be attractive, high quality, engaging and appropriate to our people and place. We call this 'adding amenity', a term that is often used in conjunction with the phrase, Sense of Place. Examples in the last three years include key amenity projects such as the addition of the Pocket Park to the very popular Hatea Loop. As a growing district, there is a greater expectation to see these types of projects throughout our urban environment and rural areas.

Growth and increasing expectations for amenity require a balance between funding for the maintenance and renewal of core assets.

These issues also consistently require Council to balance limited funding across competing priorities. While Council's preferred option remains to continue to deliver at the current level of service through rates increases above inflation over the 10 years of the LTP, it is proposed to enhance this delivery through:

- Increasing Council's self-imposed debt limits by inflation and growth over the 10 years. This will enable greater investment in renewals in earlier years, while also providing headroom for growth and amenity projects. We will still keep our debt level well below our debt ceiling despite responding to growth on a per capita basis
- Prioritising the money spent on stormwater renewals by allocating funding within the LTP 2018-28 and building capacity to deliver over the entire life of the LTP
- Including funding to grow and improve knowledge on assets and information systems to aid decision making on funding priorities
- Reviewing the adequacy of infrastructure to service the *National Policy Statement on Urban Development Capacity (NPS-UDC)* growth projections, as described below, through a review of Council's *Whangarei District Growth Strategy: Sustainable Futures 30/50*.
- Consolidating Parks and Recreation 'sense of place' funding into a dedicated programme primarily focused on cornerstone projects around Pohe Island, the Hatea Loop and the *Blue/Green Network Strategy*.

Managing our growth

Our District is growing and we expect it to continue to grow by an estimated 1.2% per annum over the next 10 years. The population of our District is projected to increase from 89,700 today to around 100,760 in 2028.

This represents an average annual increase of around 1,000 people per year and a total increase in population of about 11,000 over the next decade, increasing total dwellings by around 1.3% (or 510 additional dwellings) per year. In some parts of our District, growth has the potential to be substantial, particularly in the Marsden Point/Ruakaka area and along the coast. This expected growth in our population requires considerable investment in infrastructure, services and community facilities at substantial cost to Council, the business sector and the community, in general.

While this growth is desirable and to be encouraged, it will continue to put pressure on our core infrastructure and community facilities in the medium and long term. Our transportation and roading network, water and wastewater services and parks and recreational facilities need to carry enough capacity to provide for predicted growth, with the anticipation of what has to happen and when it is needed being a significant challenge for Council.

In response to growth, the government has introduced a National Policy Statement on Urban Development Capacity which directs Council to respond to and manage growth. This will be achieved by reviewing the adopted *Whangarei District Growth Strategy: Sustainable Futures 30/50*.

The *Whangarei District Growth Strategy: Sustainable Futures 30/50* determines existing and potential land use patterns. This allows us to manage the impact of growth and assess and plan for infrastructure requirements for our District over a 30-50 year time frame.

Because land use patterns affect both the timing and costing of core infrastructure, the *Infrastructure Strategy 2018-2048* builds on the direction set in the *Whangarei District Growth Strategy: Sustainable Futures 30/50* to provide more detailed planning of our network infrastructure needs. Our Activity and Asset Management plans have also been developed to encourage growth where it has been considered desirable and where infrastructure is capable of meeting increased demand.

Financial Strategy

Please note: The Financial Strategy 2018-28 is a work in progress so not all figures, tables or graphs have been updated to reflect the latest financials. There will be adjustments to address anomalies or minor limit breaches before this is finalised for adoption. However, the basic premises of this strategy will not be changed.

Overview

In a nutshell, the *Financial Strategy 2018-28* for the *Long Term Plan 2018-28* sets the financial parameters within which Council will operate and fund its operations and capital programme (spending on capital projects) for the next 10 years.

Council wants to continue a 'steady as it goes' approach flowing from what has been achieved in the first three years of the *Long Term Plan 2015-25*. Feedback from the community directs us to keep improving our district's infrastructure and amenities to cope with growth, without ignoring upkeep of the things in which we have already invested.

Council recognises that Whangarei District is a high growth area, with a population expected to increase to more than 100,000 by the end of 2028. A cornerstone of the *Financial Strategy 2018-28* must therefore be to provide adequate funding to meet future requirements for the increased demand on infrastructure, services and extra amenity across our district. As stated in the Strategic Overview, adding amenity means making our assets more attractive, engaging and appropriate to our people and place and is often used alongside or in place of the phrase, Sense of Place.

Land use changes through our rural strategy and plan review, along with strategic direction from our compliance with the *National Policy Statement on Urban Development Capacity*, will see land appropriately zoned to meet demands of growth for housing, commercial and agricultural uses. The focus for urban land uses will be in and around the growth nodes identified in our adopted *Whangarei District Growth Strategy: Sustainable Futures 30/50*.

While it would be ideal to satisfy the needs and wants of everyone in our community, Council can only fund so much. It needs to work within its financial constraints to deliver the facilities, services and infrastructure that bring the most benefit to the most people for the greatest length of time.

Financial parameters

Council has set the following financial parameters for the LTP 2018-28:

1. A balanced budget (as defined in the Financial Prudence Benchmarks) every year, where revenue exceeds expenditure, including depreciation.
2. Land rates and targeted rates (excluding water and flood protection) increasing by the *Local Government Cost Index (LGCI)*, plus 2%, plus growth (1%) over each of the 10 years
3. Water rates will only be increased by annual growth of 0.6% each year, as this will provide adequate funding for this activity.
4. Flood protection rates will increase by 8% each year until 2022 then increase by *LGCI* from then on.
5. Limit overall rates revenue, which is the income from rates (excluding water rates), to a maximum of 70% of total revenue gained from all income sources.
6. Allow the core debt limit to increase by *LGCI* and growth over the 10 years.

We have split our total debt into two parts:

Core debt – debt we incur as part of our day-to-day business.

Special project debt – debt to fund special projects (the new Civic Centre and Theatre).

All debt calculations are based on our Net Debt, which is our total Borrowing less any Term Deposits or Cash at a given point in time

The opening core debt limit for July 2018 of \$161.5 million will increase to \$223.8 million by June 2028 to allow the funding of:

- a. uncompleted capital projects carried forward from years 1 to 3 of the LTP 2015-25
- b. capital projects already identified in years 4 to 10 of the LTP 2015-25
- c. new projects for years 8 to 10 of the LTP 2018-28
- d. additional projects identified through engagement with the public on the LTP 2018-28.

Note: Actual core debt will peak at \$182.6m, as discussed in the debt section on page 15.

7. Special projects will be funded by debt over and above core debt. To provide inter-generational equity, a concept of funding fairness defined in more detail on the following page, these projects are funded over a proposed 30-year timeframe from completion of the project. Special projects identified in this LTP are:
 - new council premises
 - new theatre complex.

Any future special projects will be consulted on with Whangarei ratepayers as specific initiatives before any debt funding is allocated.
8. Have total debt less than 175% of revenue.

9. Have the total debt per capita level less than \$2,150 per Whangarei District resident in 2017/18, with that limit increased by *LGC* over each of the 10 years of the LTP to maintain buying power.
10. Have net interest costs on total debt at less than 25% of rates revenue.
11. Provide sufficient funding through core debt and operating surpluses (the difference between income and spending), to complete the planned capital expenditure programme (excluding special projects), without reliance on selling assets.

Over the next 10 years this allows for:

- a capital works programme of \$724 million
- 74% of capital expenditure focused on core network infrastructure such as roads, water, waste, stormwater and flood protection
- operational revenues of \$1.8 billion
- operational spending of \$1.6 billion.

Building a sustainable financial strategy

The *Financial Strategy 2018-28* is based on fulfilling the core purpose of local government, which is to “meet the current and future needs of communities for good-quality local infrastructure, local public services and performance of regulatory functions in a way that is most cost-effective for households and businesses”.

We have continued to reflect on the community’s needs and our current financial position to make decisions on what Council believes are appropriate ways to fund the delivery of all the services that our community requires – both now and into the future, taking into consideration our growing population.

We continue to examine the state of our network infrastructure and community assets, the Levels of Service that our community expects us to deliver and the funding required to achieve this. This,

in turn, has led to an examination of the funding allocation between ratepayers, services and debt. This strategy, together with the *Infrastructure Strategy 2018-48*, addresses these issues and describes our funding model, or the way in which we intend to fund future projects.

This is a sustainable financial strategy. By the end of the 10-year planning period, Council will have an income base that allows it to provide the services that our community expects, without leaving a large backlog of asset maintenance and renewal for later generations to deal with. While that does mean rates rises beyond the level of inflation, we believe they are necessary to provide the range and quality of services our community demands with a focus on increased services, i.e. things to see and do and amenity.

Inter-generational equity

The concept of achieving fairness between ratepayers over time is called 'inter-generational equity'.

Council has a responsibility to consider the interests of the community now as well as in the future. As a result, we try to ensure that, as far as possible, today's ratepayers only pay for services they are likely to use and not for benefits that will be received by new ratepayers in the future.

We need to make sure that today's ratepayers are paying their fair share of the 'wear and tear' on assets that are used to provide services they receive. While things like roads and water pipelines have useful lives that can span decades, they deteriorate a little every year.

However, because many of our assets have long lives, they will provide benefits to future ratepayers as well. When we build new assets, we need to consider how much of the expenditure required should be funded through current ratepayers (via rates) and how much should be funded through future ratepayers by borrowing now and repaying debt later when future ratepayers become users.

Maintaining Levels of Service

For this LTP we have also completed a 30-year *Infrastructure Strategy 2018-2048* that provides a blueprint for delivery of services through our network infrastructure for which the *Financial Strategy 2018-28* has been prepared to give effect to.

Enjoyment of and engagement with this infrastructure, will be improved in the following areas:

- Pohe Island
- Multi modal transport options – more walking and cycling
- the *Blue/Green Network Strategy* and the Town Basin precinct.

The Level of Service describes what the community can expect from Council's infrastructure and services and is a combination of the:

- quality of infrastructure provided by Council
- standard to which infrastructure is maintained
- services that assets, staff and contractors provide to the community.

Council is focussed on ensuring that the targeted Levels of Service identified in the LTP are maintained.

The appropriate level of service in each activity area has been carefully considered by Council, along with the additional demand for infrastructure and services in our District due to predicted growth. In each activity area, they have considered the ongoing effects of every decision and inevitably, there have been tensions, gaps or conflicts between the desired level of service and the level that can be provided within the financial parameters outlined in this strategy.

The asset and activity management plans upon which this plan is based have therefore generally been prepared with the aim of maintaining current Levels of Service throughout the 10-year timeline of the plan. This 'hold and maintain' strategy will be managed by looking for ways to be cost-effective across Council's planned operations, infrastructure maintenance, renewal and capital upgrades. Council will also review operational practices to find ways to be more efficient without adversely impacting service level delivery.

There are no instances where current LTP level of service targets have reduced from the last LTP.

Funding

Throughout the 10 years of the *Financial Strategy 2018-28*, Council will rely on funding from a variety of sources, with rates being the largest portion.

Funding sources

General rates	30%
Other targeted rates	16%
NZTA subsidies	13%
Wastewater targeted rates	13%
Metered water	9%
User charges	9%
Development contributions	3%
Other	7%
Total	100%

*Other = petrol tax, fines and infringements, interest received, dividends received.

A key activity in the development of the *Financial Strategy 2018-28*, was confirming levels at which revenues need to be set based on the following principles. Where possible:

- revenues are sufficient to cover expenses
- asset renewals and replacements are affordable within the available funding
- funding allows for major capital projects the community wants
- current service level targets are achieved
- the needs of current and future ratepayers have been considered
- we have balanced our budget each year
- rates increases are affordable.

Rates

Like most Councils, rates are our main source of funding. While we try to maximise the subsidies available from Central Government and have a 'user pays' approach policy (through Consumption and User Charges) for many services, the bulk of our work is funded by rates, which fund 68% of Council's activities. There are two types of rates; general rates (30%) and targeted rates (38%).

In the last LTP Council introduced rate increases above the rate of inflation. This approach will be retained, as we need to continue to increase our operating revenue to reflect the cost of providing services to our community. While we recognise that our District is slightly less affluent than the average, we consider that rates increases beyond inflation are affordable for our community.

We have also considered introducing cost-cutting measures to avoid the need for significant rates rises. However, we were unable to identify areas where we could make meaningful savings without significant reductions in service levels.

General Rates

Council currently uses general rates to fund a broad range of activities, where there is a benefit to the whole community (public benefit) or where there is no practical way to charge individual users.

There are two elements to General Rates: a Uniform Annual General Charge (UAGC), which is a fixed dollar amount that all rating units are levied, and a 'value based' amount, which is based on the land value of each rateable unit.

A (UAGC) is applied to each 'separately used or inhabited part' of each rating unit (SUIP). The UAGC is to be assessed by Council annually and set at a level considered to be reasonable. The UAGC is used to fund the same activities as the general rate and ensures every ratepayer contributes a base level of rates irrespective of property value or services used.

Value-based general rates are assessed on land value and are differentiated by land use into sectors.

Allocation of Rates

In 2012, Council introduced a 'fixed sector allocation' methodology, whereby a pre-determined percentage of general rates was shared between the three rating categories. The current splits are:

Residential (including lifestyle and multi-unit properties)	62%
Rural properties	9.5%
Commercial properties	28.5%

With the proposed introduction of the targeted Transportation rate, the Commercial & Industrial rating category will be split into separate Commercial, Industrial and Utility categories, with the sector splits modified to accommodate this change.

Properties currently classified as 'multi-unit' in

the Residential category will be reviewed and allocated to the Residential or Commercial sectors as appropriate.

The new sector splits proposed are:

Residential	61.5%
Rural	9.5%
Commercial	13.8%
Industrial	14.1%
Utilities	1.1%

These sector splits will be used to allocate shares of revenue from both general rates and the proposed Transportation targeted rate. This approach sees the overall incidence of rates remaining broadly in line with the current sector allocations.

Rates Review

Council has reviewed the current rates structure, taking into account direct feedback from the community, other stakeholders and sector best practice. It is to be noted that any change in the rating system does not alter the overall amounts collected by Council.

Feedback from consultation meetings during May indicated that the community is largely comfortable with the current rating structure. However, some ratepayers expressed dis-satisfaction with specific elements and the adverse impacts they were having on them. Options to address these concerns that were considered included:

- using Rating Units, rather than SUIP's as a fairer mechanism for rating for uniform annual charges.
- using a property's capital value rather than its land value for value-based rating

Using Rating Units for Uniform Charges did resolve some perceived inequities; but also introduced a number of new issues, so it was decided to remain with SUIP's.

However, we propose to change the test for a SUIP to be "used or intended to be used" instead of the current "capable of being used".

We also considered changing the value-based rating to capital value instead of land value. The high impact on many property owners saw this option discarded. However, we also considered using capital value based rating to fund transport activities as a new targeted rate, with land value based rating retained as the primary funding source for our other services.

After considering the impact on our ratepayers the preferred option is to introduce capital value based rating for the funding of Transportation activities via a targeted rate; as this is a better match to the use of our roading and transport infrastructure.

The introduction of the Transportation targeted rate would see the following changes:

- Approximately 30% of revenue currently funded through general rates on land value will now come from the proposed Transportation targeted rate on capital value
- UAGC will be reduced to around 75% of the current amount.
- The current rating categories will be changed, with separate categories for Commercial, Industrial and Utilities. Properties currently classified as 'multi-unit' will be re-allocated as Residential or Commercial as appropriate
- Sector splits (used for the allocation of rates between sectors) will be adjusted to reflect these changes while broadly preserving the share each sector currently provides
- Within each sector the incidence of rates will change, due to:
 - » a portion of rates previously calculated on the land value of each property will now be based on capital value
 - » a lower UAGC being charged
 - » the revised SUIP definition leading to a number of properties being charged fewer UAGC's

Targeted Rates

Targeted rates are used where an activity benefits an easily identifiable group of ratepayers and it is appropriate that only this group be targeted to pay for some or all of a particular service. The funds collected must be used for the purpose for which they are rated.

Targeted rates are only used where Council considers it is an appropriate mechanism to fund that activity or where Council wishes to make clear the purpose for which the rate is collected. The revenue collected in any one year may result in a surplus, which is used to repay debt or to fund capital expenditure in future years.

We calculate targeted rates using different methods:

- uniform charges for each Separately-Used and Inhabited Parts (SUIP) of a property (residential sewerage, unmetered water and district refuse management)
- based on the area of the property (Hikurangi Swamp)
- based on the number of pans or urinals (non-residential sewerage)
- based on metered water consumption
- based on capital value (Transportation)
- those benefitting from a specific service or facility, such as a new boat ramp or seawall

Increases to Rates

In the ten years of this Plan, Council intends to increase the revenue obtained from most rates beyond the level of inflation, as shown in the table below. Overall, rates revenue will also increase as our District's population grows.

	Annual Inflation	Additional Increase	Allowance for Growth
General Rates			
UAGC Portion	LGCI	2%	1%
Land Value Portion	LGCI	2%	1%
Targeted Rates			
Transportation	LGCI	2%	1%
Waste Water	LGCI	2%	0.8%
Refuse Management	LGCI	2%	1%
Water Rates			0.6%
Flood Protection 2018 - 2022		8%	
Flood Protection 2023 - 2028	LGCI		

Note: These increases are applied to the total revenue from each rate type, not the amount per individual ratepayer

The reasons for the different increase amounts are:

General Rates

Land Value portion

These increases are set at the level that will provide sufficient funding for the planned expenditure programme for the bulk of Council's activities. Increases to other rating types only vary from these amounts if there are specific reasons, as noted below.

UAGC

The review of the Revenue and Financing Policy indicated that the current level reflects the funding requirements of the activities that are to be funded by all ratepayers equally, and it should move in line with the Land Value portion.

Targeted Rates

Transportation

The revenue for this activity will move in line with the UAGC, with ongoing growth and inflation adjustments.

Waste Water:

This increase matches that of the Land Value portion. However, the growth factor is reduced slightly as some growth will be outside the reticulated area.

Refuse Management

The revenue for this activity will move in line with the UAGC, with ongoing growth and inflation adjustments.

Water

The Water Reserve has a surplus of \$26.9 million (as at 30/6/17). These funds, together with increases limited to growth in the number connected to the reticulated system, will provide adequate funding for the proposed expenditure programme

Flood Protection

In line with consultation for the 2012 LTP with the public and those affected, Council has maintained targeted rate increases for the Hikurangi Swamp Scheme at 8% for the first five years of the Plan to fund additional expenditure required to maintain the effectiveness of the Scheme. After this period annual inflation adjustments will provide sufficient revenue.

Debt, interest and internal funding

Debt

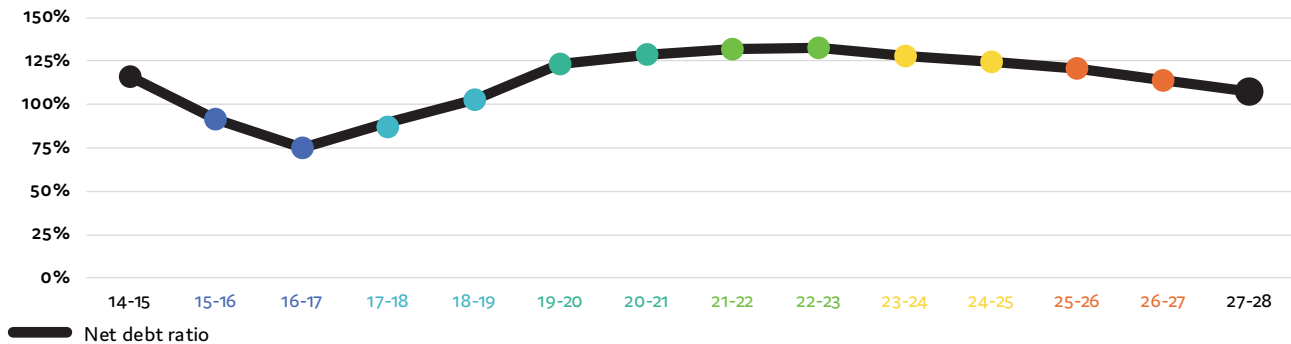
The *Financial Strategy 2018-28* sees core debt increasing from \$121.4 million on 1 July 2018, ending at \$175.6 million 30 June 2028, with a peak at \$182.6 million in year eight of the plan.

Total debt increases from \$127.9 million on 1

July 2018, ending at \$234.7 million 30 June 2028, peaking at \$239.3 million in year eight.

The graph below compares total debt to revenue and shows an improving trend over the 10 years of the plan.

Total debt as a % of revenue



Until the end of the 2014-15 year, Council managed its debt from a gross debt perspective. From the 2015-16 year, measurement is from a net debt perspective.

Finance costs

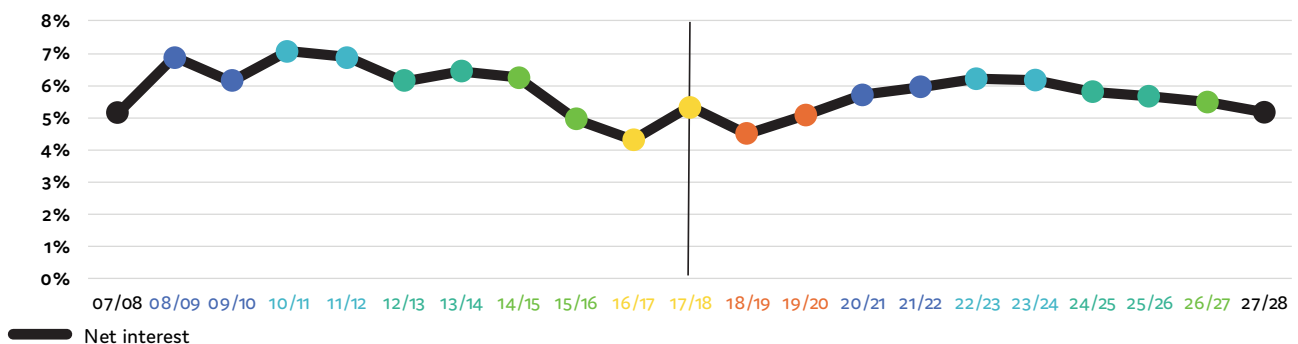
Council minimises its cost of debt by using interest rate swaps to protect against interest rate or margin increases. Debt maturities, or the dates when loan agreements must be repaid, are spread over both short and long terms, as well as a mixture of fixed and variable interest rates.

To minimise financing costs, Council is a member of the Local Government Funding Agency (LGFA). This means Council can borrow at better rates than are available through direct lending from trading banks.

In May 2016, Council had its credit rating upgraded to AA by Standard and Poors with a credit rate outlook of 'stable', primarily in recognition of its strong financial management and very strong budgetary flexibility. This AA credit rating was reconfirmed in May 2017. An AA credit rating assists in reducing financing costs.

The LTP assumes an interest rate averaging 4.66% across the 10 years, after taking all factors outlined above into account.

Net interest as a % of revenue



Internal funding

As part of its financial, or treasury, management, Council minimises its overall interest costs by using funds held in reserve as 'internal borrowing' i.e. rather than keeping funds on deposit while borrowing all the money needed to fund capital works, reserve funds are used in the short term and they are repaid in future, as they are needed. Council intends to continue this approach into the future.

The largest reserve fund is the Property Reinvestment Reserve (PRR) which was originally created in 2010 through the sale of Council's interests in leasehold land to those already leasing the properties. This fund had built to \$28 million by 30 June 2015, with all the funds used to finance infrastructure projects through internal lending.

However, Council has decided that from 1 July 2015 the proceeds of commercial property sales would be set aside for purchases that met Council's property objectives, as stated in its property policy. The portion of the PRR available for reinvestment is shown in the table below.

While there are no specific plans to sell more commercial property in this LTP, if any sales were to take place, the proceeds would be added to this reserve and be available for reinvestment. An annual dividend will also be added to the amount available for reinvestment. In the meantime, the original reserve balance of \$28 million would continue to be used to fund other Council activities.

Council has not identified or budgeted for any property purchases in the next 10 years. However, it is recognised that there is a possibility that investment opportunities may arise from time to time. Consideration may be given to funding a purchase, where there is an identified strategic benefit and/or the predicted return from a potential commercial property investment is greater than the cost of capital, thereby reducing the PRR balance. If there are insufficient PRR funds available for reinvestment, purchases are likely to be debt-funded and dealt with via a Council resolution or future Annual Plan / LTP process, as appropriate.

Property Reinvestment Reserve

	Year 1 2018 - 19	Year 2 2019 - 20	Year 3 2020 - 21	Year 4 2021 - 22	Year 5 2022 - 23	Year 6 2023 - 24	Year 7 2024 - 25	Year 8 2025 - 26	Year 9 2026 - 27	Year 10 2027 - 28
Opening Balance	30,742	31,357	31,984	32,624	33,276	33,942	34,620	35,313	36,019	36,739
Funding allocated to Council Activities	28,229	28,229	28,229	28,229	28,229	28,229	28,229	28,229	28,229	28,229
Funding available for Reinvestment	2,513	3,128	3,755	4,395	5,047	5,713	6,392	7,084	7,790	8,510
Dividend 2%	615	627	640	652	666	679	692	706	720	735
Closing balance	31,357	31,984	32,624	33,276	33,942	34,620	35,313	36,019	36,739	37,474

Other significant reserve funds include community development funds (holding \$10.6 million as at 30 June 2017) and asset reserves that are created when targeted rates for an activity are accumulated before the money needs to be spent. As an example, there was a balance of \$26.9 million in the water reserve as at 30 June 2017, which will be used over the life of the LTP to fund water projects as they are completed.

At the outset of this LTP, internal funding will total around \$72 million, which is expected to decrease to around \$53 million by 2028.

Internal interest charges are allocated to each activity for their share of funds borrowed from

reserves, with these costs outlined in the activity funding impact statements accompanying each activity in the line item 'finance costs'. The resulting revenue from these charges is outlined within the activity funding impact statements, line item 'local authorities fuel tax, fines, infringement fees and other receipts'. No internal interest is included in the *Prospective Funding Impact Statement* for Council.

Fees and charges

Council will increase most fees and charges annually to align with the Local Government Cost Index (LGCI) inflation rate, which ranges from 2.00% to 2.60% across the 10 years of the plan. In some areas, such as food inspections and liquor licensing, Council will seek to recover actual costs, which will result in increases beyond inflation. Council's fees and charges are reviewed on an annual basis.

Development contributions

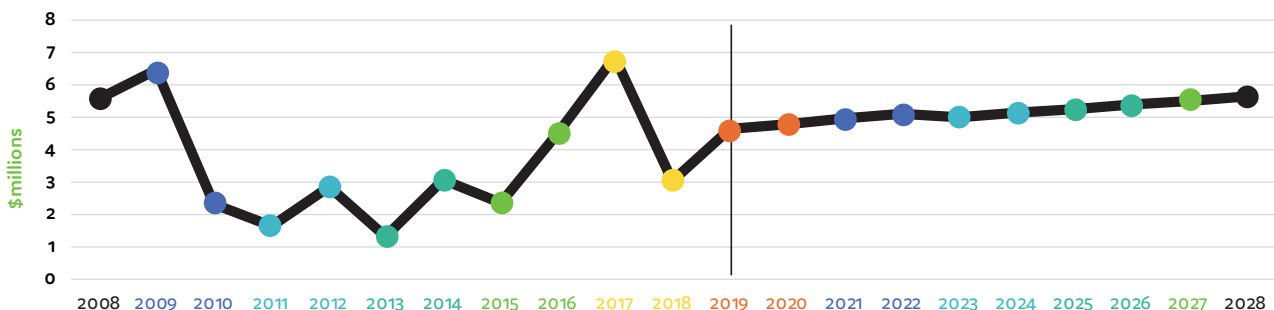
Council's practice is to fund most of the growth component of capital expenditure through Development Contributions (DCs), or the financial charges levied on developers, with the remainder funded through rates. Over the past few years, Whangarei has experienced positive growth with corresponding higher DC revenue, so Council has taken a more optimistic approach to forecasting revenues in this area.

Across the 10 years of this plan, we expect to proceed with around \$119 million of growth projects. Forecast income of \$51 million from DCs will cover some of this cost, with the remainder of funding to come from rates and subsidies.

NZTA subsidies

Subsidies from central government via the New Zealand Transport Agency (NZTA) provide a significant source of funding for our transportation activities, such as road construction and repair. In 2018-19 Council expects to receive NZTA subsidies of \$19 million, representing 53% of the gross cost of both operating and capital expenditure, on a wide range of approved roading projects. At the time of completing this plan, NZTA had not confirmed the subsidies applied for by Council.

Development contributions



Expenditure

Operational activities

With the impact of inflation and growth, total annual expenditure is forecast to increase from \$138 million to \$179 million over the 10 years of the plan, while total annual revenue is expected to increase from \$148 million to \$218 million over the same period. This will provide an operating surplus in every year of the plan.

Forecasting Council's operational expenditure is a balancing act. Local government costs are rising faster than the costs of general consumer goods and as a result, Council must rise to the challenge of meeting Levels of Service while at the same time looking to save costs wherever it can. Council also needs to allow for the effects of population growth

and operating costs associated with new assets in preparing its budgets.

One of the best ways to limit costs is to review the supply chain to ensure purchases are at the best prices. Continuous improvement of Council processes will also result in less cost and best use of available funds, or doing more with less. Council constantly reviews its operating costs with items such as bank charges, interest rates, preferred supplier arrangements and competitive procurement tendering.

The tables below show the split of total forecast operating costs for each Council activity and expenditure type for the 2018 – 28 planning period.

	\$'000	% of total
Breakdown by activity		
Network \$m		
Transportation	351,030	22.1%
Water	142,999	9.0%
Wastewater	129,957	8.2%
Stormwater	45,434	2.9%
Flood Protection & Control Works	10,598	0.7%
Total	680,018	42.8%
Other		
Solid Waste	83,929	5.3%
Community Facilities	314,420	19.8%
Planning & Regulatory	115,131	7.3%
District Strategy & Governance	56,275	3.5%
Corporate & Finance	337,920	21.3%
Total	907,675	57.2%
Total operating expenditure	1,587,692	100.0%
Breakdown by expenditure type		
Operating expenditure	434,195	27.3%
Professional fees	46,007	2.9%
Repairs and maintenance	222,884	14.0%
Depreciation	452,840	28.5%
Finance costs	100,382	6.3%
Personnel costs	331,384	20.9%
Total	1,587,692	100.0%

Capital expenditure

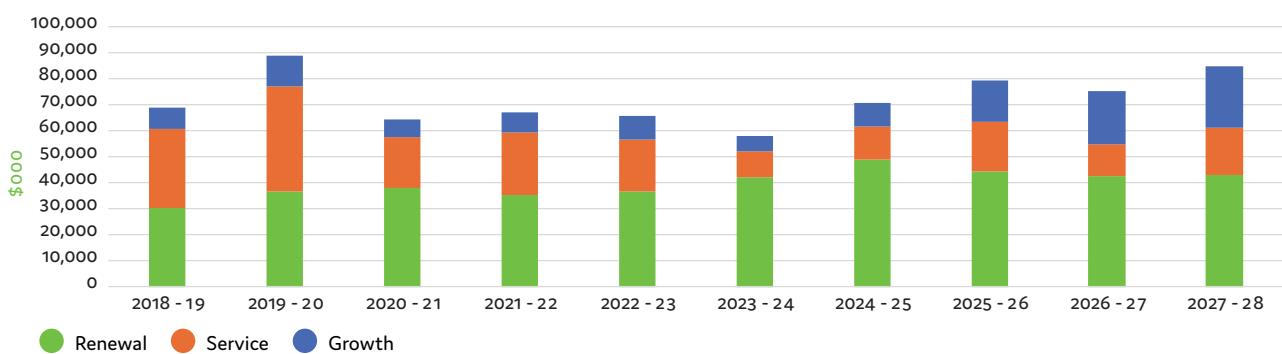
Allowing for inflation over the life of the plan, Council's total annual capital expenditure ranges from \$58 million to \$89 million. We have assumed carry forwards (transferral of funds for uncompleted project from one year to another), of \$15 million from the 2017-2018 financial year to the 2018-2019 financial year. These carry forwards are not included in the capital projects list because the individual projects making up this list have not yet been identified.

Expenditure is funded by a combination of

operating surplus, rates, debt, development contributions and government subsidies. Council is expected to receive *NZTA* subsidies of 53% for subsidised roading projects over the lifetime of the plan.

The graph below illustrates planned capital expenditure over the 10 years of the plan of \$724 million. The renewal of existing assets accounts for 55% of total expenditure, with 29% providing for improving Levels of Service and the balance of 16% providing for growth.

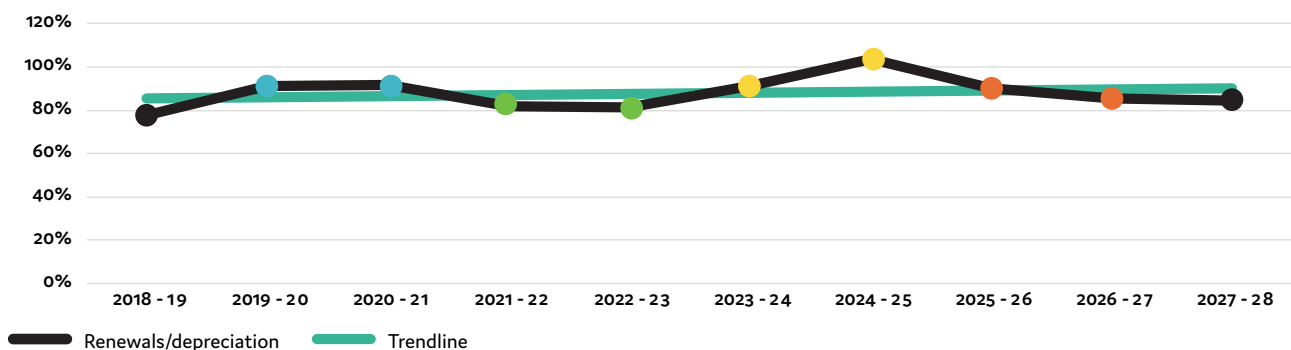
Planned capital expenditure



Just over half the expenditure is for the renewal of existing assets and upgrades to extend their useful life. Each year a depreciation amount is estimated. This represents the portion of an asset's useful life that has been used up through 'wear and tear'

in that year by current ratepayers. Depreciation is calculated for all assets and while each year's renewal programme only affects a portion of assets, all of them will be replaced over time. The graph below shows the relationship between these two amounts over the life of the plan.

Renewals to depreciation



This graph shows the average ratio of renewals to depreciation to be 88%. While renewal expenditure should roughly match depreciation expense in the long term, Council takes a cautious approach that will not compromise service levels in the foreseeable future or leave a significant backlog of asset replacement for future generations. This

issue is explored in more depth in the *Infrastructure Strategy 2018-48*.

Capital expenditure by activity type is allocated as shown in the table below.

	\$'000	% of total
Network Infrastructure		
Transportation	295,095	40.7%
Water	108,383	15.0%
Wastewater	91,236	12.6%
Stormwater	39,138	5.4%
Flood Protection	3,711	0.5%
Total	537,564	74.2%
Other		
Solid Waste	622	0.1%
Community Facilities	124,756	17.2%
Planning & regulatory	1,619	0.2%
District Strategy & Governance	2,736	0.4%
Corporate & Finance	56,989	7.9%
Total	186,721	25.8%
Total capital expenditure	724,285	100.0%

Note: Solid waste expenditure relates solely to transfer stations, which are the only solid waste assets directly owned by Council. The bulk of our refuse management operations (including the landfill and Re-Sort facility) are delivered with our joint venture partner through the Northland Regional Landfill.

As the above table shows, over the life of the plan, 74% of capital expenditure is focused on network infrastructure, reflecting Council's recognition that it still has to invest considerable amounts in our core assets to meet the service levels the community expects.

However, community facilities like boat ramps, playgrounds, walking tracks and theatres, are a significant component of a happy, engaged,

balanced and sustainable community and form an important part of Council's aspirations to improve the sense of place and economic, social, health and education statistics in our District. While some consider these projects as 'nice to have', Council views them as just as important as core infrastructure in achieving its overall outcomes, while recognising that expenditure on them needs to be kept in check.

Assets

Council holds a range of fixed assets, or assets that are purchased for long-term use, which were valued as at 30 June 2017 at \$1.5 billion. A total of \$1.4 billion (92%) of these comprise our core network assets such as roads, water systems, wastewater, stormwater and flood protection infrastructure.

Asset management plans have been prepared for infrastructure assets, setting out the expenditure on maintenance and renewals required to ensure they are appropriately managed and maintained to meet Council's targeted Levels of Service. Council intends to maintain these assets in accordance with these plans.

Council also holds various operational and investment assets, including property (incorporating land, buildings, ground leases and land held for development) and small forestry blocks.

The full insurance programme for these assets was reviewed in 2016 resulting in a change of brokers and some schedules being managed directly with insurers.

Council's assets are insured in a number of ways through a number of insurance providers. The exception to this is roading assets which are covered, in part, by emergency reinstatement funding from NZTA.

All underground assets, which were previously insured under the Local Authority Protection Programme Disaster Fund (LAPP), are now covered under a commercial insurance. Valuations have been completed for most of Council's assets during the 2016-17 financial year, with insurance schedules updated throughout the financial year as changes occurred within Council.

Current insurance levels are:

- full value for underground assets, in line with recent valuations
- commercial insurance around 90% of the value of assets
- roading insurance through the NZTA at 53%.

Insurance levels are reviewed annually in line with scheduled renewal dates.

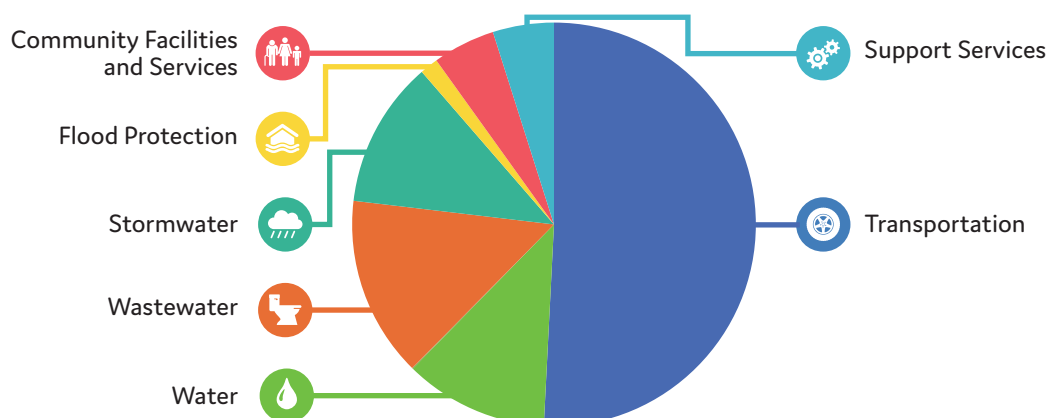
A full review of insurance providers was undertaken in 2016-17 and this will be reviewed again in the 2019-20 financial year.

2017 was a revaluation year. Revaluation information was not available until after the placement of the 2017-18 insurance programme and because of this, Council's insurance schedules were again subject to a full review. This process involved an assessment to determine whether the costs of asset replacement across Council should be met by commercial insurers, LAPP and NZTA, or self-insurance. Following this review, the insurance schedule was finalised, with respective insurers notified of adjustments.

Direct equity investments in Council Controlled Organisations (CCOs) and Council Controlled Trading Organisations (CCTOs) and other shareholdings in the form of investment in land, buildings, airport assets and artwork, make up the remainder of Council's assets. These investments are also reviewed on a regular basis to ensure that they are still appropriate for Council to retain.

Over the period of this plan, the value of assets is expected to rise considerably as capital works projects create new assets of significant value and existing assets are revalued every three years.

Assets by activity



Minimising risk

In preparing this plan, Council had to make some assumptions about what will happen in the future. However, this always brings with it a level of risk. We have identified four major areas of risk that could impact on our ability to deliver on the *Financial Strategy 2018-28*.

Our District is susceptible to extreme weather events which requires funding to be available for unplanned repair works. The main impacts are felt in our roading network, but there is often damage to other infrastructure such as pipelines, walking tracks and coastal structures. While we design and build our infrastructure assets to have resilience to these storm events, we are still often faced with unplanned repairs. Council has considered the establishment of a reserve fund to cover storm damage, but has chosen not to do so now. Rather, Council would fund maintenance and capital works by utilising the money it had available to reach its debt limit. If this was not possible then Council would defer operating costs and capital spending to accommodate the work required to make good the damage.

No provision has been made for catastrophic events such as tsunamis, as this would be so disruptive that a business continuity plan based on the current operating model would be impractical and other interventions (such as central government support) would be required.

We know that population growth and development will continue, but we cannot accurately quantify exactly when, where or to what extent it will occur. Our asset management plans, infrastructure and financial strategies are all based on historical trends and future growth forecasts to give us the best prediction of our District's needs into the

future. While several projects that support growth are included in our LTP, we will review actual growth patterns and infrastructure needs each year and adjust the programme accordingly.

Adverse global economic conditions can also have a negative impact on Council's financial resources, as well as those of our ratepayers and residents. While forecasts of future economic conditions are built into this plan, provision is also made to adjust activities if there is a downturn. Measures include access to debt markets, liquidity parameters and projects that can be scaled or deferred to match population growth or financial resources.

Conversely, buoyant global economic conditions can lead to higher interest rates. Given the level of Council's external debt, every 1% increase in interest rates represents an average increase in interest expense over the life of the plan of \$1.6 million per annum. However, we manage our vulnerability to interest rate movement through a hedging programme that minimises the risk of financial loss and gives us a high degree of protection from global or national events. In other words, we have capped our interest rates for many years into the future at the current rates of between 3.86% and 6.00%.

We also take a conservative approach to our debt levels, meaning that we have considerable capacity to raise debt to deal with abnormal events and emergencies. While there is no intention to increase debt beyond the levels shown elsewhere in this strategy, it is important to note that we have access to more funding in the unlikely event that it is needed.

Limits and policies

Limit on rates

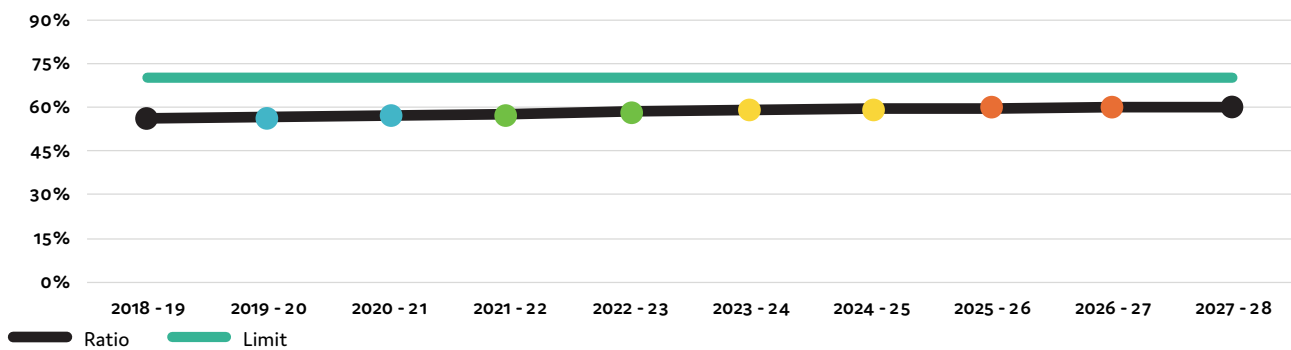
Council does not have a particularly diverse income stream, with the main sources being rates, fees and charges, development contributions and government subsidies (e.g. for roading). There is limited scope to add new revenue sources without allocating funds to new investments, so the reliance on rates as a revenue source will remain relatively high.

While Council will continue its approach of allocating rates as a funding distribution based on

who causes and benefits from its activities, it will also endeavour to limit rates (excluding water)* collected each year to a maximum of 70% of total Council revenue, with the long-term average below this limit.

This limit will be reconsidered as part of every Annual Plan and LTP to ensure that it remains practical given Council's financial position and broader economic conditions at that time.

Limit on rates (excluding water) as a % of revenue



* For the purpose of this limit, rates are defined as all revenue derived from general rates and targeted rates, but excluding water rates, which are effectively a consumption charge and are therefore out of Council's direct control.

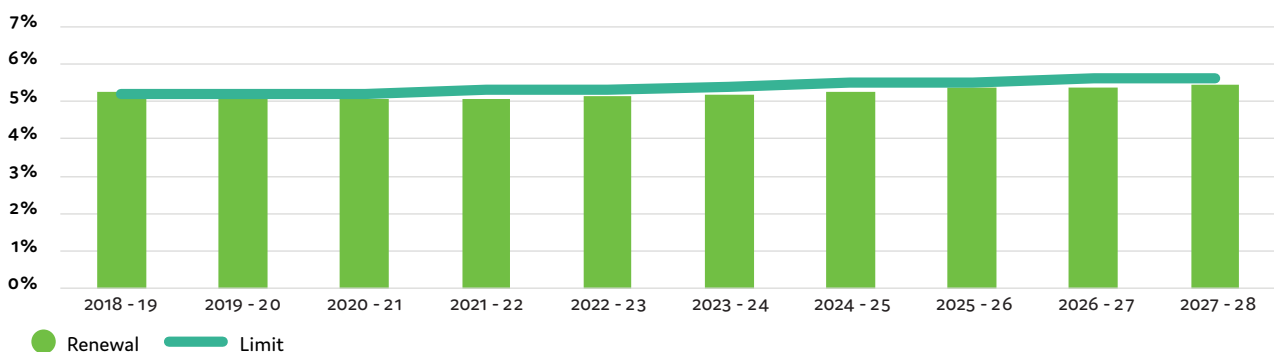
Limit on rate increases

As noted in the rates section above, Council intends to apply an increase of 2% above inflation to all rating types apart from water. The inflation factor used is the Local Government Cost Index.

Rating revenue will also increase through natural

growth in the rating base, i.e. as our population grows. An allowance of 1% per annum is made for rates levied on all ratepayers and 0.8% for wastewater and 0.6% water, as some growth will be outside the water and wastewater network areas.

Limit on rates increases (excluding Water)



For reporting purposes, the target set on the limit on rates' increases will be reviewed and possibly reset in each year's Annual Plan based on the latest LGCI predictions.

From time to time there may be extraordinary

events that mean Council may have to go outside these limits. For instance, there may be a need to fund the clean up after a catastrophic event. However, these situations are considered unlikely and have not been provided for in this plan.

Limits on borrowing

To allow for inflation and growth, the core debt limit increases over the life of the plan from \$161.5 million on 1 July 2018, by LGCI and growth over the 10 years. This means that the core debt limit increases to \$223.8 million by July 2028.

There are two other limits on borrowing:

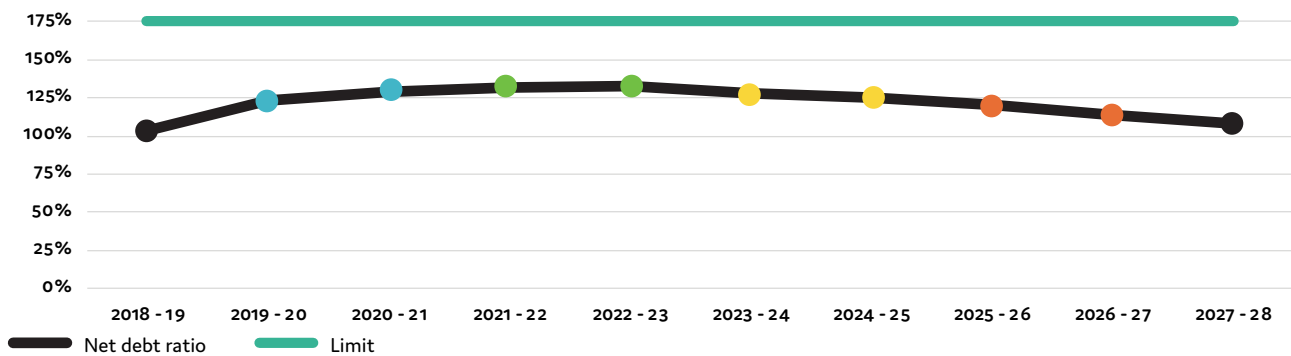
- limiting total debt (the portion of debt borrowed from creditors outside Council) to less than 175% of revenue

- limiting the total debt per capita level (the debt per head of our District's population) to below \$2,150 in the 2017/18 financial year, growing by LGCI over the 10 years.

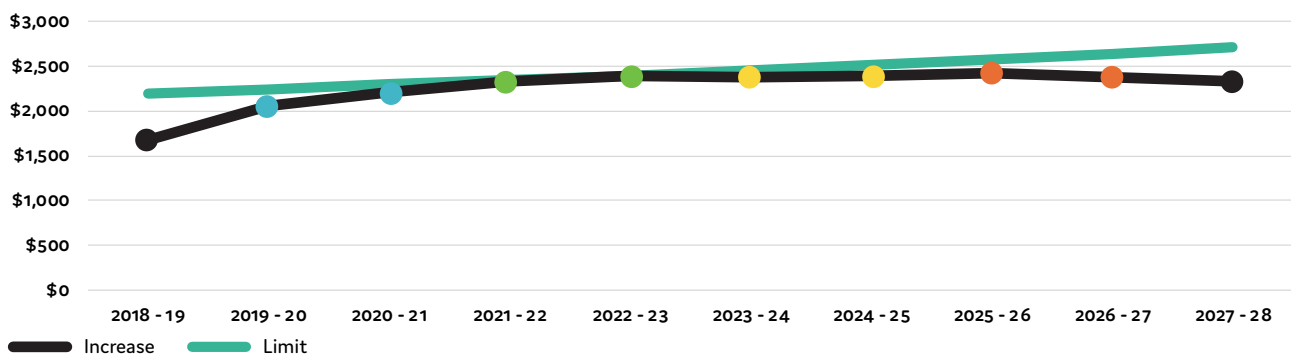
Details on how Council's debt is managed are set out in the *Treasury and Risk Management Policy*, which is available on request.

Council also utilises internal funding which is not subject to the above limits.

Total debt as a % of revenue



Total debt per capita



Securities for borrowing

Council currently secures its external borrowing and interest rate risk management instruments against the total of rates revenue via a registered Debenture Trust Deed. It is intended to continue with this practice, which provides ample security cover for predicted levels of borrowing.

Financial investments and equity securities

Council uses any surplus cash to reduce debt,

or invest in short term investments which are included as cash. Council can also hold investments in its subsidiaries.

Council does not hold equity securities in public companies except for small holdings in Civic Assurance Limited and New Zealand Local Government Funding Agency Limited which provide insurance services and lending to participating local authorities respectively.

Council organisations

Council currently delivers a variety of services through Council Organisations, Council Controlled Organisations and Council Controlled Trading Organisations where it considers this is a more effective, efficient and financially viable option compared to other means of delivery.

There are four Council Controlled Organisations:

- Whangarei District Airport
- Whangarei Waste Ltd
- Whangarei Art Museum Trust
- Northland Events Centre Trust.

There is one Council Controlled Trading Organisation – Northland Regional Landfill Limited Partnership.

There is one Council Organisation – Whangarei Quarry Gardens Trust.

Council also has a small (3.3%) shareholding in the New Zealand Local Government Funding Agency, which is owned by 30 councils and the Crown.

Council does not intend to make any significant changes to the current funding arrangements for these Council Organisations throughout the LTP 2018-2028.

Monitoring and reviewing the strategy

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

- sustainability of our financial performance and position
- emerging risks
- whether the *Financial Strategy 2018-28* is being implemented
- trends in the community's ability to pay.

The *Financial Strategy 2018-28* will be reviewed every three years as part of the LTP process. Consideration will also be given to the impacts of any significant changes in local, national or global economic conditions during each year's Annual Plan process.

Supporting documentation available

The policies listed below have been developed in conjunction with this LTP and are available upon request:

- *Revenue and Financing Policy*
- *Treasury and Risk Management Policy*
- *Development Contributions Policy.*

PROPOSED INFRASTRUCTURE STRATEGY

Infrastructure Strategy

2018-48

1. Introduction

1.1 Purpose and scope

The purpose of an infrastructure strategy is to identify the significant infrastructure issues for Council over a 30-year management period, along with the principal options for managing those issues and the implications of those options.

While it is a technical document, often working through complex concepts, it supports the associated Consultation Document, the purpose of which is to communicate the key issues and concepts in a way that can be easily understood.

The *Infrastructure Strategy 2018-48* provides a high-level tool for ensuring that Council's infrastructure is properly managed throughout its life cycle and to ensure that the needs of current and future generations are met. This strategy applies to the following infrastructure groups:

- Water
- Wastewater
- Roads and footpaths (transportation)
- Parks and recreation.
- Flood protection.
- Solid waste
- Stormwater

Of note are solid waste and parks and recreation which, while not statutorily required, have been included due to the resources they consume and their contribution to Community Outcomes.

In accordance with Section 101B of the Local Government Act 2002 (the LGA), this strategy sets out:

- How Council will manage infrastructure assets, considering the need for renewals, response to growth and maintaining Levels of Service. [sections 2 and 6 - 12]
- The overall *Financial Strategy 2018-28* to manage assets [section 5]
- The significant decisions [section 4]
- Overall assumptions relating to life cycle, demand and Levels of Service [sections 3 and 6 - 13]
- Significant issues, options and responses associated with the long term management of Council's infrastructure [sections 2 - 4 and 6 - 12].

1.2 Strategic framework

The *Infrastructure Strategy 2018-48* is part of a suite of long, medium and short term strategies, plans and policies that contribute to the long term sustainable management of Council's infrastructure.

Along with the *Financial Strategy 2018-28*, the *Infrastructure Strategy 2018-48* is a key supporting document to Council's Consultation Document for the *Long Term Plan 2018-28* (LTP), sitting above the asset management system.

While the *Infrastructure Strategy 2018-48* identifies the significant infrastructure issues over the 30-year horizon, asset management system documents guide not only how we produce activity management plans (AMPs), but how we improve over time. Within these is the *Asset Management Strategy* which sets the policies, objectives and actions for asset management. These underpin the improvements associated with strategic issues identified within this document, and have therefore been included in Appendix A.

1.3 Using this document

Part 1 of this strategy outlines the strategic direction and decisions of Council (including the strategic direction, context, significant decisions and funding strategy). Part 2 provides the activity analysis and assumptions underpinning Part 1. It is intended that Part 1 will provide the reader with a sound overview of the strategy, with more detailed information available in Part 2 (and the supporting AMPs) if required.

Part 1: Strategic direction and decisions

2. Council's strategy

While the *Infrastructure Strategy 2018-48* is based on and is a continuation of, the 'hold and maintain' approach underpinning Council's *LTP 2015-25*, it is also shaped by the key strategic direction from Council's new Community Outcomes and feedback and direction provided through early engagement with the public. These have in turn resulted in the vision to be an attractive, vibrant and thriving District.

Through these processes the following significant issues have been identified:

- The need to continue focusing on core assets
To maintain existing Levels of Service, Council needs to ensure that the assets it already has are maintained and renewed to existing Levels of Service. Many are aged and worn, with some deteriorating faster than expected and others located underground, making it difficult to assess their condition accurately. In some areas, notably stormwater, renewals have historically been underfunded. Within the stormwater, wastewater and water networks (and to a lesser extent, parks and recreation facilities) insufficient information is available to plan proactively for and prioritise, the maintenance and renewal of assets.
- Whangarei is a growing District
Population and household growth has increased in the past three years. The 2017 growth model supporting these strategies shows a picture of continued population increase beyond what was predicted in the 2014 growth model. We therefore need to ensure infrastructure can meet this growing demand into the future.
- There is an increased expectation of things to see and do across Whangarei District
Our residents not only expect to have things to see and do, they expect them to be attractive, high quality, engaging and appropriate to our people and place. We call this 'adding amenity', a term that is often used in conjunction with the phrase, sense of place. Examples in the last three years include key amenity projects such as the addition of the Pocket Park to the very popular Hatea Loop. As a growing District, there is a greater

expectation to see these types of projects throughout our urban environment and rural areas.

Growth and increasing expectations for amenity require a balance between funding for the maintenance and renewal of core assets. These issues also require Council to balance limited funding across competing priorities.

In adopting the 2015 Infrastructure Strategy, Council considered three options:

- **Deliver at current Levels of Service:** increase investment in core services through an initial step change in rates in year one of the *LTP 2015-25*, followed by increases above inflation in the remaining years
- **Delivering current Levels of Service without sufficient funding:** through a lesser rate increase beyond inflation, allowing some assets to run down and debt funding of capital expenditure
- **Focus on meeting selected community expectations:** through focussing on necessities, increasing rates by inflation, focusing on core infrastructure and potentially reducing service levels.

While Council's preferred option remains to deliver current Levels of Service, through rates increases above inflation over the 10 years of the LTP, it is proposed to address issues identified since 2015 through the following enhancements:

- increasing Council's self-imposed debt limits at inflation for the first 10 years, which will enable prioritised investment in renewals in the early years, while providing for growth and amenity projects
- prioritising spending on stormwater renewals
- including funding to grow and improve knowledge on assets and information systems to aid decision making on funding priorities
- reviewing the adequacy of infrastructure through processes supporting the *National Policy Statement on Urban Development Capacity (NPS-UDC)*
- consolidating Parks and Recreation 'sense of place' funding into a dedicated programme primarily focused on cornerstone projects around Pohe Island, the Hatea Loop and the *Blue/Green Network Strategy*.

3. Strategic context

In determining the strategic direction of infrastructure management, it is necessary consider a range of matters, including:

- growth and demographics – their influence on demand and the ability to pay for infrastructure services in the future
- environment – how it will influence future infrastructure upgrades and enable them to meet new environmental demands and consent conditions
- emerging technologies and trends – their influence on the issues and solutions for the management and provision of infrastructure
- climate change and hazards – their influence on the design and location of infrastructure to help develop resilience
- community drivers – how they influence Council's response to the aspirations of the Whangarei community and its expected Levels of Service.

3.1 Growth and demographics

Demand on the District's infrastructure is driven by growth in the permanent residential and business populations, as well as by the temporary spikes in population during holiday periods.

Growth in the permanent residential and business population has a sustained impact on all infrastructure services.

Council's challenge is to ensure that there is sufficient infrastructure capacity in areas of growth, or in areas where growth is planned or

considered desirable and that the community maintains the ability to fund increased and/or improved infrastructure.

3.1.1 Growth

Council's spatial pattern for growth is set through the *Whangarei District Growth Strategy: Sustainable Futures 30/50*. While Council has historically produced an in-house growth model in support of this spatial pattern, in May 2017, Statistics New Zealand (SNZ) provided population projections in support of the *NPS-UDC*.

As Whangarei has been identified as 'high growth' under the *NPS-UDC*, it has utilised the medium population projections from SNZ as the base for its 2017 growth model, with the following adjustments made to reflect known areas of higher growth within the District:

- **Marsden Point / Ruakaka:** has experienced higher than projected growth in the last five years in wastewater connections, a trend that is expected to continue with future subdivision growth and building consents. As a result, Council has adopted a higher growth projection for this area. Within this area, the Unit Business Floor Area has also been adjusted to recognize the impact of the existing floor area of the Marsden Point Oil Refinery on future projections
- **Port Limeburners:** it is anticipated that the 100-hectare Port Nikau development will occur in the next 30-year period resulting in gradual growth of up to 3,000 people and 1,500 dwellings, by 2048.

As at 10 June	2018	2023	2028	2033	2038	2043	2048
Population	89,900	95,500	100,800	104,200	107,200	109,900	112,800
Total dwellings	37,980	40,580	43,080	44,660	46,080	47,380	48,730
Business floor area (m ²)	1,274,600	1,319,800	1,367,000	1,416,600	1,468,400	1,522,600	1,579,300

Table 3.1.1.1: Estimated residential population, total dwellings and business floor areas 2018-2048

Overall, the District's population is projected to exceed 100,000 people in the next ten years, with an average annual growth rate of 1.2% over the life of the LTP. By 2048, the total resident population is projected to be 112,800, although it is expected that the rate of population growth will slow from year 11 through 30, with the average annual growth rate remaining steady at just below 1%. Total dwellings in the District are forecast to increase from 37,980 in 2018 to 43,080 in 2028, resulting in an extra 5,100 dwellings averaging 510 additional dwellings per year.

The highest increases in population between 2018-2028 are expected to be in Marsden Point/Ruakaka, Port Limeburners, Waipu, Bream Bay and Te Hihi. Although most coastal areas are not identified as high growth areas, these areas do have seasonal variations in population.

3.1.2 Demographics

Whangarei District comprises the urban area (approximately 64% of the population), coastal settlements (14% of the population) and rural areas (22% of the population). The overall make-up of the District's population did not significantly change between the 2006 and the 2013 census data, although there are likely to have been changes since that time due to sustained growth in recent years.

The estimated resident population of the District is older than New Zealand overall, with more residents outside the 'working age' cohort (15-65 years).

It is estimated that within 10 years, the working-age group will make up approximately 56% of the population. Children will comprise 20% and seniors will make up 24%. During this time, the population aged 65-84 years will have increased by almost 5,900, or 38%. The population over the age of 85 years will have increased by almost 950, or 45%.

3.1.3 Growth and demographics response

The District is identified as a high growth area by the NPS-UDC. This high growth status requires, among other things, sufficient housing and business land development capacity, with that capacity having the infrastructure required to service it.

The updated growth model utilises the best available statistics and has been prepared using SNZ modelling to be consistent with the NPS-UDC. Amendments to the growth model reflect known local issues and help to provide a more accurate model.

Although there will be a gradual increase in population and a greater number of rateable residential dwellings, it is expected that there will be fewer people of working age and a gradual

increase in retired permanent residents. The effect of this will be to increase the number of residents on fixed income, which may result in changes to the way people use some infrastructure, particularly parks and public transport.

To address these issues, Council has provided for the following:

- servicing of growth as road transport links with Auckland improve
- reviewing the *Whangarei District Growth Strategy: Sustainable Futures 30/50* as part of the requirements for a development strategy under the *NPS-UDC*
- verifying growth models with confirmed data, particularly updated census data, once available
- ongoing consideration of the effect of an ageing population on parks and transport.

3.2 Emerging technologies and trends

The *Infrastructure Strategy 2018-48* is a forward-looking document covering the next 30 years. Over this period the issues and solutions for the management and provision of infrastructure will change considerably. This will be driven by advances in technology and changes in the way we live and work. Over such a long horizon, it is difficult to predict future trends with certainty. However, Council is now beginning to see changes that will inform and influence its 30-year vision. This section captures those changes, along with some of the likely responses.

3.2.1 Emerging technologies and trends strategic context

Transport

The trend towards transport choice will continue as cycling and walking continue to grow in popularity for both recreation and commuting. This increased demand will require an appropriate response in the design and location of shared paths, walkways and cycleways, both on and off road.

As cities grow, so does the patronage and popularity of public transport. As our urban area develops, our public transport will need to respond to avoid congestion. Technology will also help the reliability and usability of public transport.

Technology will influence how we move around our District. Electric vehicles will reduce environmental effects through zero noise and air emissions. This will likely reduce reverse sensitivity issues (the impacts of new activities) with neighbouring properties and improve public health and amenity.

Self-drive technology will enable a more efficient movement of private, public and freight vehicles,

therefore making our transport system work better. This technology also has the potential to improve road user safety.

Water

Resilience (the capacity to endure and recover from shocks to the network) will be a continuing trend for our water supply. As our climate changes and our population grows, the reliability of water provision to our communities and industries will be increasingly important. This will mean continual improvements to our infrastructure to meet demand. However, there will also be growing trends of water conservation and recycling.

Along with resilience of water quantity there will be an ongoing focus on quality from a health perspective. Technology will play a vital role in the monitoring and compliance.

Wastewater

Responding to growth with new infrastructure will be a key element for the future of wastewater infrastructure in our District. As knowledge and awareness of wastewater's effects on the natural environment improves, there will be an increasing focus on minimising harmful impacts from treatment and disposal.

The future treatment of wastewater also offers opportunities for the promotion of grey water recycling to reduce demand on the network. There are also opportunities to build on existing initiatives to generate energy from the wastewater treatment process and reuse end products.

Stormwater

The future of stormwater management will recognise and maximise multiple outcomes for our environment and communities. This includes reduced flooding and improved water quality and stream health. A key focus will be to integrate innovative stormwater solutions to help connect urban areas to our natural environment through the implementation of the *Blue/Green Network Strategy*.

Water-sensitive design will play an important part in the management of stormwater. Natural systems and processes are increasingly appreciated by our community as a preferred way of reducing the negative impacts of stormwater in urban environments.

Solid Waste

The future focus will be to minimise the volume of waste we currently produce. This will build on the direction set in our *Waste Minimisation Strategy*. The promotion of minimisation and recycling is likely to be complemented by the actions of government and corporations, such as recent trends towards removing plastic bags from supermarkets and

increased use of biodegradable materials.

However, there will be a continued need to manage the waste process, including landfill and its by-products, such as methane.

Parks and Recreation

The way we use our public spaces is changing. As we grow, we will likely experience decentralisation of parks and recreational infrastructure, or their placement in outlying rather than central parts of our District. This will require new land acquisition, but also reviewing how we use the land that we already own and how we provide for the increasing emergence of non-organised recreation.

A further trend is toward recognising streets as public space assets and designing them so that they are better used by our communities.

Setting direction on these issues will be achieved through the proposed recreation, open space and streetscapes strategies.

3.2.2 Emerging technologies and trends strategic response

Advances in technology and changes in the way we live and work, have the potential to affect a wide range of Council assets. While it is difficult to predict future trends accurately and respond to them with certainty, there are steps that Council can take to ensure that it keeps up to speed with developing technologies and trends. To address this issue Council will:

- consider the design and location of shared paths, walkways and cycleways to support multiple transportation options
- maintain a 'watching brief' on emerging technologies to understand trends and potential requirements
- where possible, future proof the assets built today
- plan for key emerging issues and trend through initiatives such as the development of proposed recreation, open space and streetscapes strategies
- look for opportunities to maximise outcomes for our environment and communities through the management of stormwater and the implementation of the *Blue/Green Network Strategy*.

3.3 Environment

3.3.1 Environmental regulation

The most direct effect of regulation on infrastructure is the consenting process. This process is driven by regional and district plans that implement the *Regional Policy Statement (RPS)* and National Environmental Standards.

The Northland RPS provides the environmental framework for the region and undergoes a full review every 10 years. With the last full review being completed in 2016, it is reasonable to assume that the RPS will be reviewed up to three times within the life of this strategy.

While the RPS does not set consent conditions, there are clear objectives to improve the overall quality of coastal and fresh water, particularly

in relation to micro-biological contamination. These objectives are reflected within the relevant regional plans. It is therefore reasonable to expect that, as consents are renewed, there will be greater emphasis on investing in improved water quality outcomes, treatment options and better technology.

In addition, Council is subject to national regulation through legislation and standards.

3.3.2 Environmental regulation strategic context

All infrastructure activities have assets that are subject to resource consents. Most consents are managed through the AMPs and the consenting process. However, consents that involve significant water takes, significant discharges or have the potential for substantive environmental impacts, are of strategic importance. Strategically important consents are associated with:

- wastewater – treatment and discharge options, including land discharge and any ocean outfall

- stormwater – treatment options at stormwater outlets
- water – provisions for the take of water at low flow
- flood protection – Hikurangi Flood Management Scheme renewals
- solid waste – discharges from landfills and consents for ReSort and Purewa Landfill.

The timing for renewals of major consents is outlined in the table below:

Description	2018-20	2021-23	2024-26	2027-29	2030-32	2033-35	2036-38	2039-41	2042-44	2045-48
Water										
Wastewater										
Stormwater										
Flood protection										
Solid waste										

Table 3.3.2.1: Timing of major consent renewals

Also of note over the life of this strategy are the potential implications of changes to drinking water standards and the potential for fluoridation of water supply.

3.3.3 Environmental regulation strategic response

Consent renewals may require upgrades of some wastewater treatment plants, installation of treatment devices on stormwater outfalls and the identification of additional alternative water sources where low flows are an issue. In addition, Council may be subject to national regulatory changes, particularly in the water activity. To address this issue Council will:

- continue monitoring consent compliance, including long term performance and environmental impacts, so that future consent conditions can be negotiated with stakeholders and authorities based on sound information

- plan on a staged installation of treatment devices for stormwater network outfalls
- monitor potential changes to drinking water standards and include strategic funding to respond where necessary.

3.4 Climate change and hazards

Climate change encompasses global warming and the associated changes in climate that result, including an increase in more extreme climate events such as floods, storms, cyclones and droughts. The Ministry for Environment Climate Change projections for Northland include:

- an increase in average temperature of between 0.7° to 1.1° celsius by 2040
- up to 75 additional days where temperatures exceed 25° celsius by 2090
- an overall reduction in annual rainfall
- a similar number of ex-tropical cyclones, but these will be more severe resulting in greater damage and flooding.

Climate change is not expected to create new hazards that are not already being experienced. However, it is expected that the frequency and intensity of some hazards such as storm events (wind damage), flooding, coastal erosion and inundation by sea water surge will increase.

3.4.1 Climate change and hazards strategic context

The District is largely coastal in nature with the majority of residents and population centres located along the east coast. Whangarei City is located along an estuarine environment, with the Hatea River being tidal and at the centre of the city. There are numerous smaller coastal settlements, including Langs Beach, Ruakaka, Ngunguru and Tutukaka. These settlements are at risk of sea level rise in the long term and potential inundation by sea water as a result of storm surge.

The effect of climate change and hazards on Council's infrastructure over the next 30-year period and beyond, is expected to include:

Drought

- An increase in peak demands for water, with more hot days per year. This has the potential to impact on water storage volumes.
- A reduction in water availability, including potentially greater restrictions on water takes where there are low-flow restrictions in place and/or less water entering reservoirs and dams. This could have long term impacts on where and how the District sources its water supplies.

Flooding

- Increased damage to the road network, particularly where flooding arises from more intensive storm events, resulting in the reallocation of maintenance and repair funding.
- Stormwater networks reaching or exceeding capacity more regularly.
- A reduction in the economic benefit of the Hikurangi Swamp flood protection works as the capacity for which it is designed will be exceeded more often, resulting in more flooding and potential pressure to upgrade the scheme.

Sea-level rise and coastal inundation

- Increased damage to coastal assets, particularly wharves, jetties, pontoons and coastal protection works resulting from increased intensity of storm events and sea level rise.
- Loss of coastal reserve areas due to increased coastal erosion.

3.4.2 Climate change and hazards strategic response

Climate change has the potential to affect a wide range of Council assets across all the infrastructure activities. While the full impact of climate change will not become fully apparent for some time, infrastructure assets are long term and new, replaced or upgraded assets will need to be designed and located to take account of potential hazards and climate change impacts. To address this issue Council will:

- continue to incorporate the most up-to-date hazard and climate change data and information into the standards dictating the design of assets and take account of that information when determining the location of some assets
- develop a climate change strategy to consider how we adapt to the impacts of climate change as a District, including overarching considerations to inform the design, location of and need for infrastructure.

3.5 Community drivers

3.5.1 Community drivers strategic context

Community Outcomes

Community Outcomes guide everything that Council does, as a set of goals that the community has identified as being important. All seven activities contribute to at least one Community Outcome:

Outcome	Water	Wastewater	Stormwater	Transport	Flood	Solid Waste	Parks and Recreation
Efficient and resilient core services	High	High	High	High	Medium	Medium	Medium
Positive about the future	Medium	Medium	Medium	High			Medium
Caring for the environment	Medium	High	High	Medium	Medium	High	High
Proud to be local				Medium		High	High

Table 3.5.1.1: Infrastructure contribution to Community Outcomes

Levels of Service

A Level of Service is the quality of service for an activity that Council expects to meet, or is targeting. The Level of Service describes what the community can expect from Council's infrastructure and activities and is a combination of the:

- quality of infrastructure provided by Council
- standard to which infrastructure is maintained
- services that assets, staff and contractors provide to the community.

LTP Levels of Service and supporting performance measures, are provided in Appendix B. Council's overarching strategy is focussed on ensuring that Levels of Service identified in the LTP are maintained.

3.5.2 Community drivers strategic response

Part 2 of the *Infrastructure Strategy 2018-48* addresses strategic options and Council's anticipated response or choice of option required to maintain Levels of Service across the individual activities, given overall asset condition and the funding environment.

The anticipated responses to key issues, along with the renewals profile that makes up each activity funding strategy, are targeted at maintaining current Levels of Service.

However, the one exception is the stormwater activity where Council has had to prioritise the funding of renewals to ensure the Levels of Service are maintained. To address this issue Council will allocate \$32 million of additional renewals funding in the first 10 years of the strategy (\$1 million in year one increasing to \$5.5 million in year 10).

4. Significant decisions

This *Infrastructure Strategy 2018-48* also addresses significant infrastructure issues, assets and decisions. Significance is determined by Council's *Significance and Engagement Policy 2017*.

The policy deems a matter to be significant if, in Council's judgement, two or more of the following criteria / measures are met:

Criteria	Measure
Impact on Council's direction	Major and long-term
Change in Council's current Level of Service	Major and long-term
Level of public impact and/or interest	Major and District-wide, or Major for an identified community of interest
Impact on Council's capability (non-cost)	Major and long-term
Net financial cost/revenue of implementation, excluding any financial impact already included in a long-term plan / annual plan	Net capital expenditure >10% of total rates in year commenced. and/or net operating expenditure >2.5% of total rates in year commenced

Table 4.0: Significance criteria

4.1 Significant capital expenditure decisions

4.1.1 Whau Valley Water Treatment Plant

While the Whau Valley Water Treatment Plant replacement is important to the community, the project has not received a high level of public interest, with only one submitter seeking to be heard through the consenting and designation

stages. However, expenditure on the project is likely to meet one of the policy criteria in the table above. Given the scale and importance of the project it was considered prudent to include it in this section.

Whau Valley Treatment Plant Renewal – Options		
Options	Implications	Alternatives
Do nothing	<ul style="list-style-type: none"> • Risk of plant failure • Insufficient capacity for growth • Does not comply with Building Act earthquake requirements • Loss of investment and design already undertaken and land already purchased 	Use other treatment plants, which would result in: <ul style="list-style-type: none"> • Increased operational cost • High risk of water restrictions at peak periods.
Upgrade the existing plant \$12.7 million (2014 estimate)	<ul style="list-style-type: none"> • Capacity cannot be extended with upgrades alone • Insufficient room for delivery vehicles • Will only achieve 67% compliance with Building Act • Ongoing risk of hazardous substances 	Demolish the existing plant and rebuild on the same site. This alternative does not address the major site constraints. Implementing this option would also require the acquisition of some neighbouring land.
Build a new plant on a new site \$20.5 million	<ul style="list-style-type: none"> • Addresses capacity issues • Meets Building Act requirements • Reduces risk to residential properties • New site can be fit-for-purpose 	Construct a new plant on the existing site and accept higher risk and potentially a lower Level of Service.

Most likely scenario – replace the Whau Valley Treatment Plant on the new site

The Whau Valley Water Treatment Plant was originally constructed in 1953 and supplies potable (drinkable) water to the Whangarei urban area. The plant is surrounded by residential dwellings and has the following constraints:

- the existing plant requires earthquake strengthening under the Building Act, but will only achieve 67% compliance
- there is no additional space available to construct a new plant alongside the existing plant
- there is insufficient access and manoeuvring room
- storage and use of hazardous substances (chlorine gas) close to residential dwellings is a risk.

This project is currently at an advanced stage of the decision-making process.

Timing: 2018 - 2020

Estimated uninflated cost: \$20.5 million over a three-year period

4.1.2 Ruakaka ocean wastewater outfall

While scheduled to occur later in the strategy and as such subject to uncertainty around the impacts of growth, available capacity, timing and cost, a decision to proceed with the Ruakaka ocean

outfall is likely to be significant due to the level of public interest and the net financial cost of implementation.

Ruakaka ocean wastewater outfall – options		
Options	Implications	Alternatives
No Upgrades	<ul style="list-style-type: none"> • Growth not catered for • Non-compliance with consent conditions • Loss of current investment in consent negotiations 	Use planning regulations and other mechanisms to slow growth in the Ruakaka area, resulting in loss of economic opportunity.
Land Disposal	<ul style="list-style-type: none"> • High cost of land • Appropriate land may not be available • New consenting requirements 	Construct a new ocean outfall as part of the overall upgrade of the Wastewater Treatment Plant.
Ocean Outfall	<ul style="list-style-type: none"> • Compliance with existing consent conditions • Allows for a staged upgrade within the current treatment and discharge framework • Provides for growth 	Use disposal onto land as the main medium for discharge. This could be undertaken in conjunction with a smaller ocean outfall, but overall costs would be higher.
Most likely scenario – Ruakaka ocean wastewater outfall		
<p>The Ruakaka and One Tree Point area is expected to experience high growth in the foreseeable future. Growth is expected to result in a need for a discharge of 16,000m³ /day of treated wastewater. Given the volume, the land area required and the lack of suitable land disposal is not a feasible option.</p> <p>The most likely scenario is to undertake a staged upgrade of the Ruakaka Wastewater Treatment Plant to keep pace with growth in the interim, with a major investment in a new ocean outfall from 2038.</p> <p>Timing: from 2038</p> <p>Estimated uninflated cost: \$60 million (based on the current known information and technology).</p>		

4.1.3 Riverside Drive/ Onerahi Road

Upgrading Riverside Drive and Onerahi Road to meet the traffic increase from growth in the Whangarei Heads / Parua Bay / Onerahi areas is expected to have a high level of public interest as there will be few options for alternative routes

whilst work is underway. While detailed design and costings are yet to be confirmed, the project may also meet the financial threshold to be included in this section.

Riverside Drive/ Onerahi Road – options		
Options	Implications	Alternatives
Do Nothing	<ul style="list-style-type: none"> Increased congestion over time Increased maintenance costs Loss of economic productivity due to delays 	Undertaking a partial upgrade to three lanes, or introducing overtaking lanes will cause the same level of temporary disruption as four lanes, but will not have a long-term reduction in congestion.
Four Laning	<ul style="list-style-type: none"> Temporary disruption during construction Increased transport efficiency in the long term Reduced congestion 	<ul style="list-style-type: none"> Do nothing and maintain the road. This will result in increased maintenance costs resulting from more traffic movements over the same pavement and will not reduce congestion. Bypass – construct a bypass of Onerahi to provide alternative route for Onerahi Rd.
Partial Four Laning plus Bypass	<ul style="list-style-type: none"> Temporary disruption during construction Increased transport efficiency in the long term Reduced congestion Potential cost due to unsuitable ground conditions encountered on bypass route 	<ul style="list-style-type: none"> Do nothing and maintain the road. This will result in increased maintenance costs resulting from more traffic movements over the same pavement and will not reduce congestion. Four laning Riverside Dr and Onerahi Rd from Dave Culham roundabout to Onerahi roundabout.
Most likely scenario – further investigate options for road widening and/or a bypass		
<p>Projected high growth in the Whangarei Heads area is expected to trigger a programme of works to meet the access needs of these communities. Transport planning indicates a reduction in the Level of Service provided on the Riverside Dr/ Onerahi Rd route, from the Dave Culham Rd roundabout, particularly during peak commuter periods.</p> <p>Options for road widening and/or a bypass route of Onerahi have been investigated in these early stages but confirmation of the options and project details will occur closer to the time and will be subject to the realisation of the new growth projections. In addition to the roading upgrades, Council intends to continue to invest in the walking and cycling connection to Onerahi.</p> <p>Timing: 2024 - 28</p> <p>Estimated uninflated cost: \$20 million</p>		

5. Funding strategy

Whangarei District Council currently owns a wide range of assets that deliver the seven infrastructure activities. These assets range from in-ground pipes, pumping stations and treatment plants to roads, parks and recreational facilities. The long term management of Council's infrastructure is funded through a combination of community rates (general and targeted rates), Council borrowing (debt) and returns on investments.

In developing the *Infrastructure Strategy 2015*, Council considered three primary options for addressing issues:

- deliver at current Levels of Service
- deliver current Levels of Service without sufficient funding
- focus on meeting only selected community expectations.

However, growth and increasing expectations for amenity have emerged as strategic issues since the last strategy. These, along with increased information around the backlog of stormwater renewals, mean there is competition for funding.

As a result, Council considered a fourth option in the development of this strategy, 'to deliver at current Levels of Service while meeting increased amenity expectations and growth pressure'. The four options are summarised as follows:

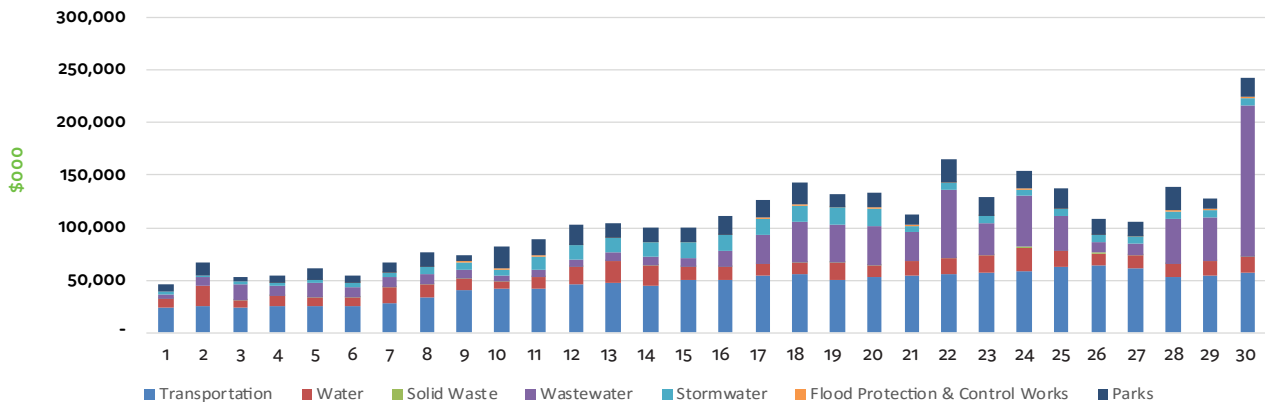
	Option	This option broadly involves	Reasons
1	Deliver at current Level of Service	<ul style="list-style-type: none"> • Increasing total rates beyond inflation for the first 10 years with debt remaining relatively static 	<ul style="list-style-type: none"> • Meets community expectations • Enables Council to continue with sustainable and prudent financial position • Asset condition better maintained
2	Deliver current Levels of service without sufficient funding	<ul style="list-style-type: none"> • Increasing total rates-beyond inflation, but to a lesser extent • Allowing some assets to run down 	<ul style="list-style-type: none"> • Overall Levels of Service would drop • Increases the potential for inter-generational inequity with future generations paying for a lack of funding now • Greater long term cost
3	Meeting selected community expectations, focusing on necessities	<ul style="list-style-type: none"> • Increasing real rates by inflation only • Focus spending on core infrastructure like roads, water and waste • Reduce spending on community initiatives 	<ul style="list-style-type: none"> • Levels of service will reduce, particularly in recreational areas • Whangarei District will become less desirable to live and work in • Potential increased use of targeted rates • Long term cost implications
4	Deliver at current Levels of Service while meeting increased amenity expectations and growth pressure	<ul style="list-style-type: none"> • Increasing total rates by inflation plus 2% for the first 10 years • Increasing debt by inflation for the first 10 years 	<ul style="list-style-type: none"> • Provides for required renewals over the life of the strategy • Prioritises stormwater renewals to maintain Levels of service • Provides for improved information on assets • Meets community expectations for increased amenity • Provides for growth projects

When considered against the activity analysis in Part 2 of this strategy, Council's preferred option is to 'deliver at current Levels of Service while meeting increased amenity expectations and growth pressure'. This option is considered to meet the community's increased amenity expectations (as indicated in the feedback received from early consultation) while addressing pressure from growth.

In modelling this option, Council has used the LTP budget for years 1-10, with years 11-30 coming from programmes and projects identified within AMPs. This ensures that any projects not included within the 10 years of the LTP are considered over the 30-year life of the strategy.

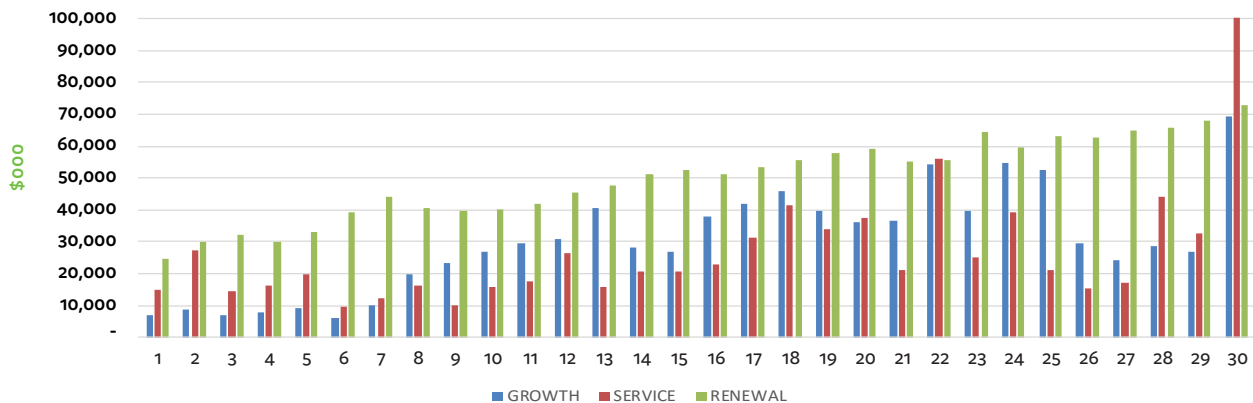
Over the 30 years, this option results in the following capex (capital expenditure) profile:

Infrastructure capital expenditure investment for years 2018-2048 by activity



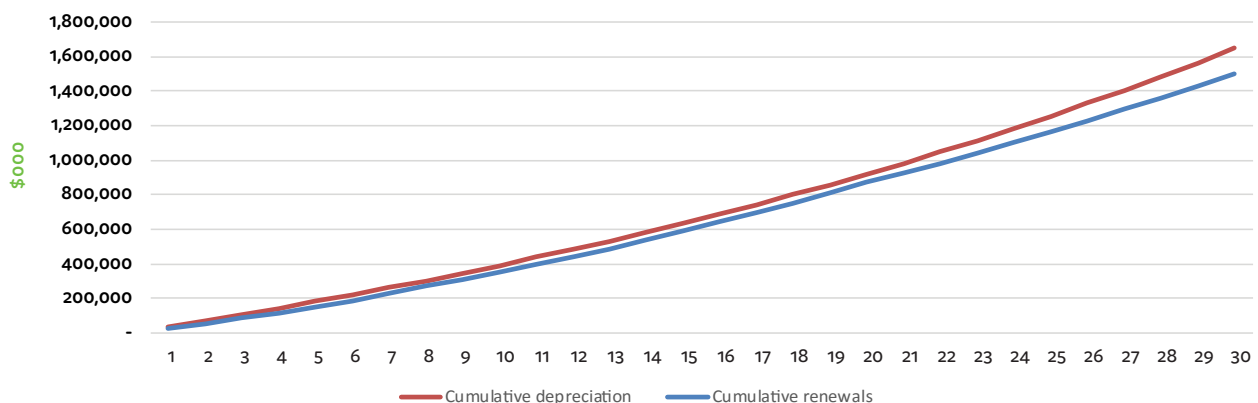
As seen in the graph below, when split by type a strong investment in renewals is shown throughout the life of the strategy, which is balanced against growth and Level of Service projects. Of note are a number of 'spikes' across the life of the strategy, where growth or Level of Service projects are required to meet anticipated demand.

Infrastructure capex investment for years 2018-2048 by splits



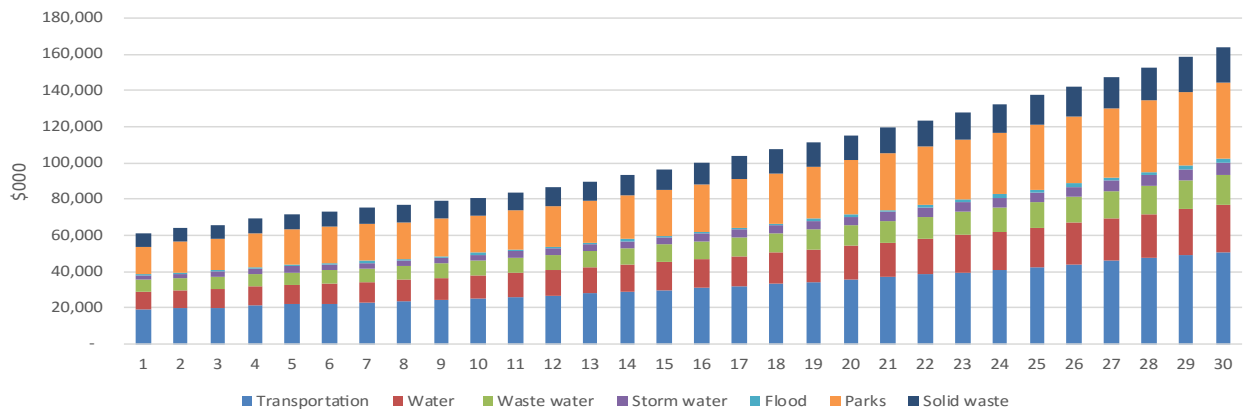
When viewed cumulatively, the investment in renewals is also evident, with renewals to depreciation (devaluation of an asset due to age, wear and tear) at over 90% over the life of the strategy. By value, material departures from this trend occur in transportation (where asset renewals are based on information on the asset's actual condition) and wastewater (where modelling will be reviewed and validated), both of which are discussed in Part 2 of this report.

Cumulative forecast asset renewal expenditure to depreciation 2018-2048



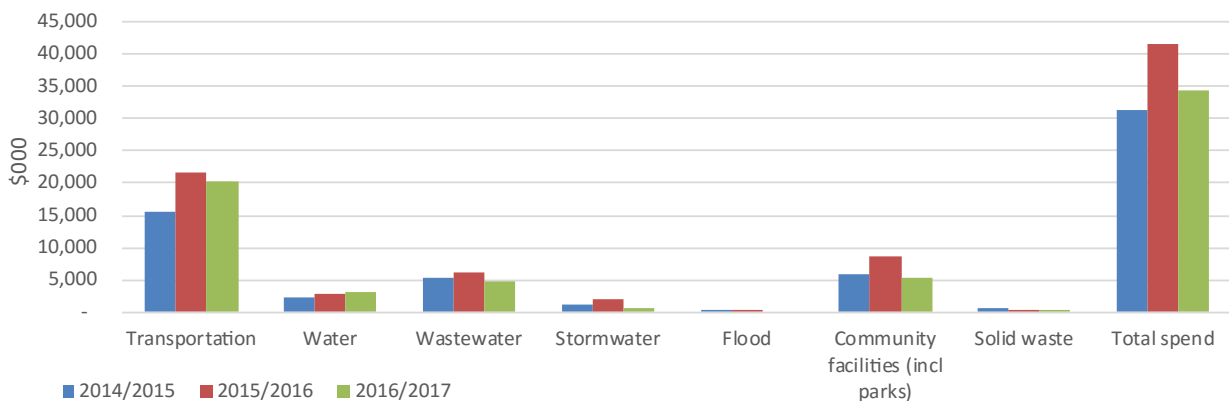
The opex (operational expenditure) trend over the 30-year period shows a corresponding increase in the funding available to maintain the assets that Council has. Of particular note through this modelling round is inclusion of consequential opex (opex Council requires to fund and maintain assets from projects).

Infrastructure operational expenditure 2018-2048



Council's delivery on the strategy is driven, in part, by its ability resource the capex programme with skilled staff and contractors. In considering this risk Council has compared the capex programme to expenditure in previous years, as seen below.

Total spend by activity per year



The first three years of the strategy include funding for the upgrade of the Whau Valley Treatment Plant, a large renewal project in the advanced stages of planning. When Whau Valley funding is removed, the 2018 budget of \$ 37.4 million is comparable to the 2016 spend of \$34.3 million and below the 2015 spend of \$41.4 million. The capex programme then progressively builds in the first 10 years, providing both Council and the market time to build capacity to deliver the programme.

The above funding strategy results in Council funding identified asset management requirements over the 30-year life of the *Infrastructure Strategy 2018-48* (please note, full financial analysis for the first 10 years of this strategy is provided in the corresponding *Financial Strategy 2018-28*).

Part 2: Activity analysis and assumptions

6. Water

6.1 Overview

The water activity covers the collection of raw water and the treatment and distribution of water to the community. Assets include water storage facilities, dams and water tanks, as well as treatment plants and pipelines. Water has:

- 45 reservoirs
- nine water sources
- seven treatment plants
- 763 km reticulation network
- 26,100 metered customers
- \$350 million optimised replacement cost.

6.2 Asset condition and risk

Condition assessment of above ground assets is based on physical inspection. As a result, Council has sound data on dams, reservoirs, buildings and other above-ground assets. Underground assets, such as water pipelines, are more difficult to assess as detailed CCTV imaging is not possible. Pipeline condition assessment is therefore primarily age-based, coupled with sampling of failed or replaced pipe.

Based on current information and age, the total kilometres of distribution pipes (including mains, distribution and trunk) requiring replacement will increase from year 10 with:

- most critical trunk mains approaching end of life
- other pipelines at approximately half of expected life.

It is noted that the failure of a water main does not generally result in environmental harm, but may have a short term localised impact on the community. As such, the actual condition of pipelines does not give rise to any strategic risk, provided there is ongoing resource and funding to maintain the projected renewals programme.

Technology, electronics and mechanical assets like pumps and valves are increasingly dated, the Supervisory Control and Data Acquisition (SCADA) monitoring system being a good example. Older technology and electronics increase the risk of failure and non-compliance with drinking water standards, but also of incompatibility with newer technology. Mechanical and electronic equipment is generally run until it fails as the overall lifespan is relatively short and improvements in technology are rapid.

Asset condition	Risk / implication
Aged pipeline	<ul style="list-style-type: none"> • High rate of replacement required in years 10 – 30 • Requirement to factor age and condition assessments into the long term renewals programme
Some outdated materials	<ul style="list-style-type: none"> • Repairs not practicable due to incompatibility of materials • Extending lifecycle of asset more difficult • Increased replacements as repairs are less feasible
Some obsolete technology	<ul style="list-style-type: none"> • Expensive, unplanned replacement and upgrade costs from failures • Inability to prove water is safe • Reliance on institutional knowledge to keep assets functioning

6.3 Critical infrastructure assets

Site	Resilience strategy
Whau Valley Dam WS	The two major water supply areas, Whangarei City and Bream Bay, are principally supplied by Whau Valley Dam and Wilsons Dam. All major water supply areas are backed up by alternative water sources, with additional reservoirs providing a two-day buffer for 95% of water customers. Mangapai and Maungakaramea water supply areas would be supplied by tanker in the event of a major failure.
Wilsons Dam WS	
Maunu Springs WS	
Poroti Springs WS	
Ruakaka WTP	Water treatment plants are in multiple locations to reduce the risk of multiple failure from a single event. All water treatment plants include contingencies in the event of failure, including either generators or mobile generators that can be connected in the event of power failure. The Ruakaka Water Treatment Plant provides treated water to the Marsden Point Oil Refinery, which is a nationally significant asset. While there is private storage onsite that provides for continuity and back-up, loss of supply for a period of six hours or more could result in progressive Refinery shut-downs. Council would work closely with the Refinery to restore supply as a priority. The Whangarei Base Hospital has a private reservoir directly available to it, which provides for continuity and back-up with up to two days' storage.
Whau Valley WTP	
Ruddells WTP	
Poroti WTP	
Ahuroa WTP	All pump stations are fitted with back-up and standby pumps and the raw water pump stations have generators installed in the event of power failure.
Taroa Street PS	
Kamo PS	
Flygers Road PS	
Fairway Drive PS	

6.4 Key strategic issues

Issue	Options	Implications
Information available is insufficient for proactive management of assets	Do nothing	<ul style="list-style-type: none"> Failure to maximise expenditure decisions Increased costs as renewal programme may not be based on accurate information Increased potential for unexpected failure of network
	Rely on modelling only	<ul style="list-style-type: none"> Modelling alone may over- or under-state asset condition and capacity Asset modelling relies on the best information available at the time, which may be incomplete Increased long term cost
	Fund asset data and systems improvement	<ul style="list-style-type: none"> The accuracy of models improves as data is collected Reduced cost as maintenance and renewal expenditure is prioritised based on best available information Provides baseline information for long term planning

Commentary and anticipated response:

There are limitations on historic information. Council prefers to extend and verify the information currently available in the asset database so that it can be better used for proactive management of assets. To address this issue Council will:

- undertake a data improvement/validation programme
- increase funding for condition assessments and modelling on network assets
- while not a factor in the adequacy of data, Council will also fund the upgrade or replacement of the Asset Management Information System (AMIS), which is now unsupported (assistance is no longer available from the manufacturer).

Issue	Options	Implications
Ageing water reticulation pipes are in poor condition, with many older pipelines constructed from out of date Materials such as asbestos cement	Do nothing	<ul style="list-style-type: none"> • Ongoing deterioration and failure of the water supply network • Increasing water lost as leakage • Inability to deliver an appropriate Level of Service
	Maintain existing pipes	<ul style="list-style-type: none"> • Increased difficulty and cost of repair • Some materials may not be repairable due to unavailability of older materials • Leakage and increased cost • Reduction in Levels of Service
	Upgrade pipes using new materials	<ul style="list-style-type: none"> • Extends uniformity of network pipelines • Ability to use fit-for-purpose materials • Lower long term maintenance costs • More reliable water supply network • Maintains Levels of Service

Commentary and anticipated response:

The remaining alkathene and galvanised steel rider mains are operating past their predicted life and are in poor condition, with leakage and breakage rates that directly contribute to higher than desirable unaccounted for water figures and maintenance costs. Many of the distribution mains are made of asbestos cement and may be nearing the end of their predicted life. Older cast iron pipes in residential areas become severely encrusted inside and several cannot meet fire-flow requirements (sufficient flow for use by the fire service in the event of a fire). Council prefers to upgrade distribution pipes as they start to fail using new, fit-for-purpose, materials. To address this issue Council will:

undertake condition assessments as part of its renewal strategy, particularly for older assets

continue a programme of operating a lower water pressure in some areas to reduce strain on ageing pipes and reduced leakage, until replacement can be implemented

upgrade pipes using new materials, where required.

Issue	Options	Implications
Water treatment plants, particularly the Whau Valley Plant, require continuous upgrading and ongoing expenditure to ensure production and maintain water quality standards	Run to failure	<ul style="list-style-type: none"> • Increased maintenance costs • High risk of failure despite redundancies • Potential inability to meet future demand and water quality standards • Potential decrease in Levels of Service for some plants
	Improve maintenance and renewal programme and upgrade, where appropriate	<ul style="list-style-type: none"> • Extends useful life • Increased costs over time • Upgrades alone may not allow a plant to meet increased demand • Does not address site constraints
	Upgrade to use technology / best practice as it becomes available and replace, where appropriate	<ul style="list-style-type: none"> • Maintenance and upgrade extends useful life • More cost-effective option where plant is reaching the end of useful life, or upgrade costs are becoming untenable • Full replacement enables site constraints to be addressed

Commentary and anticipated response:

There are seven water treatment plants in the District. To ensure a safe, reliable water supply for the community, Council's preferred option is to upgrade and/or replace them, as required. To address this issue Council will:

replace the Whau Valley Treatment Plant, using an alternative site (considered in more detail under Section 4)

upgrade treatment plants at Poroti Springs to support the current and new system in times of water shortage

continue with a programme of maintenance and renewal for other water treatment plants

consider further upgrades/replacements over the life of the strategy to optimise performance and plant life and minimise.

Issue	Options	Implications
Some critical pumps and drives have exceeded their design life and are now due for either replacement or refurbishment	Run to failure	<ul style="list-style-type: none"> Additional long term cost Failure of critical pumps and drives Increased risk to the delivery of flow and pressure Reduction in Level of Service
	Effective maintenance regime	<ul style="list-style-type: none"> Increased backlog of renewals and replacements Additional long term costs
	Maintain, renew and upgrade before failure	<ul style="list-style-type: none"> Increased reliability of critical assets Maintains Level of Service Ability to address growth issues.
Commentary and anticipated response: Council prefers to manage critical equipment and reticulation assets through a combination of preventative maintenance, condition assessment and planned renewal programmes. To address this issue Council will: undertake condition assessments as part of business as usual undertake renewals as part of a plant upgrade or planned minor projects replace electrical and control assets as they fail.		

Issue	Options	Implications
Requirements for improved Drinking Water Standards, monitoring and/or fluoridation, may increase costs	Do nothing	<ul style="list-style-type: none"> Changing requirements may result in unplanned expenditure Non-compliance may result in prosecution
	Monitor changes and respond as required	<ul style="list-style-type: none"> Measured and timely response to changes Active participation in any review of Standards Level of Service maintained over time
	Anticipate changes	<ul style="list-style-type: none"> Potential for expenditure where not required Anticipated response may not address changes Potential to achieve higher Levels of Service
Commentary and anticipated response: Water standards and monitoring requirements are expected to become more stringent over time, particularly following the 2016 Havelock North gastroenteritis outbreak. There is also an ongoing national debate regarding fluoridation. Council prefers to monitor changes and respond to these issues as necessary. To address this issue Council will: include some strategic funding to comply with potential changes to drinking water standards not undertake fluoridation unless desired by the community, or required seek subsidies to off-set the costs of compliance, where available.		

Issue	Options	Implications
Sanitary assessments as required by the LGA have not been undertaken for some time	Do nothing	Does not meet Council's obligations under the LGA Risk of prosecution
	Meet minimum requirements of the LGA	Meets requirements of LGA Focuses on key growth areas and areas with high seasonal visitors Informs future LTP processes and allows for investment in infrastructure, based on need.
Commentary and anticipated response: Sanitary assessments help to understand the existing water supply provisions and their effectiveness. Sanitary assessments have not been undertaken and/or updated in communities such as Ngunguru, Tutukaka, Matapouri and other coastal areas that have high fluctuations in seasonal populations. Council prefers to undertake sanitary assessments in areas of high growth and seasonal populations. To address this issue Council will: <ul style="list-style-type: none"> meet its obligations under the LGA with respect to sanitary assessments for smaller communities and coastal communities focus on those communities that are experiencing growth or seasonal pressures consider the outputs of sanitary assessments in the <i>Long Term Plan 2021-2031</i>. 		

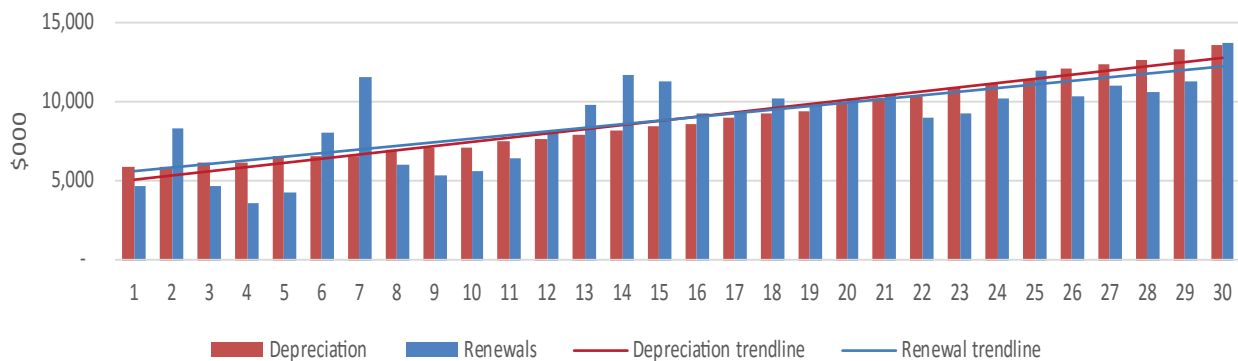
6.5 Activity funding strategy

6.5.1 Renewals

The water renewals profile (below) shows the budgeted renewals for years 1-10 of the strategy relative to depreciation. Depreciation is then forecast for years 11 – 30 with renewal requirements identified through the AMP also

being forecast over that period. In doing so, the graph gives the reader an understanding of the required renewal budget relative to depreciation over the life of the strategy.

Water renewal expenditure for years 2018-2048



In preparing the renewals profile for the water activity, a range of technical information and asset life data has been considered. These detailed assumptions and parameters are contained within the AMP. For the first 10 years, renewal decisions are based on the known condition of the assets. Beyond the 10-year timeframe, they are based on the age of the asset, in accordance with information and assumptions in the AMP.

While expenditure on renewals is relatively high in the early years of the strategy due to the replacement and upgrade of the Whau Valley Treatment Plant, Council has diverted some funding from reticulation renewals (which can be managed to minimise the event/impact of failure) to replace high risk SCADA technology.

Other notable renewals over the first 10 years of the strategy include the reservoir and reticulation renewal programmes and the Otaika reticulation and trunk renewals in years six and seven. Over the life of the strategy, projected renewals closely track depreciation at 99%.

When projected beyond 30 years, there were no significant bow-waves (when a number of assets reach the end of their usable lives at the same time) in the water renewal profile.

6.5.2 Other significant or major capital expenditure

Over the life of the strategy, water has one potentially significant project, the Whau Valley Treatment Plant, which is covered under Section 4 and the following major projects (excluding programmes) where nonrenewal expenditure exceeds 10% of the total capital for the activity in any year of delivery.

Major Capital Expenditure								
Description	2018 / 23	2023 / 28	2028 / 33	2033 / 38	2038 / 43	2043 / 48	Key Driver	Uninflated Cost (\$m)
Wairoa River water source and Poroti WTP upgrade							LOS	13.2
Waipu Reservoir - additional capacity							LOS	1.1
Kamo additional reservoir (Dip Rd)							LOS	2
Vinegar Hill trunk main upgrade							Growth	1.3
Whau Valley Dam chimney drain							LOS	2.6
Three Mile Bush reservoir							LOS	2
Sergeant Hill reservoir and pipework							Growth	1.9
Onerahi Reservoir - extra capacity							Growth	1.8
Ahuroa Water Treatment Plant - upgrade							Growth	8.5
Ruakaka Reservoirs – extra capacity							Growth	2.4
Glenbervie mains extension, reservoir and land							Growth	5.6
Ngunguru Reservoir, trunkmain and reticulation							Growth	12.1
Port Marsden Highway trunk main extension							Growth	4
Urquharts Bay Reservoir and main to Ocean Beach							Growth	1.8
Maunu Reservoir							Growth	1.9
Parua Bay Reservoir additional capacity							Growth	1.1
Hikurangi Reservoir							Growth	1.7
WTP water quality compliance upgrades							LOS	4
Langs Reservoir							Growth	1.4

6.6 Levels of Service

The water activity has the following Levels of Service which are supported by performance measures included in Appendix B:

- we provide safe, high-quality drinking water to all our customers
- the water supplied is continuous and is adequate for customers' use
- in times of emergency there is adequate water supply available
- we manage the water supply system in a sustainable way that also caters for growth.

While the allocated funding will enable Levels of service to be maintained over the life of this strategy, key challenges faced relate to:

- loss of data through electronic or technological failure (i.e. SCADA)
- continuity of supply, particularly in the ability to replace pump stations
- maintaining or upgrading security to avoid wilful damage or contamination
- compliance with drinking water standards.

To address these issues Council will prioritise funding on SCADA, supply assets and security to reduce risk and will monitor/respond to changes in Drinking Water Standards.

6.7 Activity summary

Within the water activity the need to maintain or replace ageing assets, including the information required to make the best decisions on them, is a key issue for consideration as part of the overarching strategy.

The impact of changing standards and regulatory requirements are also of note and will be considered as part of the broader strategic context under Section 3 of this strategy.

The Whau Valley Treatment Plant replacement has been identified as a potentially significant project under Section 4 of this strategy.

7. Wastewater

7.1 Overview

The wastewater activity incorporates facilities that collect, treat and discharge wastewater. The main gravity network in Whangarei has been constructed in various stages since 1910, with some pump stations and rising mains exceeding 60 years in age. Wastewater has:

- 32,279 connections (including commercial pan charges)
- 623 km of main pipelines
- 225 km of service lines
- 151 pump stations (excluding household pressure units)
- nine treatment plants
- \$374 million optimised replacement cost.

7.2 Asset condition and risk

Condition predictions for underground gravity mains and service lines are based on physical

inspection of approximately 20% of the network, including a large portion of Tikipunga and all of Hikurangi. The physical inspection process, which includes the use of historic data, has identified 12km of in-service wastewater mains that are currently in a failure condition and require renewal.

The survival model, (which estimates the expected time until infrastructure failure) created from this data recognises natural variations in asset life and provides a more robust statistical estimate of useful life than 'nameplate' assumptions (the life given to an asset by its manufacturer). The data indicates that, while some assets will survive beyond their 'nameplate' life, others will become unserviceable before that.

While supported by statistical analysis, further physical inspection is required to confirm condition and improve the accuracy of the model. Validation of the model will also assist any future analysis of useful life.

Asset condition	Risk / implication
Aged pipeline	<ul style="list-style-type: none"> • High rate of replacement required where assets fail early • Higher risk of failure and environmental harm • Requirement to factor age into long term renewals programme
Outdated or poor materials	<ul style="list-style-type: none"> • Some materials are deteriorating faster than expected, therefore requiring earlier renewal
Modelling	<ul style="list-style-type: none"> • Renewal programme is based on condition modelling • Further verification of the current condition modelling through additional physical inspections will enable refinement of the renewals programme, over time

7.3 Critical infrastructure assets

Site	Resilience strategy
Whangarei WWTP	The Whangarei Wastewater Treatment Plant treats all wastewater produced by Whangarei City. Complete failure of the plant would result in untreated discharge to Whangarei Harbour. To minimise the risk the plant has a range of contingencies in place, including equipment redundancies.
Onerahi PS	<p>In the event of pump station failure, particularly at the Okara Park Pump Station, raw sewage could be discharged to Whangarei Harbour. To minimise this risk, pump stations are equipped for:</p> <ul style="list-style-type: none"> • back-up/plug-in generators to mitigate against power failure; or • multiple stand-by pumps in case of pump failure; and/or • telemetry alarm systems to notify against failures. <p>In addition, there are storage reservoirs and treatment at Hatea and Tarewa Park (under construction), along with storage at Parua Bay. Most pump stations have four-hours' storage capacity.</p>
Okara Park PS	
Robert Street PS	
Hatea Road PS	
Waverly Street PS	
Otaika PS	
Kioreroa Road PS	
Trunk Gravity Main – Okara Park	The condition of this gravity main has recently been assessed as good and it is monitored regularly.
Okara Park PS to Whangarei WWTP rising main	This rising main is the main pipe to the Whangarei Treatment Plant and has redundancy for part of its capacity.

7.4 Key strategic issues

Issue	Options	Implications
Information available is insufficient for proactive management of assets	Do nothing	<ul style="list-style-type: none"> Failure to maximise expenditure decisions Increased costs as renewal programme may not be based on accurate information Increased unexpected failure of network
	Rely on modelling only	<ul style="list-style-type: none"> Modelling alone may over- or under- state asset condition and capacity Asset modelling relies on the best information available at the time, which may be incomplete Increased long-term cost
	Fund asset data and systems improvement	<ul style="list-style-type: none"> The accuracy of the model improves as data is collected Reduced cost as maintenance and renewal expenditure is prioritised based on best available information Provides baseline information for long term planning.

Commentary and anticipated response:

There are limitations on historic data relating to asset location, condition and usage. Council prefers to extend and verify the information currently available in the asset database so that it can be better used for proactive asset management purposes. To address this issue Council will:

- undertake a data improvement/validation programme
- increase funding for condition assessments and modelling on network assets
- while not a factor in the adequacy of data, Council will also fund the upgrade or replacement of the Asset Management Information System (AMIS), which is currently unsupported.

Issue	Options	Implications
The Discharge Consent for the Whangarei Wastewater Treatment Plant expires in 2021. New water quality standards and environmental regulations may result in new consent conditions that are more stringent than current conditions	Do nothing	<ul style="list-style-type: none"> Consent renewal remains live, but the outcome remains uncertain Potential that a significant upgrade to the treatment plant is still required Understanding of risk is not refined over time
	Monitor / model current discharges and negotiate consent conditions	<ul style="list-style-type: none"> Provides an accurate, evidence-based, approach to consent renewal Cost to community can be measured against environmental benefits The risk can be well understood and minimised, with Council able to proactively respond to future upgrade requirements
	Plan an upgrade of the treatment plant in anticipation of consent	<ul style="list-style-type: none"> Potential loss of planning investment Potential cost of up to \$40 million to install a treatment plant that may not be required

Commentary and anticipated response:

The Whangarei Wastewater Discharge Consent currently allows for treated wastewater to be discharged to Whangarei Harbour. Consent renewal may result in changes to discharge quality conditions, resulting in the need to upgrade the existing treatment plant. Any changes to consent conditions are currently unknown, but could result in the need for minor upgrades to the Plant. In a worst-case scenario (low-med risk), Council could be required to install a new treatment plant which could cost \$40 million. To address this issue Council will:

- undertake an extensive monitoring programme of the existing discharge levels
- proactively manage the issue with Northland Regional Council (and other stakeholders), including making submissions on Regional Plans, where appropriate.

Issue	Options	Implications
Wastewater assets subject to early failure require replacement	Do nothing	<ul style="list-style-type: none"> • Ongoing deterioration and failure of the wastewater network • More expensive reactive maintenance • Inability to deliver Level of Service
	Continue with renewals and update materials	<ul style="list-style-type: none"> • Ability to use better fit-for-purpose materials • Lower long term maintenance costs • More reliable network • Maintains Levels of Service

Commentary and anticipated response:

Council prefers to continue a renewals programme that replaces older materials with fit-for-purpose modern materials, based on physical condition assessments. To address this issue Council will:

- continue to undertake a renewals programme based on physical condition assessment and modelling
- increase physical condition assessments
- identify the causes of faster than expected asset deterioration.

Issue	Options	Implications
Sanitary assessments as required under the LGA have not been undertaken for some time	Do nothing	<ul style="list-style-type: none"> • Does not meet Council's obligations under the LGA • Risk of prosecution
	Meet minimum requirements of LGA	<ul style="list-style-type: none"> • Meets requirements of LGA • Focusses on key growth areas and areas with high seasonal visitors • Informs future LTP processes and allows for investment in infrastructure based on need

Commentary and anticipated response:

The need for sewerage schemes in communities such as Maungatapere, Maungakarama, Matapouri and other coastal areas that have high fluctuations in seasonal populations is not well understood. Sanitary assessments help understand the existing wastewater provisions and effectiveness to the community. Council prefers to undertake sanitary assessments in areas that indicate growth, as well as those areas that have high seasonal populations. To address this issue Council will:

- include indicative costings in the strategy where information is available
- meet its obligations under the LGA with respect to sanitary assessments for smaller communities and coastal communities, with an emphasis on those communities that are experiencing growth or seasonal pressures
- consider the outputs of sanitary assessments and confirm funding requirements, in future planning rounds.

Issue	Options	Implications
There is potential for greater than predicted growth in the Ruakaka area, which may bring forward required upgrades, including the need for an Ocean Outfall	Do nothing	<ul style="list-style-type: none"> • Does not provide for growth • Potential effects on the environment and community from poor quality discharges • Unable to comply with consent conditions
	Staged upgrades	<ul style="list-style-type: none"> • Provides for growth, without pre-empting that growth • Ensures consent and regulatory compliance
	Anticipate growth with full upgrade	<ul style="list-style-type: none"> • Does not allow for uncertainty in growth models • Cost is not spread over time

Commentary and anticipated response:

Council has a current consent to construct a new ocean outfall at Ruakaka as part of a wider upgrade of the treatment plant. As wastewater flow increases, there are several trigger levels, where staged upgrades will occur over time, with the full upgrade and outfall currently planned for 2038. There is a risk that growth in the Ruakaka area will result in planned upgrades being brought forward to an earlier date. To address this issue Council will:

- monitor growth and wastewater flows at the current Ruakaka Waste Water Treatment Plant
- undertake staged upgrades as required.

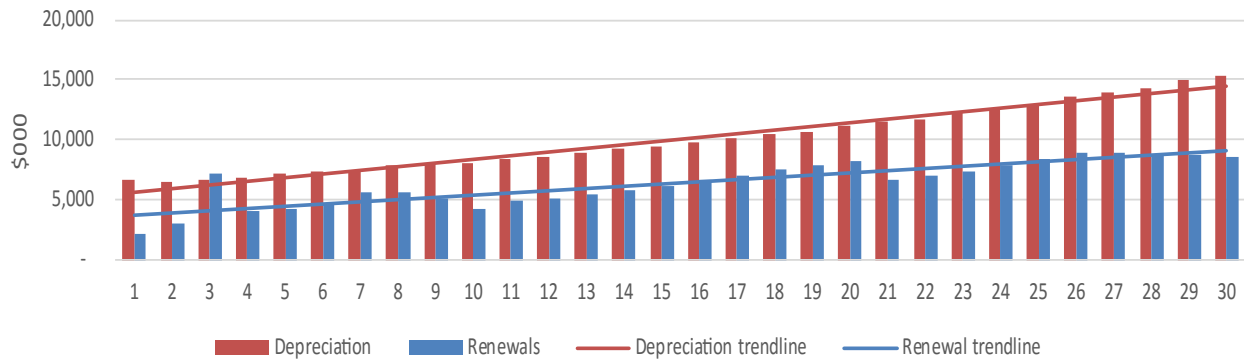
7.5 Activity funding strategy

7.5.1 Renewal profile

The wastewater renewals profile below shows the budgeted renewals for years 1-10 of the strategy relative to depreciation. Depreciation is then forecast for years 11-30 with renewal requirements

identified through the AMP also being forecast over that period. In doing so, the graph gives the reader an understanding of the required renewal budget relative to depreciation over the life of the strategy.

Wastewater renewal expenditure for years 2018-2048



In preparing the renewals profile for wastewater, a range of technical information and asset life data has been considered, detailed assumptions and parameters are contained within the AMP. Broadly speaking, the assumption is that renewal requirements will be based on the Council's Asset Survival Model, which uses historical CCTV information to estimate the proportion of assets that survive to a given age (and, by extension, the proportion of assets that will fail at a given age).

Expenditure on renewals is relatively steady in the early years of the strategy, increasing from just over \$2 million in year one to approximately \$4 million in year 10. The majority of this spend is on wastewater treatment plant and network renewals. Over the life of the strategy, the gap between renewals funding and depreciation widens, with renewals eventually making up 63% of depreciation.

As indicated above, the profile of renewals replacement is largely driven by the findings of the Asset Survival Model, which has been used to prioritise renewals funding. Further physical inspection is required to confirm condition of the asset and improve the accuracy of the model. Validation of the model will assist in refining future renewals priorities and in analysing an asset's useful life.

When projected beyond 30 years there were no significant bow-waves identified in the wastewater renewal profile.

7.5.2 Other significant or major capital expenditure

Over the life of the strategy, wastewater has one potentially significant project, the Ruakaka Ocean Outfall, which is covered in detail under Section 4 and the following major projects (excluding

programmes) where nonrenewal expenditure exceeds 10% of the total capital for the activity in any year of delivery:

Major Capital Expenditure								
Description	2018 / 23	2023 / 28	2028 / 33	2033 / 38	2038 / 43	2043 / 48	Key Driver	Uninflated Cost (\$m)
Waipu Cove/Langs Beach network							Growth	10.65
Waipu WWTP upgrade								1.35
Te Hape sewer extension								2.5
Ruakaka Wastewater Treatment Plant upgrade							Growth	12.6
One Tree Point-Ruakaka Wastewater Network - upgrades								2
Whangarei Heads Sewerage System upgrade							LOS	9.1
Whangarei WWTP odour control							LOS	3.7
Maunu sewer capacity increase							Growth/ LOS	4.2
Tutukaka wastewater system upgrades							LOS	13.04
Kamo wastewater system capacity upgrades							LOS	18.76
Marsden/Ruakaka wastewater upgrades							LOS	37.75
Hikurangi wastewater upgrades							LOS	9.9
Parua Bay wastewater upgrades							LOS	7.62
Waipu wastewater upgrades							LOS	19.23
Oakura wastewater upgrades							LOS	11.73
Maungatapere wastewater upgrades							LOS	16.4
Matapouri wastewater upgrades							LOS	63.3
Taurikura/Urquharts wastewater upgrades							LOS	4.46
Maunu Ln-Keays Rd sewer upgrade-stage 2							LOS	1.7

7.6 Levels of Service

The wastewater activity has the following Levels of Service which are supported by performance measures included in Appendix B:

- in defined service areas, Council will collect, treat and dispose of wastewater through a reliable wastewater network which is managed to ensure blockages, breaks or spillages are kept to a minimum.
- Council will provide well maintained and accessible public toilets in high use areas.

While the allocated funding will enable Levels of Service to be maintained over the life of this strategy, key challenges faced relate to:

- the Asset Survival Model indicating that there are early pipeline failures requiring renewal. This is expected to increase overall operational cost as reactive repairs are undertaken at the expense of capital renewals
- risks associated with meeting consent

compliance requirements at wastewater treatment plants.

To address these issues Council will prioritise funding on renewals and take a proactive approach to monitoring treatment plants and negotiating consent conditions. Where necessary, upgrade funding will be considered in future planning cycles.

7.7 Activity summary

Within the wastewater activity, the need to maintain or replace assets subject to failure and the information required to optimise decisions in doing so, are key issues to be considered as part of the overarching strategy.

The impact of changing standards and regulatory requirements are also of note and will be considered as part of the broader strategic context under Section 3 of this strategy.

The Ruakaka Ocean Outfall has been identified as a potentially significant project under Section 4 of this strategy.

8. Stormwater

8.1 Overview

The stormwater network comprises a combination of piped systems, access holes and sumps, open channels, treatment devices and rivers and streams. The main stormwater network is predominantly concrete pipes and is relatively new. Stormwater has:

- 11 major stormwater catchments in Whangarei City
- 427 km mains and service lines
- 17 smaller settlements with stormwater networks
- \$260 million optimised replacement cost.

8.2 Asset condition and risk

Condition predictions for underground mains and service lines are based on physical inspection of approximately 8% of the network by CCTV. The Asset Survival Model created from this data recognises natural variations in asset life and provides a more robust estimate of useful life than 'nameplate' assumptions. The data indicates that, while some assets will survive well beyond their nameplate life, others will become unserviceable prior to that. The accuracy of the survival model will improve as more pipes are inspected.

Physical inspection has shown that, in some cases, stormwater network infrastructure that has been installed in the past 20-years has a higher failure rate than that which was installed in previous decades.

While supported by statistical analysis, further physical inspection is required to confirm condition and improve the accuracy of the model. Validation of the model will also assist any future analysis of useful life.

Asset Condition	Risk / Implication
Aged pipeline	<ul style="list-style-type: none"> • High rate of replacement required leading to a potential renewal backlog • Requirement to factor age into long term renewals programme
Outdated or poor materials	<ul style="list-style-type: none"> • Some materials deteriorating faster than expected and therefore requiring earlier renewal
Condition modelling	<ul style="list-style-type: none"> • Renewal programme is based on an Asset Survival Model that has limited verified information.

8.3 Critical infrastructure assets

The stormwater activity does not contain any assets that are considered critical, in terms of requiring immediate restoration following a disaster or other major event.

8.4 Key strategic issues

Issue	Options	Implications
Information available is insufficient for proactive management of assets	Do nothing	<ul style="list-style-type: none"> Failure to maximise expenditure decisions Increased costs as renewal programme may not be based on accurate information Increased unexpected failure of network
	Rely on modelling only	<ul style="list-style-type: none"> Modelling alone may over- or under- state asset condition and capacity Asset modelling relies on the best information available at the time, which may be incomplete Increased long term cost
	Fund asset data and systems improvement	<ul style="list-style-type: none"> The accuracy of models improves as data is collected Reduced cost as maintenance and renewal expenditure is prioritised based on best available information Provides baseline information for long term planning.

Commentary and anticipated response:

There are limitations on historic data. Council prefers to extend and verify the information currently available in the asset database so that it can be better used for proactive asset management purposes. To address this issue Council will:

- undertake a data improvement/validation programme
- increase funding for condition assessments and modelling on network assets
- while not a factor in the adequacy of data, Council will also fund the upgrade or replacement of the Asset Management Information System (AMIS), which is currently unsupported.

Issue	Options	Implications
Some assets are deteriorating quicker than expected, potentially resulting in a large backlog of stormwater assets requiring replacement	Do nothing	<ul style="list-style-type: none"> Ongoing deterioration and failure of the stormwater network Increased operational spend due to reactive repairs Increases in the extent and frequency of flooding due to failures Reduction in Levels of Service
	Maintain existing pipelines	<ul style="list-style-type: none"> Using the same materials will reduce the renewal period Ongoing failure points in network resulting in flooding Increased backlog of renewals, with funds diverted from other infrastructure classes Reduction in Levels of Service
	Renewals and update materials	<ul style="list-style-type: none"> Ability to use better fit-for-purpose materials Lower long term maintenance costs More reliable stormwater network Maintains Levels of Service

Commentary and anticipated response:

Limited condition testing of the stormwater network has been undertaken. However, this is indicating that pipelines are deteriorating more rapidly than expected. Pipelines that have been installed in the past 20 years appear to be deteriorating at a faster than anticipated rate, resulting in a shorter life expectancy. Council prefers to prioritise a renewals programme that replaces older materials with fit-for-purpose modern materials in accordance with evidence-based assessments of physical condition. To address this issue Council will:

- continue to undertake a renewals programme based on physical condition assessment and modelling
- increase physical condition assessments
- review design standards, construction methods and materials for stormwater systems
- enhance construction supervision for stormwater assets that are to be vested in Council.

Issue	Options	Implications
Effects of extreme storm events on the community are not well understood	Do Nothing	<ul style="list-style-type: none"> Not well prepared for flooding events Projects required to protect the community may not be identified in the 30-year plan Potential adverse impact on Council's overall funding strategy
	Undertake flooding assessments	<ul style="list-style-type: none"> Better asset information to model the effects of flooding Increased funding to undertake modelling Interfaces with the Regional Council in relation to river and coastal flooding Capital projects can be considered in future planning rounds.

Commentary and anticipated response:

Historically, the stormwater system has been designed for a 1:5-year flood event. However, regulatory requirements are increasing and the system is likely to be subject to more frequent and intense events going forward. Council has limited modelling and data to determine the impacts of these trends on the network. To address this issue Council will:

- increase funding for catchment plans and network modelling
- work with Northland Regional Council to enhance understanding of the impacts of more frequent and severe events.

Issue	Options	Implications
Increased regional environmental and flood protection requirements	Do nothing	<ul style="list-style-type: none"> Potential bow-wave of upgrades to install treatment devices once consent conditions are known Increased cost over time
	Retro-fit treatment devices and negotiate consent conditions	<ul style="list-style-type: none"> Improved water quality Ongoing costs, but a reduction in potential bow-wave of renewals Regulatory compliance.

Commentary and anticipated response:

There is an increasing focus on water quality. Improved environmental standards may affect the renewal of some stormwater network discharge consents, resulting in a potential need to install new treatment devices. In addition, increasing regulatory requirements are also likely to require new stormwater networks to be designed to a higher standard. Council prefers to actively negotiate consent conditions based on sound environmental information and to continue a programme of retro-fitting treatment devices on existing stormwater outlets. To address this issue Council will:

- actively negotiate potential consent conditions well before consents expire to increase certainty and enable funding decisions
- provide funding for a programme of retro-fitting treatment devices on stormwater outlets
- actively participate in Regional Plan reviews, particularly relating to flood risk.

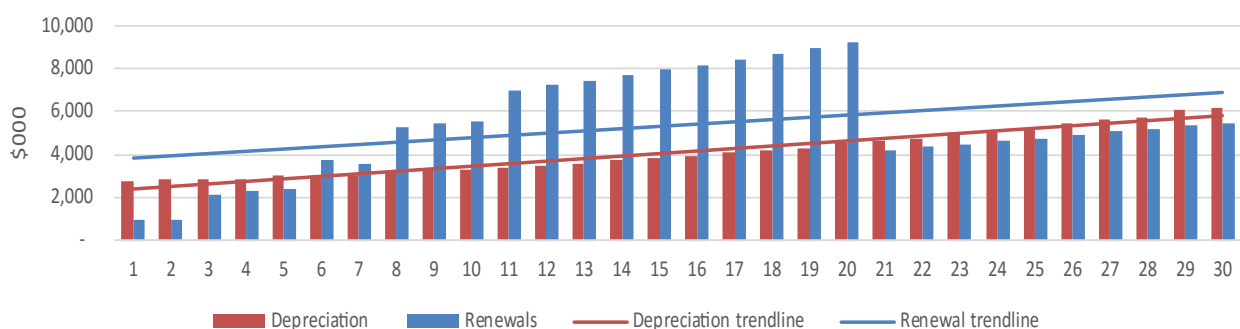
8.5 Activity funding strategy

8.5.1 Renewal profile

The stormwater renewals profile below shows the budgeted renewals for years 1-10 of the strategy relative to depreciation. Depreciation is then forecast for years 11 – 30 with renewal requirements identified through the AMP also

being forecast over that period. In doing so, the graph gives the reader an understanding of the required renewal budget relative to depreciation over the life of the strategy.

Stormwater renewal expenditure for years 2018-2048



In preparing the renewals profile for stormwater, a range of technical information and asset life data has been considered. These detailed assumptions and parameters are contained within the AMP. Broadly speaking, renewal requirements are based on the Council's Asset Survival Model, which uses historical CCTV information to estimate the proportion of assets that survive to a given age (and, by extension, the proportion of assets that will fail at a given age).

To enable Council to build delivery capacity, expenditure on renewals is relatively low in the early years of the strategy, progressively increasing from year three. This increase represents a reprioritisation of renewals funding, recognising

that there has been historic underfunding within this asset class. As a result, there is a bow-wave of renewals within the first 30-years of the strategy, which, if funding levels continue, will be addressed over the life of the strategy.

As a result of this reprioritisation projected renewals track well over depreciation over the life of the strategy, at 131%.

8.5.2 Other significant or major capital expenditure

Over the life of the strategy, stormwater has the following major projects (excluding programmes) where nonrenewal expenditure exceeds 10% of the total capital for the activity in any year of delivery.

Major Capital Expenditure								
Description	2018 / 23	2023 / 28	2028 / 33	2033 / 38	2038 / 43	2043 / 48	Key Driver	Uninflated Cost (\$m)
Teal Bay							LOS	1.14
Morningside stormwater upgrades							LOS	12.2

8.6 Levels of Service

The stormwater activity has the following Level of Service, which is supported by performance measures included in Appendix B:

- Council will manage the stormwater network to minimise flood risks within defined service areas

The 2015 – 25 LTP included no funding for stormwater renewals and limited funding for the installation of new treatment devices across the network.

Existing assets do not provide sufficient flood protection to meet the required Level of Service. The current review of the Northland Regional Policy Statement may also lead to changes in environmental regulation and consent requirements.

To address these issues Council has prioritised funding on stormwater renewals, with \$32 million being provisioned in the first 10 years of the strategy (\$1 million in year one increasing to \$5.5 million in year 10).

8.7 Activity summary

Within the stormwater activity the need to maintain or replace ageing assets and the information required to make the best decisions in doing so, are key issues to be considered as part of the overarching strategy.

Of note are the issues likely to be experienced in maintaining Levels of Service, which have resulted in stormwater renewals receiving priority funding.

The impact of changing standards and regulatory requirements are also of note and will be considered as part of the broader strategic context under Section 3 of this strategy.

9. Transportation

9.1 Overview

The transportation network includes all Council-formed roads and associated assets, as well as parking and footpaths on State Highways. The network excludes private roads and paper roads. Transportation has:

- 1,055 km sealed roads (excludes bridges)
- 693 km un-sealed roads (excludes bridges)
- 400 km Council-owned footpaths and shared paths.
- 5.5 km bridges
- \$1.06 billion optimised replacement cost

9.2 Asset condition and risk

The condition of the road network is determined in accordance with the standard NZTA deterioration model, DTIMS. This model provides accurate, repeatable measures of rutting, roughness, texture and surface condition.

Overall network condition and performance is good, although there are some performance issues relating to sealed pavements, unsealed roads and traffic signals:

- approximately 10% of the sealed network is in a very poor condition
- residents' satisfaction with the unsealed network is low
- there are increasing reliability issues due to water entering the signal network
- all bridges and culverts are in relatively good condition.

Investment in maintenance and renewals and development of new strategies, will address these performance issues.

9.3 Critical infrastructure assets

Site	Resilience strategy
Road to Whangarei Heads	<p>The road network provides critical connections in the event of a wide-spread emergency, providing connections for emergency response, as well as ongoing recovery. The critical roads identified include connections to communities where there are little or no alternative routes available, or the road provides an arterial route. Ranking of criticality and responses is set out in a hierarchy of plans that include:</p> <ul style="list-style-type: none"> • Roding Business Continuity Plan • Northland Civil Defence Emergency Plan • State Highway Detour Plans • Council Storm Management Plans
Road to Marsden Point	
Bank St	
Kamo Road	
Tawera Rd	
Port Rd	
Road to Airport – Riverside Dr / Onerahi / Church St	

9.4 Key Strategic Issues

Issue	Options	Implications
Whangarei is geographically constrained, reducing options to grow the road network and address congestion	Do nothing	<ul style="list-style-type: none"> Increased traffic congestion and loss of amenity Loss of productivity for the community Reduction in Level of Service
	Road upgrades only	<ul style="list-style-type: none"> Constrained network limits road upgrade options Does not address increased volume of traffic over time Requires major investment
	Promote alternative transport along-side road upgrades	<ul style="list-style-type: none"> Extends lifecycle of existing constrained road network Slows the rate of rising congestion Community health and amenity benefits Environmental benefits, particularly in relation to emissions.
Commentary and anticipated response: Whangarei is geographically constrained, restricting the ability to grow the urban road network along already built up routes. This constraint is compounded by high traffic growth, reliance on private vehicle use and an ageing traffic signal system. Council prefers to take a multi-pronged, co-ordinated approach to managing congestion by upgrading key intersections and roads, as well as promoting alternative transport options. To address this issue Council will: <ul style="list-style-type: none"> identify and promote alternative mass transport options, including bus lanes, park and ride facilities and light rail promote walking and cycling and in particular, develop safe cycle routes along main transport routes. 		

Issue	Options	Implications
Our sealed road network is vulnerable to heavy vehicle traffic which is expected to grow in volume and intensity	Do nothing	<ul style="list-style-type: none"> Sealed pavements on freight routes will deteriorate and no longer be fit-for-purpose Loss of District and Regional economic benefits Increased bow-wave of renewals Potential loss of NZTA subsidies
	Continue with existing funding levels	<ul style="list-style-type: none"> Maintain economic benefits of getting local goods to market Less funding available for non-freight route renewals
	Even funding across all roads	<ul style="list-style-type: none"> Reduces renewals on heavily used roads resulting in pavement deterioration Potential loss of funding under NZTA's ONRC funding model.
Commentary and anticipated response: Sealed roads are vulnerable to damage (particularly from heavy vehicles) due to thin/narrow pavements, poor geology, a semi-tropical climate, over-stabilisation and historical under-investment in renewals. Council prefers to work with NZTA, industry and neighbouring districts to take a region-wide approach to this issue and identify alternative freight routes to reduce the overall impact. To address this issue Council will: <ul style="list-style-type: none"> continue a programme of pavement renewals to maintain sealed pavements on freight routes in a fit-for-purpose condition while optimising the long-term maintenance costs continue the forestry road programme identify and maintain other freight routes to a higher standard to cope with the increasing freight loads over time prioritise maintenance, including drainage. 		

Issue	Options	Implications
Poor network resilience results in closures	Repair road damage and clear slips as they occur	<ul style="list-style-type: none"> Unreliable transport routes, particularly important for commercial and freight routes Reduces funding for renewal and capital works Increased community isolation
	Increase resilience through pro-active management of risks	<ul style="list-style-type: none"> Reduced closures over time Renewal and capital projects are maintained Improved overall road condition Reduced impact on Council's overall funds

Commentary and anticipated response:

Poor geology and a subtropical climate make our roads susceptible to slips and flooding during heavy rain events. Climate change is expected to increase the intensity of major rain events, over time. Where slips and other road damage occurs, funding is often diverted from other renewals and capital programmes to re-instate the affected road. Council prefers to proactively manage slip mitigation by undertaking preventative works where practicable and ensuring there are detours available. To address this issue Council will:

- address slips and flood mitigation in a proactive manner
- provide fit-for-purpose detour routes
- consider the impacts of climate change in low lying / coastal areas.

Issue	Options	Implications
The introduction of ONRC (One Network Road Classification) may see reduced subsidised funding for some activities on certain classes of roads	Do nothing	<ul style="list-style-type: none"> ONRC will be implemented without Council input Greater potential for loss of subsidy funding Reduction in Levels of Service over a wider part of the road network
	Liaise with NZTA and respond	<ul style="list-style-type: none"> Opportunity to influence implementation of the ONRC system Maintain maximum available funding Potential changes in Level of Service over a small area of the road network.

Commentary and anticipated response:

NZTA is implementing a new One Network Road Classification (ONRC) system for assessing subsidy levels. This may take up to seven years to bed in and has the potential to affect when roads are eligible for funding. Council prefers to work closely with NZTA as the new system is developed. To address this issue Council will:

- continue to work closely with NZTA in the development and implementation of the ONRC funding model
- review and revise levels of to align with ONRC requirements as the develop
- educate the community on any potential changes to Levels of Service.

Issue	Options	Implications
The number of fatal and serious injury crashes on our roads is high and continues to trend upward	Do nothing	<ul style="list-style-type: none"> Continuing upward trend in high severity road crashes Increasing social and economic impact on the community
	Improve road design	<ul style="list-style-type: none"> Severity of road crashes can be reduced Does not address driver behaviour and other contributors to crashes
	Co-ordinated all-agency road safety approach, including design solutions	<ul style="list-style-type: none"> Severity of road crashes can be reduced Reduced social cost All contributors to crashes targeted.

Commentary and anticipated response:

Council recognises that there are often a range of factors that contribute to serious crashes, including road design and condition. To reduce the number of serious crashes, Council prefers to take a co-ordinated, inter-agency approach to provide a safe road system targeting safer speeds, safe road use, safe vehicles and roadsides. To address this issue Council will:

- prioritise treatments to evidence-based high risk areas
- continue to work with road partners and develop road safety promotions targeting key risk areas
- create a more forgiving road system, by developing a safe system approach.

Issue	Options	Implications
Future transport technologies, including electric vehicles and autonomous vehicles will have an impact on the roading infrastructure	Do nothing	<ul style="list-style-type: none"> Potential loss of economic opportunity Long term cost associated with upgrades needed to catch-up with technology
	Watching brief	<ul style="list-style-type: none"> A need to keep up to speed with developing technologies A need to future proof infrastructure we install today
	Future proof network	<ul style="list-style-type: none"> Additional electric charge facilities Lower costs of installing new technology as provision has already been made.
Commentary and anticipated response: Transport technologies are evolving rapidly, with increasing numbers of electric cars on the road requiring charge points and autonomous vehicles being tested on New Zealand roads. New technology has the potential to reduce emissions and improve safety. However, new technology may also present new challenges that we do not fully understand today. Council prefers to maintain a 'watching brief' on emerging technologies and incorporate future proofing into design and development work, where practicable. To address this issue Council will: <ul style="list-style-type: none"> ensure we keep up to speed with developing technologies consider future technologies and how we can future proof infrastructure we install today. 		

Issue	Options	Implications
The proposed relocation of the Whangarei Airport may require upgrades to roads and new transport routes	Watching brief	<ul style="list-style-type: none"> Provides a long lead-in time for expenditure Cost estimates and funding based on a fully developed project
	Budget for a potential road upgrade	<ul style="list-style-type: none"> Funding would be for an unknown project with unknown costs Potential reduction in funding available for other capital projects.
Commentary and anticipated response: Depending on the proposed location and planned size of the Airport, there may be a requirement to upgrade road infrastructure to enable the construction and ongoing operation. Council prefers to retain the cost of any upgrade as an unprovisioned risk until the proposal is further developed, on the basis that a road upgrade will be within the overall cost of any Airport proposal. To address this issue Council will: <ul style="list-style-type: none"> undertake a needs assessment once the proposed Airport location and size is known incorporate the cost of access road upgrades into the overall costing of the project. 		

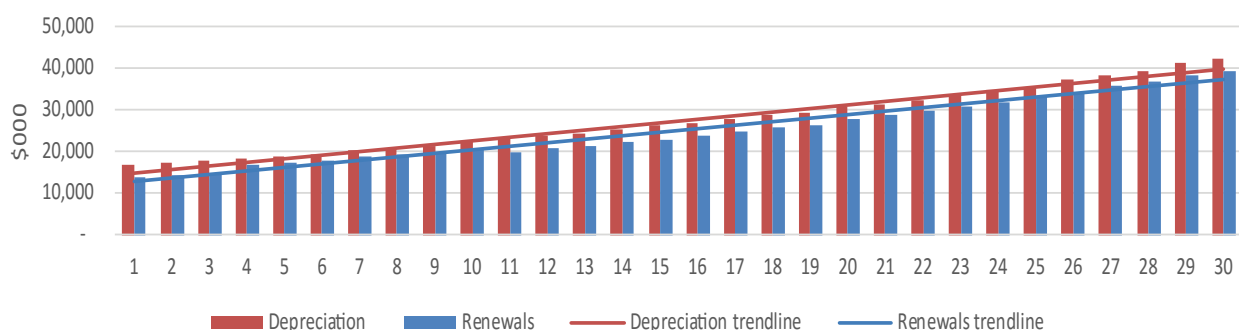
9.5 Activity funding strategy

9.5.1 Renewal profile

The transportation renewals profile below shows the budgeted renewals for years 1-10 of the strategy relative to depreciation. Depreciation is then forecast for years 11 – 30 with renewal requirements identified through the AMP also

being forecast over that period. In doing so, the graph gives the reader an understanding of the required renewal budget relative to depreciation over the life of the strategy.

Transportation renewal expenditure for years 2018-2048



Renewals are driven by national standards adopted by NZTA, along with other mandatory non-financial performance standards required by the Department of Internal Affairs (DIA).

The principle condition rating model that determines an asset's condition and the overall renewal profile is the NZTA deterioration model, DTIMS.

Renewals will initially focus on forestry and arterial road networks. Local access roads will not be treated unless they meet the criteria set out above and are deemed a high risk to the customers.

While projected renewals closely track depreciation over the course of the strategy at 91%, it is important to note that road and footpath condition modelling and subsequent prioritisation, is based on actual deterioration data.

Also of note is a potential bow-wave of bridges

coming to the end of their design life in 15 to 20 years. There will be condition assessment of these assets well in advance of this to ensure potential risks are managed and renewals are smoothed.

As a result, there is a relatively high level of confidence in modelling. The funding rate is therefore considered prudent and there are no major bow-waves identified beyond the 30-year period.

9.6 Other significant or major capital expenditure

Over the life of the strategy, transportation have one potentially significant project, Riverside Drive/Onerahi Road, which is covered in detail under Section 4 and the following major projects (excluding programmes) where nonrenewal expenditure exceeds 10% of the total capital for the activity in any year of delivery:

Major capital expenditure								
Description	2018 / 23	2023 / 28	2028 / 33	2033 / 38	2038 / 43	2043 / 48	Key Driver	Uninflated Cost (\$m)
One Tree Point Road upgrades							Growth	7.58
Marsden Point Road upgrades							Growth	21.96
Kamo route bus priority lanes/4-laning							Growth	12.0
Riverside Drive/Onerahi Road							Growth	20.0
Port/Kioreroa RAB and bridge 4-laning							Growth	7.0
Reyburn St/Okara Dr/Port Rd bus priority lanes/4-laning							Growth	15.0
SH1 to SH14 Maunu Link Road							Growth	15.0
Hatea Dr 4-laning							Growth	12.0
Park N Ride facilities							Growth	16.0
Tikipunga route bus priority lanes/4-laning							Growth	18.0
Maunu Rd/Water St bus priority lanes							Growth	15.0
Tarewa Rd Intersection //Walton 4-laning							Growth	11.0

9.7 Levels of Service

The transportation activity has the following Levels of Service, which are supported by performance measures included in Appendix B:

- the District's roading network will be maintained in a satisfactory condition and in accordance with national safety and engineering standards
- we will support alternative transport methods
- travel times in and around the network will be predictable and disruptions to the network will be well managed and communicated.

Funding for the transportation activity is sufficient

to maintain current Levels of Service over the medium to long term. However, the maintenance of existing Levels of Service may not meet increasing customer expectations, the Department of Internal Affairs (DIA) mandatory non-financial performance measures for the safety of local roads or the requirements of ONRC once implemented.

These issues will be monitored over time with any changes to Levels of Service being considered in future planning rounds.

9.8 Activity summary

There is one potentially significant project for transportation, the Riverside Drive/Onerahi Road project, which is considered in detail under Section 4 of this strategy.

10. Flood protection

10.1 Overview

The Hikurangi Swamp flood protection and control scheme was first implemented in the early 1900's, with a more substantive scheme implemented in the 1970's. While the older scheme pumps have relatively low run hours, they are supported by older and potentially outdated, electrical control systems. The scheme has:

- 68 km of stopbanks and spillways
- 17 spillway sensors
- seven pump stations
- 20 pumps and control equipment
- 15 pumps over 40 years old
- \$41 million optimised replacement cost.

10.2 Asset condition and risk

The flood protection and control works in the Hikurangi area are functioning adequately and earthworks have recently been completed to raise stop bank levels. Some concrete structures are showing signs of structural wear and will be costly to repair. It is proposed that these be maintained rather than replaced.

10.3 Critical infrastructure assets

The flood protection activity does not contain any assets that are considered critical, in terms of requiring immediate restoration following a disaster or other major event.

10.4 Key strategic issues

Issue	Options	Implications
The scheme is designed to protect pasture in relatively small stormwater events (1:3.5-year return to 1:20). If large cyclonic events are more regular, the investment in the scheme becomes less economic	Do nothing	<ul style="list-style-type: none"> • Slowly reducing Level of Service from the scheme • Long term implications on farming sustainability
	Upgrade scheme	<ul style="list-style-type: none"> • High cost, with economic impacts on scheme beneficiaries • Amendments to the current resource consent required.

Commentary and anticipated response:

The long term economic viability of the scheme will be affected by more frequent high intensity rainfall events brought about by climate change. Greater intensity of storm events may lead to increased requirements for operational and/or capital expenditure. Currently, no contingencies for extreme weather have been included in the LTP budget. To address this issue Council will:

- Monitor the financial, environmental and economic impact of increased flood events and, through a consultative process, evaluate how best to provide additional asset investment where required.

Issue	Options	Implications
The Hikurangi Flood Protection Scheme is funded by targeted rates and is expected to be debt free by year three of the LTP	Continue current rating	<ul style="list-style-type: none"> Debt paid off to Council Funding available for ongoing maintenance Reserve fund built for future maintenance, renewals and upgrades
	Reduce rating	<ul style="list-style-type: none"> Allows for maintenance only Upgrades to the scheme not funded Potential loss of benefits from scheme.

Commentary and anticipated response:

Scheme works are predominantly funded from targeted rates. The Hikurangi Swamp Major Scheme Rating District contributes approximately 89% percent of the total targeted rates and the Hikurangi Swamp Drainage Rating District contributes the remaining 11% percent. Some minor additional revenue is provided from land rentals. The flood control scheme is expected to be in credit by 2022. Council prefers to utilise targeted rates to build a reserve fund for future upgrades. To address this issue Council will:

- build a reserve fund for the scheme to enable future maintenance, renewals and upgrades
- through a consultative process, make decisions in relation to long term funding of opex, renewals and the level of upgrade to the flood protection design level.

Issue	Options	Implications
Land settlement due to peat oxidation has the potential to slowly reduce the drainage ability of the scheme	Do nothing	<ul style="list-style-type: none"> Land owners with peat soils get reduced protection from the scheme Long term effects on sustainability of the scheme
	Design new pump stations with lower inlet levels	<ul style="list-style-type: none"> High cost Potential cost to scheme beneficiaries directly affected by land settlement.

Commentary and anticipated response:

Approximately 15% of the area within the scheme is fertile peat land. Land settlement affects 15% of the scheme-protected farmland which decreases the rate at which water drains, resulting in degraded channel flow and siltation and more prolonged flooding and pasture loss. This, in turn, has a range of effects on the efficiency of the scheme. Council recognises that this issue is one of a range of matters that will need to be considered when making decisions on the long term funding of the scheme. To address this issue Council will:

- Develop a long term action plan and consider adequate resourcing.

Issue	Options	Implications
There is increasing pressure to mitigate the effects of the scheme on eels and natural habitat	Do nothing	<ul style="list-style-type: none"> Ongoing adverse effects on the environment, particularly on habitat and eels Increasing community pressure on Council
	Contribute to environmental improvement programmes	<ul style="list-style-type: none"> Provides an inter-agency, co-ordinated approach with Fonterra, Iwi, NRC and farmers Reduces overall costs Provides wider environmental benefits
	Replace infrastructure to reduce effects	<ul style="list-style-type: none"> High cost Ability to co-ordinate with renewals.

Commentary and anticipated response:

The scheme consent incorporates a condition requiring the enhancement of fish passage and deterrents for the entrainment of fish in the scheme pumps. Over time, community and regulatory expectations are increasing. Council prefers to work alongside other agencies and contribute to wider environmental improvement programmes, with the objective of achieving larger environmental gains. To address this issue Council will:

- fund upgrades to address the impacts of the scheme, particularly on eels, in line with renewals
- identify and contribute, to appropriate environmental improvement programmes
- co-ordinate with other relevant agencies, business, Iwi and community initiatives.

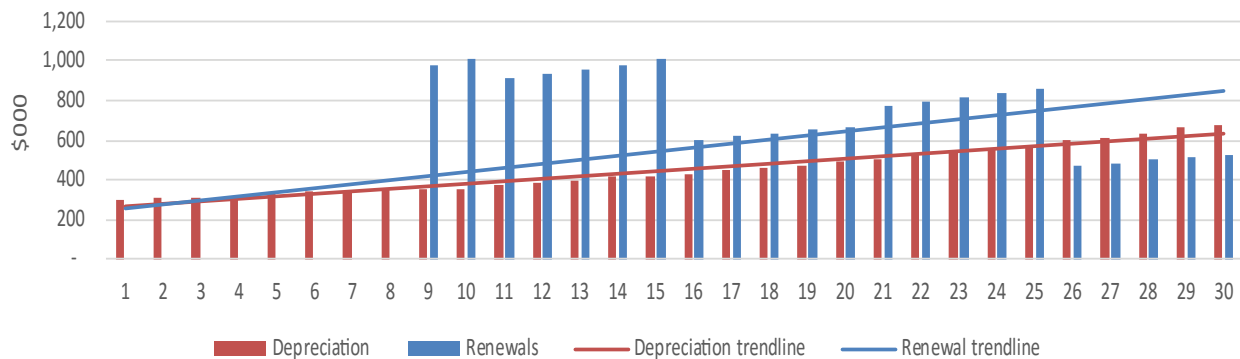
10.5 Activity funding strategy

10.5.1 Renewal profile

The flood protection renewals profile below shows the budgeted renewals for years 1-10 of the strategy relative to depreciation. Depreciation is then forecast for years 11 – 30 with renewal requirements identified through the AMP also being forecast over that period. In doing so, the

graph gives the reader an understanding of the required renewal budget relative to depreciation over the life of the strategy (note, depreciation calculated is not charged to the scheme ratepayers).

Flood protection renewal expenditure for years 2018-2048



In preparing the renewals profile for flood protection, a range of technical information and asset life data has been considered. These detailed assumptions and parameters are contained within the AMP.

While there is no renewals funding within the early years of the strategy, there is a spike in pump renewals in the later years of the LTP with an escalating renewals profile from that point. Also of note is that all revenue collected from the scheme is ring-fenced and a capital programme has been developed that aims to replace the pump stations with more environmental friendly pumps over a 20-year period.

As a result of this, average renewals track under depreciation over the life of the strategy, at 122%.

10.5.2 Other significant or major capital expenditure

While there are no significant or major capital projects within this activity there are ongoing programmes for gravity drainage gates and pump upgrades/replacements.

10.6 Levels of Service

The flood protection activity has the following Level of Service which is supported by performance measures included in Appendix B – Council will provide a reliable and sustainable flood protection scheme, which is managed to mitigate flooding within the Hikurangi Swamp scheme area to an acceptable level.

While the funding allocated will enable Levels of Service to be maintained over the life of this strategy, there are increasing expectations to address environmental effects of the scheme, particularly in relation to fish passage, eel management and habitat. Council has provisioned for replacement of pumps over the life of the strategy.

10.6.1 Activity summary

The impact of climate change is also of note and will be addressed as part of the broader strategic context under Section 3 of this strategy.

11. Solid Waste

11.1 Overview

The solid waste infrastructure activity provides refuse collection and disposal services throughout the District, including recycling collection, litter control, transfer stations and the Puwera Landfill.

- The Puwera Landfill and Re:Sort facility (through a Joint Venture)
- Eight transfer stations
- A rural recycling facility
- \$1.7 million depreciated replacement cost.

11.2 Asset condition and risk

Many solid waste assets are in relatively new condition with sufficient capacity over the 30-year horizon. However, the sealed pavements and access roads to some transfer stations are ageing

and will eventually need to be resurfaced.

In addition, the activity has a large number of short life/low value items (notably rubbish bins) that will require replacement over the life of the strategy. As a result, approximately 48% of assets within the group will reach the end of their nameplate life over the 30-years.

There is a potential risk to public health if some assets are not maintained at an appropriate level, particularly in relation to safety barriers and fences.

11.3 Critical infrastructure assets

The solid waste activity does not contain any assets that are considered critical in terms of requiring immediate restoration following a disaster or other major event.

11.4 Key strategic issues

Issue	Options	Implications
A long-term renewal and maintenance programme is required to ensure assets do not deteriorate	Deferred maintenance and renewal	<ul style="list-style-type: none"> • Increased rate of asset failure and reduced asset life • Increased reactive maintenance • Lower Levels of Service and customer satisfaction • Eventual bow-wave of renewals
	Maintenance and renewal	<ul style="list-style-type: none"> • Maintains assets at current levels • Spreads costs over a longer period • Maintains Level of Service
	Upgrade now	<ul style="list-style-type: none"> • Greater cost • Investment may exceed capacity requirements • Improved Level of Service

Commentary and anticipated response:

Many of Council's solid waste assets are in good to excellent condition with capacity over the next 30 years. However, a reduced asset maintenance and renewal programme will result in these assets deteriorating over time. To address this issue Council will:

- review the condition and capacity of solid waste assets each three-year LTP cycle
- provision funding for asset maintenance and renewal
- where investment for major maintenance or renewal is identified, Council will consider funding through a combination of user charges and Level of Service funding.

Issue	Options	Implications
There are increasing visitor numbers to the District, resulting in an increasing need for seasonal solid waste facilities, particularly in coastal areas	Do nothing	<ul style="list-style-type: none"> • Reduction in Levels of Service • Increased litter and solid waste issues • Reduction in reputation as a destination
	Provide appropriate facilities	<ul style="list-style-type: none"> • Reduction in litter, particularly in busy areas • Higher cost to the community • Maintain Levels of Service

Commentary and anticipated response:

Council recognises that tourism provides an economic benefit to the community. However, increased seasonal visitor numbers place greater pressure on solid waste collection, disposal and on managing litter. In many cases, visitors do not directly contribute to the management of solid waste. Council prefers to promote the economic benefits of tourism and spread the cost of providing solid waste services that promote a clean and healthy environment across the wider community. To address this issue Council will:

- recognise the wider economic benefits of seasonal visitors
- provide public litter bins, particularly in high use areas and fund these through general rates.

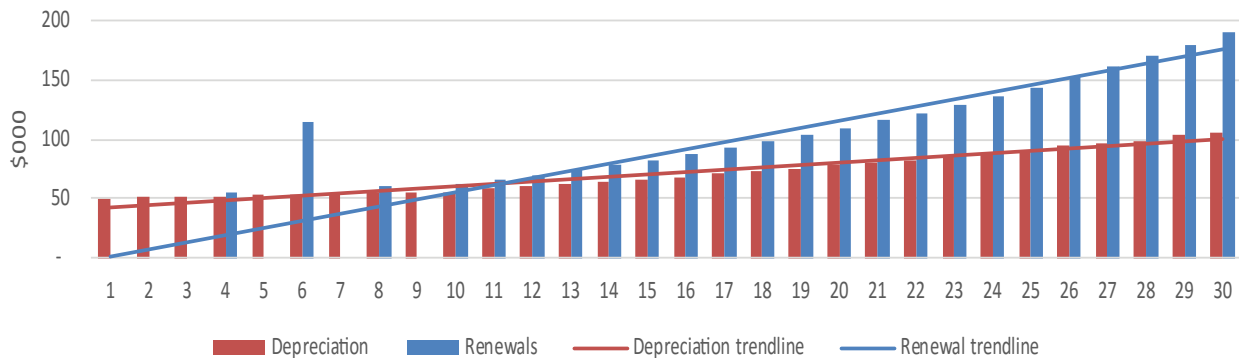
11.5 Activity funding strategy

11.5.1 Renewal profile

The solid waste renewals profile below shows the budgeted renewals for years 1-10 of the strategy relative to depreciation. Depreciation is then forecast for years 11 – 30 with renewal requirements identified through the AMP also

being forecast over that period. In doing so, the graph gives the reader an understanding of the required renewal budget relative to depreciation over the life of the strategy.

Solid waste renewal expenditure for years 2018-2048



In preparing the renewals profile, a range of technical information and asset life data has been considered. These detailed assumptions and parameters are contained within the AMP. Broadly speaking, the assumptions are that priorities for the solid waste replacement programme will be assessed in terms of frequency of asset failure, ability to meet service level standards and the risk of environmental damage.

While there is no renewals funding within the early years of the strategy, there is a spike in renewals in the mid to later years of the LTP, with an escalating renewals profile from that point. Also of note is that all revenue collected from the scheme is ring-fenced and a capital programme has been developed that aims to undertake progressive renewals over the life of the strategy.

As a result, average renewals exceed average depreciation over the life of the strategy at 167%.

11.5.2 Other significant or major capital expenditure

While there are no significant or major capital projects within this activity there are ongoing programmes for transfer station upgrades and renewals.

11.6 Levels of Service

The solid waste activity has the following Levels of Service, which are supported by performance measures included in Appendix B:

- Council will provide kerbside refuse and recycling collection services to all properties in the District and transfer stations will be operated throughout the District.
- Council will foster waste minimisation by supporting recycling and waste reduction practices so that a continued reduction in refuse sent to landfill occurs
- Council will provide and empty public rubbish bins and undertake litter control throughout public places in the District.

The funding allocated will enable Levels of Service to be maintained over the life of this strategy.

11.7 Activity summary

The funding available to solid waste enables Council to maintain Levels of Service over the life of the strategy and there are no strategic of significant issues requiring further consideration.

12. Parks and Recreation

12.1 Overview

The parks and recreation activity covers a large range of assets including parks, walking tracks, sports fields and other community facilities. Parks and recreation have:

- 55 km of maintained tracks and walkways
- 37 playgrounds
- five skate parks
- \$37 million optimised replacement cost
- 57 wharves, jetties and pontoons.

12.2 Asset condition and risk

Parks and recreation manage a wide variety of unrelated assets, many of which have uncontrolled public access and usage. In addition, the asset group includes substantial tracts of land making up parks and reserves, which are not given condition ratings.

Overall asset conditions are average to good with:

- sport and recreation facilities having been upgraded with new technologies in turf management

- playgrounds, trails, linkages and coastal structures generally in good condition
- the majority of assets in poor condition being low value and low risk items (such as furniture, fences, lights and pavers)
- high use and/or value assets such as skate-parks being inspected annually as part of an independent safety audit
- playgrounds being inspected weekly, with high use playgrounds such as the Town Basin playground being inspected three times a week (any maintenance requirements are undertaken as soon as practicable)
- monthly maintenance inspections being undertaken by contractors to ensure compliance with NZS 5828 – 2004.

12.3 Critical infrastructure assets

The parks and recreation activity does not contain any assets that are considered critical in terms of requiring immediate restoration following a disaster or other major event.

12.4 Key strategic issues

Issue	Options	Implications
Growth requires increased land provision across parks and recreation categories	Do nothing	<ul style="list-style-type: none"> • The average number of hectares per 1000 residents will decrease over time • User experience will be reduced
	Rely on developments only	<ul style="list-style-type: none"> • Smaller greenspaces may be provided locally • The ability to provide suitable sports grounds will be reduced • Major sports fields will become congested impacting on Council's ability to support active participation
	Rely on development contributions and seek a major strategic purchase	<ul style="list-style-type: none"> • Smaller greenspaces may continue to be provided locally • Recreational and sporting participation of the community is provided for • Potentially increased travel time to sports facilities.

Commentary and anticipated response:

Increased numbers of residents, particularly in areas that may experience higher than expected growth, place additional pressure on existing recreational facilities. As growth occurs, the availability of suitable land also becomes an issue, making it more difficult and expensive to provide appropriate facilities. Council prefers to utilise planning techniques to ensure that open space is provided within new developments, whilst investigating a new strategic land acquisition to increase the opportunities provided by Kensington Park. To address this issue Council will:

- review current parks and recreation sites to determine their area of benefit and capacity
- consider more strategic land purchases and provide funding for a major strategic land purchase
- complete strategic planning and identify land acquisition funding requirements for consideration in the next LTP.

Issue	Options	Implications
Quality requirements for sports turfs and facilities are increasing over time	Do nothing	<ul style="list-style-type: none"> Existing sporting facilities will deteriorate over time High performance local sports teams and individuals may be unable to train and compete locally The ability of the District to benefit from hosting large national or international events will be lost
	Maintain and renew existing facilities	<ul style="list-style-type: none"> More difficult to attract high performance sports teams and individuals to the District Reduced opportunity for hosting events, resulting in lost economic opportunity
	Upgrade facilities as required and develop new facilities	<ul style="list-style-type: none"> Increased costs to meet quality standards More development partnerships Potential District-wide economic benefits.

Commentary and anticipated response:

Hosting national or international sporting events brings a range of social and economic benefits to the District. However, there is a need to provide sports turfs and facilities that are of an appropriate standard. Council recognises that requirements/expectations for facilities and turfs are increasing over time and prefers to develop sporting facilities in partnership with other organisations as the need arises. To address this issue Council will:

- continue to assess new technologies, strategies and opportunities
- consult with the community as these issues arise, with funding options considered within future programmes
- consider developing facilities in partnership with other organisations.

Issue	Options	Implications
Balancing competing priorities for the renewal of core assets against funding for growth and increased Levels of Service	Focus only on funding renewals	<ul style="list-style-type: none"> Loss of amenity and opportunities for the community Will not meet increasing community expectations Unlikely to attract visitors and new residents
	Consolidate and prioritise 'Sense of Place' funding into a dedicated programme	<ul style="list-style-type: none"> Ability to focus on cornerstone projects Funding for projects to be completed on time and within budget Meets increasing expectations.

Commentary and anticipated response:

There is an increasing expectation for higher levels of amenity and 'more things to see and do' in both traditional infrastructure projects and as a result of key amenity projects completed or enhanced within recent years (i.e. the Hatea Loop and Pocket Park which have been broadly supported). As a growing District, there is a greater expectation to see these types of projects across our urban and rural areas, which can compete with renewals funding. To address this issue Council will:

- consolidate Sense of Place funding into a dedicated programme
- focus on cornerstone projects around Pohe Island and the Hatea Loop and the Blue/Green Network Strategy.

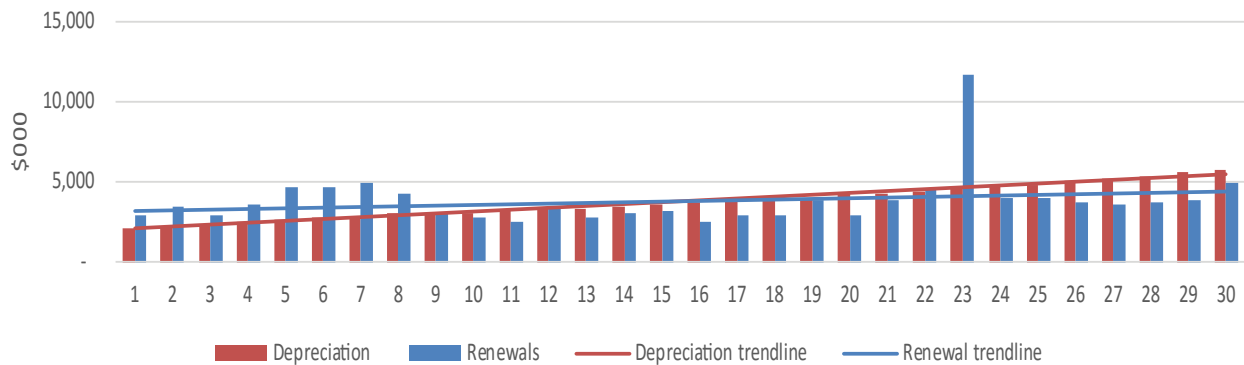
12.5 Activity funding strategy

12.5.1 Renewal profile

The parks and recreation renewals profile below shows the budgeted renewals for years 1-10 of the strategy relative to depreciation. Depreciation is then forecast for years 11-30 with renewal requirements identified through the AMP also

being forecast over that period. In doing so, the graph gives the reader an understanding of the required renewal budget relative to depreciation over the life of the strategy

Parks and recreation renewal expenditure for years 2018-2048



In preparing the renewals profile for the parks and recreation activity, a range of technical information and asset life data has been considered. These detailed assumptions and parameters are contained within the AMP.

Over the early years of the strategy, renewals track significantly higher than depreciation funding, with the trend then balancing out through the middle years of the strategy to average 102%.

There is a noticeable spike in coastal structure renewals in year 23, based on a large number of assets having the same install date. These assets are currently being assessed to determine their actual condition. Once the assessment report is available, Council will refine and smooth the renewals profile for these assets.

Also of note is that assets in some classes, predominantly turf based assets such as tracks, walkways and sports fields, may not have been entered in Council's asset management system. This means that these assets will not be within the above renewals to depreciation profile, which may be under projected.

Council has however assessed and funded, renewal requirements for these assets within the supporting AMP and LTP. With the recent adoption of a capitalisation policy Council will work through a programme to get these asset classes into our system where appropriate.

12.6 Levels of Service

The parks and recreation activity has the following Levels of Service, which are supported by performance measures included in Appendix B:

- Council will provide and maintain outdoor sporting facilities to support and promote active recreation of the community through participation in both organised and informal sporting activities.
- Council will provide and maintain a range of reserves, including built facilities, to meet the needs of the community as well as protecting and enhancing the natural environment.
- Council will convert or upgrade identified existing open spaces to provide a wider range of high quality recreational and leisure opportunities within the District for our community and visitors.
- Council will provide and maintain cemeteries and a crematorium in a satisfactory manner.

While the funding allocated will enable Levels of Service to be maintained over the life of this strategy, key challenges faced relate to the:

- acquisition of appropriate land for new or expanded sports fields, playgrounds and other facilities
- need to develop a new facility similar to Kensington Park
- rising cost of sports track renewals, although effects on Level of Service can be minimised through prioritisation and maintenance

- need to complete assessments of coastal assets (currently underway) to confirm the renewal profile
- need to balance/rationalise funding for growth and Levels of Service against renewals funding to ensure there is sufficient funding for core assets.

To address these issues, Council has provided for the acquisition of sports field and cemetery

land within the first 10 years of the strategy and will develop a land acquisition strategy to identify other strategic land acquisition requirements. The outcomes of that strategy will be considered in the next LTP.

Elsewhere, proactive management and prioritisation will be undertaken to maintain Levels of Service, with any additional funding requirements identified (i.e. for coastal assets) being considered in the next LTP.

12.6.1 Other significant or major capital expenditure

Major capital expenditure								
Description	2018 / 23	2023 / 28	2028 / 33	2033 / 38	2038 / 43	2043 / 48	Key Driver	Uninflated Cost (\$m)
Cemetery land acquisition - Ruakaka Cemetery							Growth	1.5
New seawall and groynes One Tree Point							LOS	2.68
Pohe Island – skate park upgrade							LOS	1.43
Town Basin – conversion of Carpark to Park							LOS	4.8
Land purchase and development -Whangarei Heads and Springs Flat							Growth	1.1
Sportsfield land purchase							Growth	10
Soccer hub at Tikipunga							LOS	1.15
Ruakaka fields, irrigation and lighting							Growth	0.87
Otaika Sportspark field upgrade							LOS	0.98
Okara Park carpark							LOS	0.68
Land for cemetery							Growth	1
Tutukaka car parking							Growth	1.1

12.6.2 Activity summary

Within the parks and recreation activity the need to balance limited funding across competing priorities is a key strategic issue.

13. Key assumptions

Description	Assumption	Uncertainty and risk
Levels of Service	Council will maintain current Levels of Service for the duration of this Infrastructure Strategy.	Level of uncertainty: Low - Medium Risk: Any reduction in the levels of funding may result in a loss of service levels.
Growth	Growth will continue at a rate and in locations, that are consistent with current growth models.	Level of uncertainty: Low - Medium Risk: Current growth models only have limited verification through census data. Any swings in growth may place additional pressure on infrastructure funding and/or Levels of Service. Council will mitigate this risk by monitoring growth, updating models with verified data and reprioritising programmes through annual plan processes where necessary.
Economic drivers	That economic drivers are consistent with those considered in the Whangarei District Growth Strategy: Sustainable Futures 30/50 30/50 Strategy and the spatial pattern provider for in current growth models.	Level of uncertainty: Low Risk: The 30/50 strategy and growth model consider, and are driven by, economic drivers affecting Whangarei district. Any changes from the drivers within those documents are likely to be immaterial, and can be reviewed through the requirements for a development strategy under the NPS-UDC.
Demand	Peak demand for infrastructure will continue to follow survey patterns.	Level of uncertainty: Low Risk: Seasonal population increases in some areas may place additional pressure on infrastructure and could temporarily impact Levels of Service. To mitigate this, Council will consider updating the peak population survey.
Capacity to deliver	That Council will be able to secure appropriate resourcing to deliver the increased capex programme.	Level of uncertainty: Medium Risk: Council's ability to deliver on the strategy is driven by resourcing the capex programme with skilled staff and contractors. In preparing the LTP capex programme, department managers for each activity have assessed the internal resourcing required to deliver over the life of the LTP. It is anticipated that the market will respond with contractor capacity.
Inflation	Unless stated otherwise, modelling, graphs and costs have been inflated by LGCI based on Business and Economic Research Limited (BERL) projections in accordance with the financial assumptions and model supporting the LTP.	Level of uncertainty: Medium - High Risk: Inflation may under- or over-stated. Impacts of this are considered under the financial assumptions supporting the LTP.
Depreciation	Depreciation rates and data on the useful lives of infrastructural assets are based on revaluation of the rate average for each activity, in accordance with the financial assumptions and model supporting the LTP.	Level of uncertainty: Low Risk: Depreciation may be under- or over-stated
Vested assets	Vested assets are fit-for-purpose and will meet their forecast lifecycle.	Level of uncertainty: Low - medium Risk: Faster than expected deterioration of vested assets could increase the need for renewals.
Asset modelling	Current asset condition modelling is subject to limitations, but reflects the best information available to Council for decision making at this time.	Level of uncertainty: Medium Risk: Uncertainty of asset condition may lead to poor prioritisation of funding and renewals. To mitigate this risk, Council will target funding for assessment of asset condition for older assets and in areas where works are planned. This risk will also reduce, over time, as more condition assessments are undertaken and modelling is validated.

Description	Assumption	Uncertainty and risk
Regulatory compliance	All regulatory requirements are complied with.	Level of uncertainty: Medium Risk: Forecasting is based on current regulatory requirements, including resource consents. Increasing regulatory requirements can lead to the need for high cost, unplanned upgrades or new assets. Changes to the regulatory environment are identified as a potential strategic issue and risk.
National water quality standards	Treated water quality complies with the New Zealand Drinking Water Standards and approved Public Health Risk Management Plans (Water Safety Plans) and that treatment plants can cope with changes to these standards with only minor upgrades.	Level of uncertainty: Low Risk: There is a risk of prosecution if Drinking Water Standards are not met. Council will monitor any changes to standards and respond where necessary.
National Policy Statement on Urban Development Capacity	The National Policy Statement on Urban Development Capacity sets out a process for high growth Councils to assess feasible capacity and produce a Development Strategy. While this process will not be completed prior to the adoption of this strategy, Council has assumed that it has sufficient feasible capacity based on initial assessments undertaken.	Level of uncertainty: Low Risk: Should Council not have sufficient feasible capacity it will need to provide for this through future planning and funding processes.
Service delivery models	Council has recently reviewed the delivery of services under Section 17A of the LGA. In doing so, Council has adopted a mixed delivery model with the delivery of many services covered by this strategy outsourced to contractors and some core services, such as treatment plant operation, retained in-house. It is assumed that service models will remain constant over the life of this strategy.	Level of uncertainty: Low Risk: A major change to the mechanism for infrastructure service delivery as part of future Section 17A review may affect how infrastructure is managed, resulting in different funding or priorities.
Fluoridation	There is no widespread fluoridation of the District's water supply and it is assumed that this will not be required over the life of this strategy.	Level of uncertainty: Low Risk: A decision to fluoridate drinking water would expose Council to unbudgeted upgrade costs.
Regional airport	That an upgrade to parts of the road network to support and service any new regional airport will be funded as part of the overall Airport proposal.	Level of uncertainty: Low Risk: The proposed regional airport is currently in the feasibility and site identification stages and roading requirements are not clear. To mitigate this risk Council will budget for any roading requirements as part of the project.

Appendix A: Asset management system objectives and actions

Asset management policy objectives	Asset management actions to achieve objectives
We recognise the International Infrastructure Management Manual as our best practice guideline, noting there may be discrepancies for Rooding as a result of NZTA requirements.	An Asset Management Policy is adopted by the Strategic Leadership Team (SLT).
	An Asset Management Strategy is adopted by SLT.
	AMPs are updated tri-annually and approved by SLT.
We actively engage with stakeholders in refining Levels of Service and we will monitor customer satisfaction.	Stakeholders are identified and communicated with to ensure expectations are understood and documented.
	Levels of Service are defined with consideration of these requirements.
	Performance against defined Levels of Service is reported annually.
We provide infrastructure to support District growth. We will evaluate new assets prior to their creation or vesting, to ensure they are economic to operate and maintain.	Spatial planning is undertaken to align infrastructure provision to growth.
	Where appropriate design/engineering standards provide for the lowest lifecycle cost (i.e. through the EES review).
We will ensure that asset management drives funding requirements, with planning using a 'bottom up' approach (that is, the funding will not drive asset management practice). Where funding to meet asset management requirements is not achievable, we will include a gap analysis of asset management requirements vs what can be achieved with the available funding.	AMP budgets (operations and capital) are prepared based on actual requirements to provide the defined Levels of Service.
	AMPs with long term expenditure and funding plans are in place to maintain assets to agreed Levels of Service.
	The Levels of Service impact from differences between AMP funding requirements and annual budgets is explained in our Annual Report.
	Priority is given to maintenance and renewal of existing assets over new assets, except where we've clearly consulted and agreed otherwise with the community.
	Asset network value and annual depreciation is recognized in financial accounts.
We continuously improve our asset knowledge, Asset Systems capability and we continuously review our asset assumptions.	The functionality and appropriateness of the Asset Management System is reviewed, with improvements programmed and budgeted.
	Discrepancies in asset registers are identified and rectified.
	Asset inventories hold condition and performance information to support informed decision-making.
We will prioritise looking after what we have before building new assets, except where we've clearly consulted and agreed otherwise with the community. We will not defer asset maintenance and replacement needs unless there is clear value for the community.	Asset data is regularly updated. Programmes to improve asset knowledge are developed and budgeted for.
	Asset maintenance and renewals are prioritized over new infrastructure.
	If new infrastructure is prioritised over the maintenance and renewal of existing infrastructure, the community should be consulted.
	Forward works programmes within the road corridor are regularly (at least annually) reviewed with renewals aligned to Rooding programme where possible.

Asset management policy objectives	Asset management actions to achieve objectives
We ensure personnel are adequately trained to manage our assets.	An Asset Management team structure is developed defining roles and responsibilities.
	Asset Management competency requirements are defined and Asset Management team capability is assessed.
We will develop asset management strategies aligned with this Policy and continuously improve our asset management systems.	Asset Management processes are documented and opportunities for refinement and efficiency are documented.
	AMIS needs are defined and capacity is assessed as suitable.
	The Asset Management System, policies and practices represent global best practice (IIMM) and would support ISO accreditation should Council implement certification following cost benefit analysis.
	An Asset Management risk register is maintained and actions are identified and evaluated to reduce the highest risks. These are reported to SLT.
	Asset Management Improvement Plans identify pathways to achievement of these Asset Management Objectives.
	Improvement Plans are reviewed quarterly with progress reported to the SLT.
We actively engage with internal stakeholders regarding associated strategies and management practices.	The Asset Management Strategy is communicated to internal stakeholders.

Appendix B: Levels of Service and performance measures

Mandatory Performance Measures (MPM) are highlighted yellow. Where changes from the 2015 LTP are proposed comment has been provided.

Water

We provide safe high quality drinking water to all our customers					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Whangarei District's four water supply areas have approved Water Safety Plans as determined by a Ministry of Health Drinking Water Assessor.	New	4	4	4	4
Compliance with the 2005 New Zealand Drinking Water Standards' requirements for bacterial monitoring.	100%	100%	100%	100%	100%
Customer's overall satisfaction with the water quality provided by WDC as measured in the annual Customer Satisfaction Survey (excludes 'don't knows').	New	≥95%	≥95%	≥95%	≥95%
The extent to which the local authority's drinking water supply complies with: (a) part 4 of the drinking-water standards (bacteria compliance criteria), and (b) part 5 of the drinking-water standards (protozoal compliance criteria).	Fully complies	Fully complies	Fully complies	Fully complies	Fully complies
The total number of complaints received by the local authority about any of the following: (a) drinking water clarity (b) drinking water taste (c) drinking water odour (d) drinking water pressure or flow (e) continuity of supply; and (f) the LA's response to any of these issues expressed per 1000 connections to the LA's networked reticulation system.	≤17	≤17	≤17	≤17	≤17
Where the local authority (LA) attends a callout in response to a fault or unplanned interruption to its networked reticulation system, the following median response times measured: (a) attendance for urgent callouts: from the time the LA received notification to the time service personnel reach the site (b) resolution of urgent callouts: from the time the LA received notification to the time that service personnel confirm resolution of the fault or interruption (c) attendance for non-urgent callouts: from the time that the LA receives notification to the time that service personnel reach the site; and (d) resolution of non-urgent callouts: from the time that the LA receives notification to the time that service personnel confirm resolution of the fault or interruption.	a) ≤ less than 1hr b) ≤ less than 4hrs c) ≤ less than 12hrs d) ≤ less than 24 hrs	a) ≤ less than 1hr b) ≤ less than 4hrs c) ≤ less than 12hrs d) ≤ less than 24 hrs	a) ≤ less than 1hr b) ≤ less than 4hrs c) ≤ less than 12hrs d) ≤ less than 24 hrs	a) ≤ less than 1hr b) ≤ less than 4hrs c) ≤ less than 12hrs d) ≤ less than 24 hrs	a) ≤ less than 1hr b) ≤ less than 4hrs c) ≤ less than 12hrs d) ≤ less than 24 hrs

The water supplied is continuous and is adequate for customers' use					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Customer's satisfaction with the water flow and pressure provided by WDC as measured in the annual Customer Satisfaction Survey.	New	≥95%	≥95%	≥95%	≥95%
In times of emergency there is adequate water supply available					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Whangarei City Water Supply Area has the ability to meet a 1 in 50-year drought. (based on 2009/10 event data adjusted for growth and losses).	New	≥81%	≥79%	≥79%	≥79%
Water restrictions imposed due to drought.	New	0	0	0	0
We manage the water supply system in a sustainable way that also caters for growth					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Residents in the District annually adopt water conservation techniques in their homes and/or businesses (as measured in the annual Customer Satisfaction Survey)	New	65%	65%	65%	65%
Water restrictions imposed due to drought	New	0	0	0	0
The percentage of real water loss from the local authority's networked reticulation system (including a description of the methodology used to calculate this). WaterNZ Benchloss	Less than 25%	Less than 25%	Less than 25%	Less than 25%	Less than 25%
Average annual consumption per ordinary use connection per day	Less than 500 litres	Less than 500 litres	Less than 500 litres	Less than 500 litres	Less than 500 litres

Changes to Levels of Service

The Levels of Service have been amended to separate out the aspects of service. An additional response to customer statement has been added.

- we provide safe high quality drinking water to all our customers
- the water supplied is continuous and the pressure is adequate for customers' use
- in times of emergency there is available supply
- we manage the water supply system in a sustainable way that also caters for growth

Wastewater

In defined service areas, Council will collect, treat and dispose of wastewater through a reliable wastewater network which is managed to ensure blockages, breaks or spillages are kept to a minimum

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Compliance with Territorial Authority (TA) resource consents for discharge from its sewerage system measured by the number of: (a) abatement notices (b) infringement notices (c) enforcement orders, and (d) convictions. received by the territorial authority in relation those resource consents.	0	0	0	0	0
The number of dry weather sewerage overflows from the TA's sewerage system, expressed per 1000 sewerage connections to that sewerage system.	≤1.35	≤1.35	≤1.35	≤1.35	≤1.35
Residents' satisfaction with sewerage reticulation, treatment and disposal services.	≥70%	≥70%	≥70%	≥70%	≥70%
The total number of complaints received by the TA about any of the following: (a) sewage odour (b) sewerage system faults (c) sewerage system blockages; and (d) the TA's response to issues with its sewerage system expressed per 1000 connections to the TA's sewerage system.	≤20	≤20	≤20	≤20	≤20
Where the TA attends to sewerage overflows resulting from a blockage or other fault in the TA's sewerage system, the following median response times measured:					
(a) attendance time: from the time that the TA receives notification to the time that service personnel reach the site; and	≤1 hr	≤1 hr	≤1 hr	≤1 hr	≤1 hr
(b) resolution time: from the time that the TA receives notification to the time that service personnel confirm resolution of the blockage or other fault.	≤7 hr	≤7 hr	≤7 hr	≤7 hr	≤7 hr
Council will provide well maintained and accessible public toilets in high use areas					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Residents' satisfaction with public toilets.	≥75%	≥75%	≥75%	≥75%	≥75%

Changes to Levels of Service

Minor adjustment have been made to clarify that the Level of Service applies to defined service areas.

Stormwater

Council will manage the stormwater network to minimise flood risks within defined service areas					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Compliance with the territorial authority's (TA) resource consents for discharge from its stormwater system, measured by the number of: (a) abatement notices (b) infringement notices (c) enforcement orders; and (d) convictions received by the TA in relation to those resource consents.	0	0	0	0	0
Residents' satisfaction with stormwater drainage service.	≥70%	≥70%	≥70%	≥70%	≥70%
The number of complaints received by a TA about the performance of its stormwater system, expressed per 1000 properties connected to the TA's stormwater system c.	≤16	≤16	≤16	≤16	≤16
(a) The number of flooding events ^a that occur in a TA district; and (b) for each flooding event, the number of habitable floors affected. ^b expressed per 1000 properties connected to the TA's stormwater system.	0 0	0 0	0 0	0 0	0 0
The median response time to attend a flooding event, measured from the time that the TA receives notification to the time service personnel reach the site. ^a	≤1 hr	≤1 hr	≤1 hr	≤1 hr	≤1 hr
<p>Notes</p> <p>a) A flooding event means an overflow of stormwater from a territorial authority's stormwater system that enters a habitable floor (Department of Internal Affairs, 2014). It does not therefore apply outside declared stormwater service areas, or to non-habitable structures such as garages and sheds, or to flooding of yards.</p> <p>b) While all flooding events will be recorded as per DIA requirements, the target is immunity from storm events with an annual exceedance probability (AEP) of more than 2% (1 in 50 year ARI). This is consistent with District Plan rules for minimum floor level.</p> <p>c) This target expresses per 1000 properties rather than a total, which would have resulted in a target of 15.7 per 1000 properties</p>					

Changes to levels of service

We are proposing some minor changes to the level of service statements to improve clarity.

Transportation

The District's roading network will be maintained in a satisfactory condition and in accordance with national safety and engineering standards					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
The change from the previous financial year in the number of fatalities and serious injury crashes on local road network, expressed as a number.	0	0	0	0	0
Residents' satisfaction with the roading network.	≥61%	≥61%	≥61%	≥61%	≥61%
The average quality of a ride on a sealed local road network, measured by smooth travel exposure.	≥87%	≥87%	≥87%	≥87%	≥87%
The percentage of the sealed local road network that is resurfaced.	≥8%	≥8%	≥8%	≥8%	≥8%
The percentage of the sealed local road network that is rehabilitated.	≥0.6 %	≥0.6%	≥0.6%	≥0.6%	≥0.6%
The percentage of customer service requests relating to roads and footpaths to which the territorial authority responds within the time frame specified in the Long Term Plan. Note: this is not stated in the District Plan.	≥95%	≥95%	≥95%	≥95%	≥95%
We will support alternative transport methods					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
The percentage of footpaths within a territorial authority district that fall within the level of service or service standard for the condition of footpaths that is set out in the territorial authority's relevant document (such as its annual plan, activity management plan, asset management plan, annual works programme or long term plan).	≥ 80% in fair or better condition	≥ 80% in fair or better condition	≥ 80% in fair or better condition	≥ 80% in fair or better condition	≥ 80% in fair or better condition
Travel times in and around the network will be predictable and disruptions to the network will be well managed and communicated					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Residents' satisfaction with the way the District is managing its morning and evening traffic flows.	≥70%	≥70%	≥70%	≥70%	≥70%

Changes to Levels of Service

Changes to the Levels of Service and performance measures recognise a need for clear and definable measures that more accurately define the expected outcome and target.

Flood Protection

Council will provide a reliable and sustainable flood protection scheme, which is managed to mitigate flooding within the Hikurangi Swamp Scheme area to an acceptable level.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
The major flood protection and control works that are maintained, repaired and renewed to the key standards defined in the local authority's relevant planning documents (such as its activity management plan, asset management plan, annual works programme or long term plan).	Yes	Yes	Yes	Yes	Yes
The number of infringement or abatement notices issued by Northland Regional Council in relation to the scheme consent.	0	0	0	0	0

Changes to levels of service

No changes are proposed.

Solid Waste

Council will provide kerbside refuse and recycling collection services to all properties in the District and transfer stations will be operated throughout the District

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Customer satisfaction with solid waste collection and recycling services and transfer stations (excluding don't knows)	≥85%	≥85%	≥85%	≥85%	≥85%

Council will foster waste minimisation by supporting recycling and waste reduction practices so that a continued reduction in refuse sent to landfill occurs

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
To reduce waste disposed of to landfill to below 500 kg per person by 2020.	New	-	-	<500	<500
To recycle at least 35% of waste collected at the roadside from households	New	≥35%	≥35%	≥35%	≥35%
Council will recycle, compost or reuse at least 50% of materials at transfer stations by 2020.	New	-	-	≥50%	≥50%
Council will recycle, compost or reuse at least 50% of materials at transfer stations by 2020.			≥50%	≥50%	≥50%

Council will provide and empty public rubbish bins and undertake litter control throughout public places in the district

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Residents' satisfaction with litter control.	≥75%	≥75%	≥75%	≥75%	≥75%

Changes to levels of service

The waste reduction target is more representative when calculated for the entire District rather than just for kerbside collections. Where possible, the targets avoid the effects of population growth but they will be factored into results, where necessary. Target levels of service have been consulted

through consultation on the Waste Management and Minimisation Plan 2017.

Parks and Recreation

Council will provide and maintain outdoor sporting facilities to support and promote active recreation of the community through participation in both organised and informal sporting activities.					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Sports parks will be provided to meet the community's needs.*	≥176hrs	≥187 hrs	≥196 hrs	≥201 hrs	≥199 hrs
Council will provide and maintain a range of reserves, including built facilities, to meet the needs of the community as well as protecting and enhancing the natural environment.					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Average satisfaction rating of sports' codes with sports' parks.	≥82%	≥84%	≥84%	≥85%	≥86%
Residents' satisfaction with neighbourhood, civic space, cultural heritage, public gardens, and recreational and ecological linkages to parks.	≥90%	≥90%	≥90%	≥90%	≥90%
Council will convert or upgrade identified existing open spaces to provide a wider range of high quality recreational and leisure opportunities within the District for our community and visitors.					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Hectares of open space land transformed does not drop below**	≥0.5ha	≥0.5 ha	≥0.5 ha	≥0.5 ha	≥0.5 ha
Residents' perception that Council is making sufficient investment in developing a strong sense of place for the District and its communities.	≥70%	≥70%	≥70%	≥70%	≥70%
Council will provide and maintain cemeteries and a crematorium in a satisfactory manner.					
Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Residents' satisfaction with cemeteries.	≥90%	≥90%	≥90%	≥90%	≥90%

* This measure is expressed as the number of hours available at sports parks per 1000 members of the District population during the winter season.

** This measure relates to parks and reserve lands that have been developed with amenities that promote increased public use

Changes to levels of service

Minor changes to the level of service statements to improve clarity. Update targets to reflect investment in levels of service.

PROPOSED STATEMENTS OF SERVICE PROVISION

Introduction

Council's work is grouped into nine key activities as well as support services in this Long Term Plan:

GROUP OF ACTIVITIES	ACTIVITY
 1. Transportation	Transportation
 2. Water	Water
 3. Solid Waste	Solid Waste
 4. Wastewater	Wastewater
 5. Stormwater	Stormwater
 6. Flood Protection	Hikurangi Flood Protection Scheme
 7. Community Facilities and Services	 Parks and Recreation
	 Libraries
	 Community Property
	 Community Development
	 Venues and Events
 8. Governance and Strategy	 Customer Services
	 Democracy and Assurance
	 Strategy
 9. Planning and Regulatory Services	 District Planning
	 Resource Consents
	 Building Control
	 Health and Bylaws
 10. Support Services	Support Services

The information provided about each of the ten activities includes:

- purpose and strategic fit across the organisation
- how it relates to the Community Outcomes
- the money we have budgeted for the activity
- Levels of Service (what Council will provide and to what extent)
- performance measures and targets for 2018-28 (how you will be able to tell whether we have done what we said we would do).
- The capital projects associated with each activity

The performance measures and targets will be used to report Council's achievements back to the community in the Annual Report.

We all want a vibrant, attractive and thriving District

Our job is to take on board the things that the community wants and can expect from us in terms of services, assets and activities. We then work out a plan to provide those, check with the community that the plan is right, and then do it.

We also need to take into account the laws that govern our responsibilities, what we must and must not do and how we do it. Some things are in Council's job description, some things are not.

We must work out the costs of the works, activities and services we are required to offer, and how these will be funded. When we consider how things are funded we need to take into account fairness and how much our communities can afford to pay.

Timeframes are another factor, taking into account, growth, the age of assets and the resources available to do the work.

Everything that Council does is aimed at making Whangarei a great place for the resident community and visitors to live, work, play, invest and visit. We have summed these up in our Vision and Community Outcomes.

In the community engagement leading up to this Draft LTP we received strong messages through meetings and feedback. We heard that you wanted us to:

- provide efficient services and assets
- be positive about the future
- care for the environment
- take pride in our District
- enable our residents to live a good life here
- be prudent with our finances.

The result was a fresh 'take' on our Vision and Community Outcomes.

Our vision

A vibrant, attractive and thriving District.

Our community outcomes

Efficient and resilient core services



- It is easy and safe for everyone to travel around the District
- There are opportunities to walk and cycle
- The District is well prepared for growth and can adapt to change
- Services are supplied in ways that benefit the environment.

Positive about the future



- The District has productive land, people and a thriving City centre
- There is a fair urban/rural balance
- Council has clear, simple documents and rules
- The District embraces new technology and opportunities.

Caring for the environment



- Communities work to keep the environment clean and healthy
- Access to the coast is protected
- Open spaces in parks and streets are places where nature thrives
- The District is positively adapting to climate change.

Proud to be local



- The District is neat, tidy and looks attractive
- Public areas feel and are safe
- There is always something to do and see
- There are opportunities for people of all abilities, ages and life stages to be active.

Whangarei District Council Prospective Summary Funding Impact Statement

	Annual Plan 2017-18 \$000	Year 1 2018-19 \$000	Year 2 2019-20 \$000	Year 3 2020-21 \$000	Year 4 2021-22 \$000	Year 5 2022-23 \$000	
Sources of Operating Funding							
General rates, uniform annual general charges, rates penalties	53,564	41,374	43,541	45,821	48,220	50,792	
Targeted rates	38,812	55,676	57,778	59,978	62,287	64,755	
Subsidies and grants for operating purposes	6,629	6,994	7,305	7,783	7,864	8,119	
Fees and charges	12,987	13,114	13,759	14,447	15,186	15,993	
Interest and dividends from investments	1,509	1,368	1,361	1,356	1,352	1,350	
Local authorities fuel tax, fines, infringement fees and other receipts	9,657	9,633	9,838	10,014	10,251	10,892	
Total Operating Funding	123,158	128,160	133,582	139,398	145,159	151,902	
Applications of Operating Funding							
Payments to staff and suppliers	86,982	92,141	94,339	95,229	99,444	101,390	
Finance Costs	8,059	6,709	7,845	9,190	9,924	10,728	
Other operating funding applications	-	-	-	-	-	-	
Total Applications of Operating Funding	95,041	98,851	102,183	104,419	109,368	112,117	
Surplus / (Deficit) of Operating Funding	28,117	29,309	31,398	34,979	35,791	39,784	
Sources of Capital Funding							
Subsidies and grants for capital expenditure	13,312	11,672	12,493	11,849	12,492	12,681	
Development and financial contributions	3,028	4,640	4,794	4,952	5,114	5,012	
Increase / (decrease) in debt	18,314	24,206	38,114	15,440	14,067	8,879	
Gross proceeds from sale of assets	-	-	-	-	-	-	
Other dedicated capital funding	-	50	-	772	789	-	
Lump sum contributions	53	-	-	-	-	-	
Total Sources of Capital Funding	34,707	40,568	55,400	33,013	32,462	26,572	
Applications of Capital Funding							
Capital expenditure							
to meet additional demand	4,628	8,357	11,845	6,563	7,714	9,189	
to improve levels of service	13,669	30,340	40,439	19,710	24,358	19,984	
to replace existing assets	43,697	30,481	36,562	38,005	35,270	36,794	
(Increase) / decrease in reserves	830	699	(2,047)	3,713	912	390	
(Increase) / decrease of investments	-						
Total Applications of Capital Funding	62,824	69,876	86,799	67,992	68,253	66,356	
Surplus / (Deficit) of Capital Funding	(28,117)	(29,309)	(31,398)	(34,979)	(35,791)	(39,784)	
Funding Balance	-	-	-	-	-	-	

	Year 6 2023-24 \$000	Year 7 2024-25 \$000	Year 8 2025-26 \$000	Year 9 2026-27 \$000	Year 10 2027-28 \$000	
Sources of Operating Funding						
	53,502	56,409	59,531	62,826	66,351	General rates, uniform annual general charges, rates penalties
	67,345	70,116	73,082	76,201	79,542	Targeted rates
	8,350	8,628	8,924	9,229	9,610	Subsidies and grants for operating purposes
	16,802	17,684	18,648	19,676	20,811	Fees and charges
	1,350	1,350	1,350	1,350	1,350	Interest and dividends from investments
	10,765	11,046	11,313	11,646	12,070	Local authorities fuel tax, fines, infringement fees and other receipts
	158,114	165,234	172,848	180,927	189,733	Total Operating Funding
Applications of Operating Funding						
	105,497	107,555	109,492	113,049	116,336	Payments to staff and suppliers
	11,082	10,928	11,247	11,401	11,328	Finance Costs
	-	-	-	-	-	Other operating funding applications
	116,579	118,482	120,738	124,450	127,664	Total Applications of Operating Funding
	41,535	46,752	52,109	56,477	62,069	Surplus / (Deficit) of Operating Funding
Sources of Capital Funding						
	12,914	13,811	17,041	17,925	19,261	Subsidies and grants for capital expenditure
	5,127	5,250	5,381	5,516	5,659	Development and financial contributions
	803	4,415	5,414	(2,313)	(2,196)	Increase / (decrease) in debt
	-	-	-	-	-	Gross proceeds from sale of assets
	-	-	-	-	-	Other dedicated capital funding
	-	-	-	-	-	Lump sum contributions
	18,844	23,475	27,836	21,128	22,724	Total Sources of Capital Funding
Applications of Capital Funding						
						Capital expenditure
	5,896	9,266	15,967	20,410	23,403	to meet additional demand
	9,744	12,643	19,255	12,362	18,186	to improve levels of service
	42,246	49,021	44,325	42,756	43,196	to replace existing assets
	2,493	(703)	398	2,077	9	(Increase) / decrease in reserves
						(Increase) / decrease of investments
	60,380	70,227	79,945	77,605	84,793	Total Applications of Capital Funding
	(41,535)	(46,752)	(52,109)	(56,477)	(62,069)	Surplus / (Deficit) of Capital Funding
	-	-	-	-	-	Funding Balance



1. Transportation

Purpose and strategic fit

The ease of movement of people and goods is of critical importance to our thriving District. The way we move supports economic transactions, growth and development, social cohesion, health and the day-to-day running of our communities. It is one of the most important functions we provide.

Strategically, as a core service it is important that our transport network is efficient and provides choice. It recognises that, in certain parts of the network, pedestrians and cyclists are the priority. As our District grows, public transport will become more important.

An integrated, safe, responsive, and sustainable land transport system is a fundamental requirement of every district council under the Local Government Act 2002. We are the road-controlling authority for the District and we are responsible for planning, creating, operating, maintaining and rehabilitating all roads (except State Highways) in a financially responsible manner.

Potential negative effects

Transportation activities contribute to a number of negative environmental effects including water quality, air quality, noise and safety-related issues. However, all activities are undertaken in accordance with environmental standards. We invest in walking and cycling to help reduce some of these impacts.

Contribution to Community Outcomes



Efficient and resilient core services

A transportation network is provided that enables a range of transport options to facilitate easy and safe travel around the District.

Transportation also provides safe and connected walking and cycling opportunities.

Road, footpath and cycle networks are managed and planned in a way that ensures it aligns with our District's growth and is supplied in an efficient way.



Caring for the environment

Street design and landscaping can contribute to our natural environment, particularly in urban areas.

Future transport infrastructure will recognise the need to adapt to effects of climate change.

Walking and cycling can help to protect our environment. They also have significant health and wellbeing benefits.



Positive about the future

Our transport network is of strategic importance to our future prosperity. Our roads are used by residents to get to and from work, by business to transport goods and by visitors to travel around our District.



Proud to be local

Maintenance of our local streets helps the District look neat and tidy.

The quality design of our streets can make our District safe and more attractive.

● **High Contribution**

● **Medium Contribution**

Levels of service

Mandatory Performance Measures

- 1.1 The District's roading network will be maintained in a satisfactory condition and in accordance with national safety and engineering standards.**

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
The change from the previous financial year in the number of fatalities and serious injury crashes on local road network, expressed as a number.	0	0	0	0	0
Residents' satisfaction with the roading network.	≥61%	≥61%	≥61%	≥61%	≥61%
The average quality of a ride on a sealed local road network, measured by smooth travel exposure.	≥87%	≥87%	≥87%	≥87%	≥87%
The percentage of the sealed local road network that is resurfaced.	≥8%	≥8%	≥8%	≥8%	≥8%
The percentage of the sealed local road network that is rehabilitated.	≥0.6 %	≥0.6%	≥0.6%	≥0.6%	≥0.6%
The percentage of customer service requests relating to roads and footpaths to which the territorial authority responds within the time frame specified in the Long Term Plan. Note: this is not stated in the District Plan.	≥95%	≥95%	≥95%	≥95%	≥95%

- 1.2 We will support alternative transport methods.**

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
The percentage of footpaths within a territorial authority district that fall within the level of service or service standard for the condition of footpaths that is set out in the territorial authority's relevant document (such as its annual plan, activity management plan, asset management plan, annual works programme or long term plan).	≥ 80% in fair or better condition	≥ 80% in fair or better condition	≥ 80% in fair or better condition	≥ 80% in fair or better condition	≥ 80% in fair or better condition

- 1.3 Travel times in and around the network will be predictable and disruptions to the network will be well managed and communicated.**

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Residents' satisfaction with the way the District is managing its morning and evening traffic flows.	≥70%	≥70%	≥70%	≥70%	≥70%

Changes to Levels of Service

Changes to the Levels of Service and performance measures recognise a need for clear and definable measures that more accurately define the expected outcome and target.

Transportation funding impact statement

	Annual Plan 2017-18 \$000	Year 1 2018-19 \$000	Year 2 2019-20 \$000	Year 3 2020-21 \$000	Year 4 2021-22 \$000	Year 5 2022-23 \$000	
Sources of Operating Funding							
General rates, uniform annual general charges, rates penalties	14,903	-	-	-	-	-	
Targeted rates	35	15,194	15,983	16,812	17,685	18,620	
Subsidies and grants for operating purposes	6,569	6,933	7,244	7,719	7,799	8,053	
Fees and charges	1,900	1,328	1,364	1,401	1,439	1,479	
Internal charges and overheads recovered	-	-	-	-	-	-	
Local authorities fuel tax, fines, infringement fees and other receipts	783	646	649	651	653	655	
Total Operating Funding	24,190	24,102	25,239	26,583	27,576	28,808	
Applications of Operating Funding							
Payments to staff and suppliers	13,111	13,958	14,431	14,836	15,408	15,913	
Finance Costs	4,164	4,095	4,314	4,238	4,488	4,683	
Internal charges and overheads applied	1,603	1,033	1,100	1,136	1,201	1,248	
Other operating funding applications	-	-	-	-	-	-	
Total Applications of Operating Funding	18,878	19,087	19,845	20,210	21,098	21,844	
Surplus / (Deficit) of Operating Funding	5,312	5,014	5,395	6,373	6,478	6,964	
Sources of Capital Funding							
Subsidies and grants for capital expenditure	13,312	11,672	12,493	11,849	12,492	12,681	
Development and financial contributions	1,277	1,957	2,022	2,089	2,157	2,114	
Increase / (decrease) in debt	4,340	5,727	10,195	5,020	5,879	4,825	
Gross proceeds from sale of assets	-	-	-	-	-	-	
Other dedicated capital funding	-	-	-	-	-	-	
Lump sum contributions	-	-	-	-	-	-	
Total Sources of Capital Funding	18,929	19,356	24,710	18,957	20,528	19,620	
Applications of Capital Funding							
Capital expenditure							
to meet additional demand	4,341	3,227	3,897	3,235	3,322	3,478	
to improve levels of service	5,799	3,820	4,764	3,448	3,116	3,512	
to replace existing assets	15,800	16,778	16,764	17,439	18,632	19,057	
Increase / (decrease) in reserves	(1,699)	545	4,680	1,208	1,936	536	
Increase / (decrease) of investments	-	-	-	-	-	-	
Total Applications of Capital Funding	24,241	24,370	30,105	25,331	27,006	26,583	
Surplus / (Deficit) of Capital Funding	(5,312)	(5,014)	(5,395)	(6,373)	(6,478)	(6,964)	
Funding Balance	-	-	-	-	-	-	

	Year 6 2023-24 \$'000	Year 7 2024-25 \$'000	Year 8 2025-26 \$'000	Year 9 2026-27 \$'000	Year 10 2027-28 \$'000	
Sources of Operating Funding						
	-	-	-	-	-	General rates, uniform annual general charges, rates penalties
	19,605	20,662	21,797	22,994	24,279	Targeted rates
	8,282	8,559	8,853	9,156	9,536	Subsidies and grants for operating purposes
	1,520	1,564	1,611	1,660	1,721	Fees and charges
	-	-	-	-	-	Internal charges and overheads recovered
	658	662	664	668	675	Local authorities fuel tax, fines, infringement fees and other receipts
	30,066	31,447	32,925	34,478	36,211	Total Operating Funding
Applications of Operating Funding						
	16,331	16,880	17,460	18,065	18,810	Payments to staff and suppliers
	4,796	4,752	4,605	4,774	4,818	Finance Costs
	1,296	1,341	1,386	1,435	1,491	Internal charges and overheads applied
	-	-	-	-	-	Other operating funding applications
	22,422	22,973	23,452	24,274	25,119	Total Applications of Operating Funding
	7,644	8,474	9,474	10,204	11,092	Surplus / (Deficit) of Operating Funding
Sources of Capital Funding						
	12,914	13,811	17,041	17,925	19,261	Subsidies and grants for capital expenditure
	2,163	2,214	2,270	2,327	2,387	Development and financial contributions
	4,532	7,397	4,422	10,888	8,858	Increase / (decrease) in debt
	-	-	-	-	-	Gross proceeds from sale of assets
	-	-	-	-	-	Other dedicated capital funding
	-	-	-	-	-	Lump sum contributions
	19,609	23,422	23,732	31,140	30,506	Total Sources of Capital Funding
Applications of Capital Funding						
						Capital expenditure
	3,283	4,733	7,302	14,075	13,975	to meet additional demand
	2,681	3,299	4,757	5,126	5,231	to improve levels of service
	19,675	20,280	21,448	21,894	22,844	to replace existing assets
	1,613	3,584	(302)	248	(451)	Increase / (decrease) in reserves
	-	-	-	-	-	Increase / (decrease) of investments
	27,253	31,896	33,206	41,344	41,598	Total Applications of Capital Funding
	(7,644)	(8,474)	(9,474)	(10,204)	(11,092)	Surplus / (Deficit) of Capital Funding
	-	-	-	-	-	Funding Balance

Transportation capital works

Programme	Project	LTP Year 1 2018-19 \$000	LTP Year 2 2019-20 \$000	LTP Year 3 2020-21 \$000	LTP Year 4-6 2020-24 \$000	LTP Year 7-10 2024-28 \$000
Amenity Lighting	Amenity Lighting	-	-	97	307	453
Bus Shelters	Bus Shelters	92	94	96	301	436
Bus Terminal	Bus Terminal Development/ Relocation	-	-	320	-	-
Coastal Protection	Coastal Protection Structures - Roothing	82	84	86	273	403
Cycleways - Subsidised	Cycleways - Programmed Work	2,772	3,182	2,144	5,279	2,423
Footpaths	Footpaths Renewals	355	372	390	1,298	2,001
Footpaths	New Footpaths	408	417	426	1,337	1,938
Minor Improvements to Roothing Network	Minor Improvements to Network	6,610	5,217	5,358	15,612	23,064
Other Roothing Projects	McEwan Road Upgrade	-	-	-	-	1,272
Other Roothing Projects	One Tree Point Road Up- grade	-	-	-	-	1,004
Other Roothing Projects	Port Road Upgrade	-	-	-	-	8,676
Other Roothing Projects	Riverside Drive/Onerahi Road Upgrade	-	-	-	-	24,561
Other Roothing Projects	Ruakaka Beach Road Up- grade	-	-	-	-	1,875
Parking	Parking Renewals	224	230	237	750	1,108
Roothing Drainage	Drainage Renewals	1,081	1,110	1,141	3,613	5,338
Roothing Subdivision Works Contribution	Subdivision Works Contri- bution	51	52	53	167	242
Seal Extensions	Seal Extensions - Unsubsi- dised	1,032	1,061	-	891	2,417
Sealed Road Pavement Rehabilitation	Sealed Road Pavement Rehabilitation	3,978	4,134	4,296	13,922	21,367
Sealed Road Resurfacing	Sealed Road Resurfacing	4,182	4,346	4,516	14,635	22,463
Sense of Place	Community Led Develop- ment	-	-	297	312	-
Structures Component Replacement	Structures Component Replacement	1,020	1,048	1,076	3,409	5,036
Traffic Signs & Signals	Traffic Sign & Signal Re- newals	867	890	915	2,897	4,280
Transportation Planning Studies & Strategies	Transport Planning Studies & Strategies	255	261	213	444	359
Unsealed Road Metalling	Unsealed Road Metalling	816	840	864	6,296	9,403
Urban Intersection Up- grades	Urban Intersection Up- grades	-	2,085	1,598	5,013	4,846
	Transportation Total	23,825	25,425	24,123	76,757	144,965



2. Water

Purpose and strategic fit

We provide fresh, clean, healthy water to our District. This core service is essential for our District to thrive and to be vibrant. Our water supply provides water for households to drink and use and it plays an important role in many industrial, commercial and some agricultural businesses. Water is also provided to fight fires within the spread of our network. The water is delivered via a network of treatment plants, reservoirs, pump stations and pipelines.

Strategically, the focus for the future is on the quality and resilience of this service. We provide water that meets the necessary Ministry of Health standards. We also ensure our water supply is resilient to change through water efficiency programmes and infrastructure upgrades.

Potential negative effects

Provision of water can contribute to a number of negative environmental effects through the abstraction of water from bores and dams. However, all activities are undertaken in accordance with environmental standards. We invest in new technology and methods to assist in reducing some of these environmental impacts.

Contribution to Community Outcomes



Efficient and resilient core services

The provision of water is a core service. It supports our communities and our commercial, industrial and agricultural activities.

Water is supplied in a planned, managed and efficient way to ensure it aligns with our District's growth.



Caring for the environment

The management of our water supply can support a clean and healthy environment through initiatives such as water conservation.



Positive about the future

New technology will be used to monitor to the quality of our drinking water.

The provision of water to appropriate locations across urban and rural areas of the District enables productivity.

● High Contribution

● Medium Contribution

Levels of Service

Mandatory Performance Measures

2.1 We provide safe, high-quality drinking water to all our customers

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Whangarei District's four water supply areas have approved Water Safety Plans as determined by a Ministry of Health Drinking Water Assessor.	New	4	4	4	4
Compliance with the 2005 New Zealand Drinking Water Standards' requirements for bacterial monitoring.	100%	100%	100%	100%	100%
Customer's overall satisfaction with the water quality provided by WDC as measured in the annual Customer Satisfaction Survey (excludes 'don't knows').	New	≥95%	≥95%	≥95%	≥95%
The extent to which the local authority's drinking water supply complies with: (a) part 4 of the drinking-water standards (bacteria compliance criteria), and (b) part 5 of the drinking-water standards (protozoal compliance criteria).	Fully complies	Fully complies	Fully complies	Fully complies	Fully complies
The total number of complaints received by the local authority about any of the following: (a) drinking water clarity (b) drinking water taste (c) drinking water odour (d) drinking water pressure or flow (e) continuity of supply; and (f) the LA's response to any of these issues expressed per 1000 connections to the LA's networked reticulation system.	≤17	≤17	≤17	≤17	≤17

Where the local authority (LA) attends a callout in response to a fault or unplanned interruption to its networked reticulation system, the following median response times measured:

(a) attendance for urgent callouts: from the time the LA received notification to the time service personnel reach the site	a) ≤ less than 1hr	a) ≤ less than 1hr	a) ≤ less than 1hr	a) ≤ less than 1hr	a) ≤ less than 1hr
(b) resolution of urgent callouts: from the time the LA received notification to the time that service personnel confirm resolution of the fault or interruption	b) ≤ less than 4hrs	b) ≤ less than 4hrs	b) ≤ less than 4hrs	b) ≤ less than 4hrs	b) ≤ less than 4hrs
(c) attendance for non-urgent callouts: from the time that the LA receives notification to the time that service personnel reach the site; and	c) ≤ less than 12hrs	c) ≤ less than 12hrs	c) ≤ less than 12hrs	c) ≤ less than 12hrs	c) ≤ less than 12hrs
(d) resolution of non-urgent callouts: from the time that the LA receives notification to the time that service personnel confirm resolution of the fault or interruption.	d) ≤ less than 24 hrs	d) ≤ less than 24 hrs	d) ≤ less than 24 hrs	d) ≤ less than 24 hrs	d) ≤ less than 24 hrs

2.2 The water supplied is continuous and is adequate for customers' use.

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Customer's satisfaction with the water flow and pressure provided by WDC as measured in the annual Customer Satisfaction Survey.	New	≥95%	≥95%	≥95%	≥95%

2.3 In times of emergency there is adequate water supply available.

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Whangarei City Water Supply Area has the ability to meet a 1 in 50-year drought. (based on 2009/10 event data adjusted for growth and losses).	New	≥81%	≥79%	≥79%	≥79%
Water restrictions imposed due to drought.	New	0	0	0	0

2.4 We manage the water supply system in a sustainable way that also caters for growth.

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Residents in the District annually adopt water conservation techniques in their homes and/or businesses (as measured in the annual Customer Satisfaction Survey).	New	≥65%	≥65%	≥65%	≥65%
Water restrictions imposed due to drought.	New	0	0	0	0
The percentage of real water loss from the local authority's networked reticulation system (including a description of the methodology used to calculate this). WaterNZ Benchloss	≤ Less than 25%	≤ Less than 25%	≤ Less than 25%	≤ Less than 25%	≤ Less than 25%
The average consumption of drinking water per day per resident within the territorial authority district.	≤ Less than 500 litres	≤ Less than 500 litres	≤ Less than 500 litres	≤ Less than 500 litres	≤ Less than 500 litres

Changes to Levels of Service

The Levels of Service have been amended to separate out the aspects of service. An additional response to customer statement has been added.

- we provide safe high quality drinking water to all our customers
- the water supplied is continuous and the pressure is adequate for customers' use
- in times of emergency there is available supply
- we manage the water supply system in a sustainable way that also caters for growth.

Water funding impact statement

	Annual Plan 2017-18 \$000	Year 1 2018-19 \$000	Year 2 2019-20 \$000	Year 3 2020-21 \$000	Year 4 2021-22 \$000	Year 5 2022-23 \$000	
Sources of Operating Funding							
General rates, uniform annual general charges, rates penalties	-	-	-	-	-	-	
Targeted rates	14,282	14,839	14,944	15,050	15,157	15,266	
Subsidies and grants for operating purposes	-	-	-	-	-	-	
Fees and charges	134	169	173	177	181	185	
Internal charges and overheads recovered	-	-	-	-	-	-	
Local authorities fuel tax, fines, infringement fees and other receipts	1,242	1,404	1,354	830	834	684	
Total Operating Funding	15,658	16,412	16,470	16,057	16,172	16,134	
Applications of Operating Funding							
Payments to staff and suppliers	6,615	7,180	7,286	7,452	7,554	7,758	
Finance Costs	-	-	-	-	-	-	
Internal charges and overheads applied	2,711	2,506	2,641	2,712	2,937	3,025	
Other operating funding applications	-	-	-	-	-	-	
Total Applications of Operating Funding	9,326	9,686	9,926	10,165	10,492	10,782	
Surplus / (Deficit) of Operating Funding	6,332	6,726	6,544	5,892	5,680	5,352	
Sources of Capital Funding							
Subsidies and grants for capital expenditure	-	-	-	-	-	-	
Development and financial contributions	616	944	975	1,007	1,040	1,019	
Increase / (decrease) in debt	-	-	-	-	-	-	
Gross proceeds from sale of assets	-	-	-	-	-	-	
Other dedicated capital funding	-	-	-	-	-	-	
Lump sum contributions	-	-	-	-	-	-	
Total Sources of Capital Funding	616	944	975	1,007	1,040	1,019	
Applications of Capital Funding							
Capital expenditure							
to meet additional demand	-	2,196	5,665	890	2,099	1,140	
to improve levels of service	-	2,155	5,016	2,003	5,050	2,545	
to replace existing assets	3,705	4,686	8,321	4,724	3,629	4,311	
Increase / (decrease) in reserves	3,243	(1,367)	(11,484)	(718)	(4,058)	(1,625)	
Increase / (decrease) of investments	-	-	-	-	-	-	
Total Applications of Capital Funding	6,948	7,670	7,519	6,899	6,720	6,372	
Surplus / (Deficit) of Capital Funding	(6,332)	(6,726)	(6,544)	(5,892)	(5,680)	(5,352)	
Funding Balance	-	-	-	-	-	-	

	Year 6 2023-24 \$'000	Year 7 2024-25 \$'000	Year 8 2025-26 \$'000	Year 9 2026-27 \$'000	Year 10 2027-28 \$'000	
Sources of Operating Funding						
	-	-	-	-	-	General rates, uniform annual general charges, rates penalties
	15,376	15,488	15,603	15,719	15,838	Targeted rates
	-	-	-	-	-	Subsidies and grants for operating purposes
	189	194	199	203	209	Fees and charges
	-	-	-	-	-	Internal charges and overheads recovered
	655	593	226	2	2	Local authorities fuel tax, fines, infringement fees and other receipts
	16,220	16,275	16,028	15,924	16,048	Total Operating Funding
Applications of Operating Funding						
	7,932	8,118	8,367	8,548	8,776	Payments to staff and suppliers
	-	21	264	452	500	Finance Costs
	3,135	3,256	3,315	3,411	3,554	Internal charges and overheads applied
	-	-	-	-	-	Other operating funding applications
	11,067	11,395	11,946	12,412	12,831	Total Applications of Operating Funding
	5,153	4,880	4,082	3,513	3,218	Surplus / (Deficit) of Operating Funding
Sources of Capital Funding						
	-	-	-	-	-	Subsidies and grants for capital expenditure
	1,043	1,068	1,095	1,122	1,151	Development and financial contributions
	-	606	7,134	6,084	2,925	Increase / (decrease) in debt
	-	-	-	-	-	Gross proceeds from sale of assets
	-	-	-	-	-	Other dedicated capital funding
	-	-	-	-	-	Lump sum contributions
	1,043	1,673	8,229	7,206	4,076	Total Sources of Capital Funding
Applications of Capital Funding						
						Capital expenditure
	203	1,563	4,377	3,738	1,151	to meet additional demand
	336	1,928	1,878	1,606	504	to improve levels of service
	8,052	11,546	6,056	5,374	5,640	to replace existing assets
	(2,395)	(8,484)	-	-	-	Increase / (decrease) in reserves
	-	-	-	-	-	Increase / (decrease) of investments
	6,196	6,553	12,311	10,719	7,294	Total Applications of Capital Funding
	(5,153)	(4,880)	(4,082)	(3,513)	(3,218)	Surplus / (Deficit) of Capital Funding
	-	-	-	-	-	Funding Balance

Water capital works

Programme	Project	LTP Year 1 2018-19 \$000	LTP Year 2 2019-20 \$000	LTP Year 3 2020-21 \$000	LTP Year 4-6 2020-24 \$000	LTP Year 7-10 2024-28 \$000
Property	Water Property Renewals	49	94	-	-	-
Wairua River Source and Treatment	Wairua River Source & Treatment	-	-	-	114	15,890
Water Meters	Water Meter Renewals	357	365	373	1,170	1,696
Water Reservoirs	Fairway Reservoir Renewal	-	-	-	-	828
Water Reservoirs	Kamo Reservoir Additional Capacity	-	-	213	2,000	-
Water Reservoirs	Maungakaramea Reservoir Additional Capacity	-	-	-	182	700
Water Reservoirs	Reservoir Rehabilitation - Programmed Work	214	188	107	917	326
Water Reservoirs	Three Mile Bush Reservoir Additional Capacity	-	156	213	1,878	-
Water Reservoirs	Waipu Reservoir Additional Capacity	-	-	107	1,089	-
Water Reticulation	Fairway Drive Pump Station Upgrade	-	-	533	-	-
Water Reticulation	Minor Projects - Emergency Works	306	313	320	1,003	1,454
Water Reticulation	Reticulation - Programmed Work	1,051	2,137	3,249	11,630	17,714
Water Reticulation	Trunkmain Condition Assessments	61	-	-	-	-
Water Reticulation	Waipu Water Reticulation	71	730	-	-	-
Water Treatment Plants	SCADA Upgrade	408	1,042	-	-	-
Water Treatment Plants	Treatment Plant Renewals	-	-	-	570	3,733
Water Treatment Plants	Treatment Plant Upgrades	20	21	75	2,638	-
Water Treatment Plants	Water Treatment Plant & Equipment Replacement	510	521	533	1,671	2,423
Whau Valley Dam Improvements	Dam Asset & Equipment Renewals	-	-	-	-	598
Whau Valley Dam Improvements	Dam Safety Review	10	-	43	33	110
Whau Valley Dam Improvements	Whau Valley Dam Chimney Drain	-	-	320	2,504	-
Whau Valley Water Treatment Plant	Whau Valley New Water Treatment Plant	6,120	13,551	1,598	-	-
	Water Total	9,178	19,118	7,681	27,398	45,471



3. Solid Waste

Purpose and strategic fit

We collect, process, dispose and recycle solid waste in our District. This core service is essential for keeping our District attractive and vibrant. This service also supports our District's economic activities and therefore supports our growth and development.

Our aim is to do this in a way that, over time, will reduce the amount of waste we are required to process. Waste management is required to meet the requirements of several pieces of legislation, including the Waste Minimisation Act (WMA) 2008, the New Zealand Waste Strategy 2010 and the Local Government Act 2002.

Potential negative effects

Waste can have negative effects on air, land and water. To mitigate these effects, we comply with consents relating to the operation of our transfer station network. The volumes of rubbish disposed are minimised through effective recycling.

If not appropriately collected and disposed of, solid waste can have significant negative effects on public health. To mitigate negative effects, Council has a reliable collection service and transfer station network available across the District.

Contribution to Community Outcomes



Efficient and resilient core services

Solid waste is managed and planned in a way that ensures it aligns with our District's growth and is supplied in an efficient way.



Caring for the environment

Waste minimisation, recycling and waste collection limits potential adverse effects on our environment.



Proud to be local

A clean environment across our District is vital to our wellbeing as well as our attractiveness to visitors and investors.



High Contribution



Medium Contribution

Levels of service

Mandatory Performance Measures

3.1 Council will provide kerbside refuse and recycling collection services to all properties in the District and transfer stations will be operated throughout the District.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Customer satisfaction with solid waste collection and recycling services and transfer stations (excluding don't knows)	≥85%	≥85%	≥85%	≥85%	≥85%

3.2 Council will foster waste minimisation by supporting recycling and waste reduction practices so that a continued reduction in refuse sent to landfill occurs.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
To reduce waste disposed of to landfill to below 500 kg per person by 2020.	New	-	-	<500	<500
To recycle at least 35% of waste collected at the roadside from households	New	≥35%	≥35%	≥35%	≥35%
Council will recycle, compost or reuse at least 50% of materials at transfer stations by 2020.	New	-	-	≥50%	≥50%

3.3 Council will provide and empty public rubbish bins and undertake litter control throughout public places in the district.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Residents' satisfaction with litter control.	≥75%	≥75%	≥75%	≥75%	≥75%

Changes to Levels of Service

The waste reduction target is more representative when calculated for the entire District rather than just for kerbside collections. Where possible, the targets avoid the effects of population growth but they will be factored into results, where necessary. Target levels of service have been consulted through consultation on the Waste Management and Minimisation Plan 2017.

Solid Waste capital works

Programme	Project	LTP Year 1 2018-19 \$000	LTP Year 2 2019-20 \$000	LTP Year 3 2020-21 \$000	LTP Year 4-6 2020-24 \$000	LTP Year 7-10 2024-28 \$000
Transfer Stations	Transfer Station Renewals	-	-	-	168	123
Transfer Stations	Transfer Station Upgrades	102	-	53	56	120
	Solid Waste Total	102	-	53	224	242

Solid Waste funding impact statement

	Annual Plan 2017-18 \$000	Year 1 2018-19 \$000	Year 2 2019-20 \$000	Year 3 2020-21 \$000	Year 4 2021-22 \$000	Year 5 2022-23 \$000	
Sources of Operating Funding							
General rates, uniform annual general charges, rates penalties	-	-	-	-	-	-	
Targeted rates	6,466	6,678	6,891	7,112	7,339	7,582	
Subsidies and grants for operating purposes	-	-	-	-	-	-	
Fees and charges	2,869	3,002	3,099	3,198	3,301	3,409	
Internal charges and overheads recovered	-	-	-	-	-	-	
Local authorities fuel tax, fines, infringement fees and other receipts	359	327	336	345	356	368	
Total Operating Funding	9,694	10,007	10,327	10,655	10,996	11,359	
Applications of Operating Funding							
Payments to staff and suppliers	6,266	7,217	7,427	7,648	7,874	8,116	
Finance Costs	467	219	90	54	57	58	
Internal charges and overheads applied	347	99	110	113	128	135	
Other operating funding applications	-	-	-	-	-	-	
Total Applications of Operating Funding	7,080	7,535	7,628	7,815	8,059	8,309	
Surplus / (Deficit) of Operating Funding	2,614	2,472	2,699	2,840	2,937	3,049	
Sources of Capital Funding							
Subsidies and grants for capital expenditure	-	-	-	-	-	-	
Development and financial contributions	-	-	-	-	-	-	
Increase / (decrease) in debt	(2,614)	(2,370)	(2,699)	(2,786)	(2,883)	(2,994)	
Gross proceeds from sale of assets	-	-	-	-	-	-	
Other dedicated capital funding	-	-	-	-	-	-	
Lump sum contributions	-	-	-	-	-	-	
Total Sources of Capital Funding	(2,614)	(2,370)	(2,699)	(2,786)	(2,883)	(2,994)	
Applications of Capital Funding							
Capital expenditure							
to meet additional demand	-	-	-	-	-	-	
to improve levels of service	-	102	-	53	-	56	
to replace existing assets	-	-	-	-	54	-	
Increase / (decrease) in reserves	-	-	-	-	-	-	
Increase / (decrease) of investments	-	-	-	-	-	-	
Total Applications of Capital Funding	-	102	-	53	54	56	
Surplus / (Deficit) of Capital Funding	(2,614)	(2,472)	(2,699)	(2,840)	(2,937)	(3,049)	
Funding Balance	-	-	-	-	-	-	

	Year 6 2023-24 \$000	Year 7 2024-25 \$000	Year 8 2025-26 \$000	Year 9 2026-27 \$000	Year 10 2027-28 \$000	
Sources of Operating Funding						
	-	-	-	-	-	General rates, uniform annual general charges, rates penalties
	7,832	8,098	8,381	8,675	8,987	Targeted rates
	-	-	-	-	-	Subsidies and grants for operating purposes
	3,520	3,639	3,766	3,895	4,034	Fees and charges
	-	-	-	-	-	Internal charges and overheads recovered
	378	390	403	417	430	Local authorities fuel tax, fines, infringement fees and other receipts
	11,730	12,127	12,550	12,987	13,451	Total Operating Funding
Applications of Operating Funding						
	8,366	8,630	8,911	9,197	9,504	Payments to staff and suppliers
	60	62	65	66	69	Finance Costs
	142	146	150	154	159	Internal charges and overheads applied
	-	-	-	-	-	Other operating funding applications
	8,568	8,837	9,125	9,418	9,732	Total Applications of Operating Funding
	3,163	3,290	3,425	3,569	3,719	Surplus / (Deficit) of Operating Funding
Sources of Capital Funding						
	-	-	-	-	-	Subsidies and grants for capital expenditure
	-	-	-	-	-	Development and financial contributions
	(3,049)	(3,232)	(3,366)	(3,508)	(3,656)	Increase / (decrease) in debt
	-	-	-	-	-	Gross proceeds from sale of assets
	-	-	-	-	-	Other dedicated capital funding
	-	-	-	-	-	Lump sum contributions
	(3,049)	(3,232)	(3,366)	(3,508)	(3,656)	Total Sources of Capital Funding
Applications of Capital Funding						
						Capital expenditure
	-	-	-	-	-	to meet additional demand
	-	58	-	61	-	to improve levels of service
	114	-	60	-	63	to replace existing assets
	-	-	-	-	-	Increase / (decrease) in reserves
	-	-	-	-	-	Increase / (decrease) of investments
	114	58	60	61	63	Total Applications of Capital Funding
	(3,163)	(3,290)	(3,425)	(3,569)	(3,719)	Surplus / (Deficit) of Capital Funding
	-	-	-	-	-	Funding Balance



4. Wastewater

Purpose and Strategic Fit

Wastewater management is a core service that keeps our communities safe, healthy and clean. Strategically, this is an essential service if we are to be a vibrant, attractive and thriving District.

Collectively, our population produces a large amount of wastewater every year. Our job is to develop and manage the systems to collect this wastewater, and treat and dispose of it in a way that meets a range of legal standards. This protects the health and wellbeing of our communities, and of the environment.

Our wastewater network (sewerage system) comprises wastewater systems and treatment plants, and processes wastewater from over 23,000 connections across the District. We also provide a network of public toilets that contribute to the wellbeing of visitors as well as the local community.

Potential negative effects

Sewage discharges to air, land and water affect the receiving environment and public health. Council has invested in targeted programmes to prevent and mitigate the effects of treated and untreated sewage discharges. We have also implemented an ISO 9001 certified system for effective management of the wastewater network. Compliance with resource consent conditions ensures adverse effects to the environment are avoided, mitigated or remedied.

Contribution to Community Outcomes



Efficient and resilient core services

The management of wastewater is a core service. It supports our communities and our commercial, industrial and agricultural activities.

Wastewater is managed and planned in a way that ensures it aligns with our District's growth and is supplied in an efficient way.



Caring for the environment

Managing wastewater to agreed standards, with discharges from wastewater treatment plants having no detrimental environmental impact.



Positive about the future

New technology will be used at our wastewater treatment plants, including waste-to-energy processes.

The management of wastewater in appropriate locations across urban and rural areas of the District enables productivity.

● High Contribution

● Medium Contribution

Levels of Service

Mandatory Performance Measures

4.1 In defined areas, Council will collect, treat and dispose of wastewater through a reliable wastewater network which is managed to ensure blockages, breaks or spillages are kept to a minimum.

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Compliance with Territorial Authority (TA) resource consents for discharge from its sewerage system measured by the number of: (a) abatement notices (b) infringement notices (c) enforcement orders, and (d) convictions. received by the territorial authority in relation those resource consents.	0	0	0	0	0
The number of dry weather sewerage overflows from the TA's sewerage system, expressed per 1000 sewerage connections to that sewerage system.	≤1.35	≤1.35	≤1.35	≤1.35	≤1.35
Residents' satisfaction with sewerage reticulation, treatment and disposal services.	≥70%	≥70%	≥70%	≥70%	≥70%
The total number of complaints received by the TA about any of the following: (a) sewage odour (b) sewerage system faults (c) sewerage system blockages; and (d) the TA's response to issues with its sewerage system expressed per 1000 connections to the TA's sewerage system.	≤20	≤20	≤20	≤20	≤20
Where the TA attends to sewerage overflows resulting from a blockage or other fault in the TA's sewerage system, the following median response times measured:					
(a) attendance time: from the time that the TA receives notification to the time that service personnel reach the site; and	≤1 hr	≤1 hr	≤1 hr	≤1 hr	≤1 hr
(b) resolution time: from the time that the TA receives notification to the time that service personnel confirm resolution of the blockage or other fault.	≤7 hr	≤7 hr	≤7 hr	≤7 hr	≤7 hr

4.2 Council will provide well maintained and accessible public toilets in high use areas.

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Residents' satisfaction with public toilets.	≥75%	≥75%	≥75%	≥75%	≥75%

Changes to Levels of Service

Minor adjustments have been made to clarify that the Level of Service applies to defined service areas.

Wastewater funding impact statement

	Annual Plan 2017-18 \$000	Year 1 2018-19 \$000	Year 2 2019-20 \$000	Year 3 2020-21 \$000	Year 4 2021-22 \$000	Year 5 2022-23 \$000	
Sources of Operating Funding							
General rates, uniform annual general charges, rates penalties	-	-	-	-	-	-	
Targeted rates	17,183	18,064	18,969	19,920	20,918	21,987	
Subsidies and grants for operating purposes	-	-	-	-	-	-	
Fees and charges	598	684	707	729	752	777	
Internal charges and overheads recovered	-	-	-	-	-	-	
Local authorities fuel tax, fines, infringement fees and other receipts	440	345	351	360	367	379	
Total Operating Funding	18,221	19,094	20,026	21,008	22,037	23,143	
Applications of Operating Funding							
Payments to staff and suppliers	5,670	5,177	5,415	5,490	5,655	5,904	
Finance Costs	1,215	494	164	229	-	-	
Internal charges and overheads applied	1,241	894	970	1,003	1,091	1,144	
Other operating funding applications	-	-	-	-	-	-	
Total Applications of Operating Funding	8,126	6,565	6,549	6,722	6,746	7,048	
Surplus / (Deficit) of Operating Funding	10,095	12,528	13,477	14,286	15,291	16,095	
Sources of Capital Funding							
Subsidies and grants for capital expenditure	-	-	-	-	-	-	
Development and financial contributions	738	1,131	1,168	1,207	1,246	1,221	
Increase / (decrease) in debt	(3,461)	(9,160)	(6,774)	1,368	(7,483)	(3,626)	
Gross proceeds from sale of assets	-	-	-	-	-	-	
Other dedicated capital funding	-	-	-	-	-	-	
Lump sum contributions	53	-	-	-	-	-	
Total Sources of Capital Funding	(2,670)	(8,029)	(5,605)	2,575	(6,237)	(2,405)	
Applications of Capital Funding							
Capital expenditure							
to meet additional demand	-	440	754	2,370	1,809	3,406	
to improve levels of service	123	1,524	4,609	5,878	2,711	5,801	
to replace existing assets	6,316	2,174	3,059	7,239	4,088	4,208	
Increase / (decrease) in reserves	986	361	(550)	1,374	446	276	
Increase / (decrease) of investments	-	-	-	-	-	-	
Total Applications of Capital Funding	7,425	4,499	7,872	16,861	9,054	13,690	
Surplus / (Deficit) of Capital Funding	(10,095)	(12,528)	(13,477)	(14,286)	(15,291)	(16,095)	
Funding Balance	-	-	-	-	-	-	

	Year 6 2023-24 \$000	Year 7 2024-25 \$000	Year 8 2025-26 \$000	Year 9 2026-27 \$000	Year 10 2027-28 \$000	
Sources of Operating Funding						
	-	-	-	-	-	General rates, uniform annual general charges, rates penalties
	23,111	24,315	25,607	26,967	28,426	Targeted rates
	-	-	-	-	-	Subsidies and grants for operating purposes
	802	829	859	887	919	Fees and charges
	-	-	-	-	-	Internal charges and overheads recovered
	391	405	419	433	448	Local authorities fuel tax, fines, infringement fees and other receipts
	24,304	25,550	26,884	28,287	29,793	Total Operating Funding
Applications of Operating Funding						
	5,946	6,113	6,325	6,523	6,752	Payments to staff and suppliers
	-	-	-	-	-	Finance Costs
	1,194	1,236	1,278	1,323	1,375	Internal charges and overheads applied
	-	-	-	-	-	Other operating funding applications
	7,140	7,349	7,603	7,846	8,127	Total Applications of Operating Funding
	17,164	18,201	19,281	20,440	21,666	Surplus / (Deficit) of Operating Funding
Sources of Capital Funding						
	-	-	-	-	-	Subsidies and grants for capital expenditure
	1,249	1,279	1,311	1,344	1,379	Development and financial contributions
	(8,824)	(10,187)	(9,834)	(12,800)	(18,265)	Increase / (decrease) in debt
	-	-	-	-	-	Gross proceeds from sale of assets
	-	-	-	-	-	Other dedicated capital funding
	-	-	-	-	-	Lump sum contributions
	(7,575)	(8,907)	(8,523)	(11,456)	(16,886)	Total Sources of Capital Funding
Applications of Capital Funding						
						Capital expenditure
	1,582	2,238	2,802	1,963	59	to meet additional demand
	2,337	1,528	2,092	1,113	218	to improve levels of service
	4,687	5,604	5,569	5,048	4,325	to replace existing assets
	983	(77)	295	861	177	Increase / (decrease) in reserves
	-	-	-	-	-	Increase / (decrease) of investments
	9,589	9,293	10,758	8,985	4,780	Total Applications of Capital Funding
	(17,164)	(18,201)	(19,281)	(20,440)	(21,666)	Surplus / (Deficit) of Capital Funding
	-	-	-	-	-	Funding Balance

Wastewater capital works

Programme	Project	LTP Year 1 2018-19 \$000	LTP Year 2 2019-20 \$000	LTP Year 3 2020-21 \$000	LTP Year 4-6 2020-24 \$000	LTP Year 7-10 2024-28 \$000
Laboratory	Laboratory Equipment Renewals & Upgrades	20	21	21	67	24
Public Toilets	Public Toilets	-	-	405	642	239
Wastewater Asset Management	Wastewater Assessment	43	44	45	46	-
Wastewater Network	Hikurangi Sewer Network Upgrade	1,020	2,085	-	-	-
Wastewater Network	Sewer Network Renewal	1,020	1,407	5,433	7,686	11,145
Wastewater Network	Sewer Network Upgrades	26	1,222	3,782	14,058	14,830
Wastewater Pump Stations	Wastewater Pump Station Remote Monitoring	133	110	-	-	-
Wastewater Pump Stations	Wastewater Pump Station Renewals	386	405	427	1,532	2,831
Wastewater Treatment Plants	Wastewater Reticulation Upgrade	41	42	43	88	-
Wastewater Treatment Plants	Wastewater Treatment Plant Biogas Generator	153	-	-	-	-
Wastewater Treatment Plants	Wastewater Treatment Plant Renewals	835	862	1,127	4,569	3,349
Wastewater Treatment Plants	Wastewater Treatment Plant Upgrades	505	2,339	4,249	2,126	141
	Wastewater Total	4,181	8,537	15,532	30,814	32,560



5. Stormwater

Purpose and Strategic Fit

Our stormwater network prevents flooding to properties and roads. How we manage stormwater can contribute significantly to vibrant and thriving communities through initiatives such as the Blue / Green Network Strategy.

Stormwater management is a core service and needs to align with the following legislative requirements:

- assess, from a public health perspective, the adequacy of stormwater services available to communities. This includes the actual or potential consequences of discharges.
- preparing Catchment Management Plans in accordance with the Northland Regional Plan.
- adhering to the freshwater quality objectives of the Northland Regional Plan.

Potential negative effects

Inadequate stormwater services have the potential to increase flood damage to property, incurring costs and elevated insurance premiums. This can be mitigated through identification of flood-susceptible land through Catchment Management and District Plans.

Insufficient treatment of stormwater has the potential to adversely affect our environment. This can be addressed through resource consents for stormwater discharges being monitored for compliance against consent conditions. Catchment Management Plans and Environmental Engineering Standards identify issues and specify treatment, respectively, in relation to the stormwater activities.

Contribution to Community Outcomes



Efficient and resilient core services

The management of stormwater is a core service. It supports our communities as well as enabling commercial, industrial and agricultural activities.

Stormwater is managed and planned in a way that ensures it aligns with our District's growth and is supplied in an efficient way.



Caring for the environment

Investment into infrastructure and natural systems seeks to minimise environmental effects of stormwater

run-off into our waterways.

Stormwater water management through catchment management plans, resource consents and engineering standards mitigate and manage potential adverse environmental effects.



Positive about the future

The management of stormwater in appropriate locations across urban and rural areas of the District enables productivity.

● High Contribution

● Medium Contribution

Levels of Service

Mandatory Performance Measures

5.1 Council will manage the stormwater network to minimise flood risks within defined service areas

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Compliance with the territorial authority's (TA) resource consents for discharge from its stormwater system, measured by the number of: (a) abatement notices (b) infringement notices (c) enforcement orders; and (d) convictions received by the TA in relation to those resource consents.	0	0	0	0	0
Residents' satisfaction with stormwater drainage service.	≥70%	≥70%	≥70%	≥70%	≥70%
The number of complaints received by a TA about the performance of its stormwater system, expressed per 1000 properties connected to the TA's stormwater system ^c .	≤16	≤16	≤16	≤16	≤16
(a) The number of flooding events ^a that occur in a TA district; and (b) for each flooding event ^a , the number of habitable floors affected. ^b expressed per 1000 properties connected to the TA's stormwater system.	0 0	0 0	0 0	0 0	0 0
The median response time to attend a flooding event, measured from the time that the TA receives notification to the time service personnel reach the site. ^a	≤1 hr	≤1 hr	≤1 hr	≤1 hr	≤1 hr

Notes

^a A flooding event means an overflow of stormwater from a territorial authority's stormwater system that enters a habitable floor (Department of Internal Affairs, 2014). It does not therefore apply outside declared stormwater service areas, or to non-habitable structures such as garages and sheds, or to flooding of yards.

^b While all flooding events will be recorded as per DIA requirements, the target is immunity from storm events with an annual exceedance probability (AEP) of more than 2% (1 in 50 year ARI). This is consistent with District Plan rules for minimum floor level.

^c This target expresses per 1000 properties rather than a total, which would have resulted in a target of 15.7 per 1000 properties

Changes to Levels of Service

We are proposing some minor changes to the Level of Service statements to improve clarity.

Stormwater capital works

Programme	Project	LTP Year 1 2018-19 \$000	LTP Year 2 2019-20 \$000	LTP Year 3 2020-21 \$000	LTP Year 4-6 2020-24 \$000	LTP Year 7-10 2024-28 \$000
Stormwater Asset Manage- ment	Stormwater Catchment Management Plans & As- sessments	352	500	810	2,796	2,624
Stormwater Improvements	Blue/Green Network	-	-	160	1,404	2,035
Stormwater Improvements	Stormwater Renewals	726	1,070	2,254	8,665	21,117
Stormwater Improvements	Stormwater Upgrades	530	290	61	204	77
Stormwater Improvements	Teal Bay Stormwater Im- provements	546	-	-	-	-
	Stormwater Total	2,154	1,860	3,284	13,069	25,854

Stormwater funding impact statement

	Annual Plan 2017-18 \$000	Year 1 2018-19 \$000	Year 2 2019-20 \$000	Year 3 2020-21 \$000	Year 4 2021-22 \$000	Year 5 2022-23 \$000	
Sources of Operating Funding							
General rates, uniform annual general charges, rates penalties	2,381	4,027	3,771	5,255	6,053	6,219	
Targeted rates	-	-	-	-	-	-	
Subsidies and grants for operating purposes	-	-	-	-	-	-	
Fees and charges	-	-	-	-	-	-	
Internal charges and overheads recovered	1,002	-	-	-	-	-	
Local authorities fuel tax, fines, infringement fees and other receipts	6	-	-	-	-	-	
Total Operating Funding	3,389	4,027	3,771	5,255	6,053	6,219	
Applications of Operating Funding							
Payments to staff and suppliers	1,162	1,020	1,163	1,503	1,697	1,771	
Finance Costs	131	-	-	-	-	-	
Internal charges and overheads applied	1,623	1,204	1,248	1,277	1,401	1,423	
Other operating funding applications	-	-	-	-	-	-	
Total Applications of Operating Funding	2,916	2,225	2,411	2,780	3,099	3,194	
Surplus / (Deficit) of Operating Funding	473	1,802	1,359	2,475	2,955	3,025	
Sources of Capital Funding							
Subsidies and grants for capital expenditure	-	-	-	-	-	-	
Development and financial contributions	-	-	-	-	-	-	
Increase / (decrease) in debt	-	-	-	-	-	-	
Gross proceeds from sale of assets	-	-	-	-	-	-	
Other dedicated capital funding	-	-	-	-	-	-	
Lump sum contributions	-	-	-	-	-	-	
Total Sources of Capital Funding	-	-	-	-	-	-	
Applications of Capital Funding							
Capital expenditure							
to meet additional demand	-	-	-	-	-	-	
to improve levels of service	473	852	415	364	673	674	
to replace existing assets	-	951	944	2,110	2,282	2,351	
Increase / (decrease) in reserves	-	-	-	-	-	-	
Increase / (decrease) of investments	-	-	-	-	-	-	
Total Applications of Capital Funding	473	1,802	1,359	2,475	2,955	3,025	
Surplus / (Deficit) of Capital Funding	(473)	(1,802)	(1,359)	(2,475)	(2,955)	(3,025)	
Funding Balance	0	-	-	-	-	-	

	Year 6 2023-24 \$000	Year 7 2024-25 \$000	Year 8 2025-26 \$000	Year 9 2026-27 \$000	Year 10 2027-28 \$000	
Sources of Operating Funding						
	7,426	7,430	9,226	9,514	9,788	General rates, uniform annual general charges, rates penalties
	-	-	-	-	-	Targeted rates
	-	-	-	-	-	Subsidies and grants for operating purposes
	-	-	-	-	-	Fees and charges
	-	-	-	-	-	Internal charges and overheads recovered
	-	-	-	-	-	Local authorities fuel tax, fines, infringement fees and other receipts
	7,426	7,430	9,226	9,514	9,788	Total Operating Funding
Applications of Operating Funding						
	1,662	1,722	1,487	1,582	1,613	Payments to staff and suppliers
	-	-	-	-	-	Finance Costs
	1,471	1,540	1,544	1,582	1,660	Internal charges and overheads applied
	-	-	-	-	-	Other operating funding applications
	3,133	3,262	3,031	3,164	3,272	Total Applications of Operating Funding
	4,293	4,168	6,195	6,350	6,516	Surplus / (Deficit) of Operating Funding
Sources of Capital Funding						
	-	-	-	-	-	Subsidies and grants for capital expenditure
	-	-	-	-	-	Development and financial contributions
	-	-	-	-	-	Increase / (decrease) in debt
	-	-	-	-	-	Gross proceeds from sale of assets
	-	-	-	-	-	Other dedicated capital funding
	-	-	-	-	-	Lump sum contributions
	-	-	-	-	-	Total Sources of Capital Funding
Applications of Capital Funding						
						Capital expenditure
	-	-	-	-	-	to meet additional demand
	550	567	901	924	948	to improve levels of service
	3,743	3,601	5,294	5,427	5,568	to replace existing assets
	-	-	-	-	-	Increase / (decrease) in reserves
	-	-	-	-	-	Increase / (decrease) of investments
	4,293	4,168	6,195	6,350	6,516	Total Applications of Capital Funding
	(4,293)	(4,168)	(6,195)	(6,350)	(6,516)	Surplus / (Deficit) of Capital Funding
	-	-	-	-	-	Funding Balance



6. Flood Control

Purpose and strategic fit

The Hikurangi Flood Protection Scheme helps to minimise flooding across the 5,600 hectares of farmland within the Hikurangi Swamp area.

The aim of the scheme is to protect the farming productivity of land within the swamp area. This is highly productive agricultural land that generates considerable economic benefit to the region.

We are responsible for managing, operating and maintaining the Hikurangi Scheme to ensure the required environmental, cultural and economic results are achieved. The Scheme is funded by targeted rates from properties within the Scheme area.

Potential significant negative effects

The Scheme has little riparian cover, and has the potential to increase sedimentation and nutrient loadings into waterways. To mitigate this, Council has a Scheme Riparian and Oxbow Management Plan detailing remedial works to restore habitat and riparian margins.

The Scheme impacts on the native fish population, specifically eels, by presenting barriers to upstream and downstream migration and causing fish fatalities via the pumps. Eels are an important cultural value to local iwi. To address this, Council has prepared a Fishery Management Plan, which has seen the installation of fish passage floodgates and spat ropes. Council is also proposing a long term plan to upgrade pumps to fish-friendly pumps. Council is actively engaged with local iwi and other stakeholders on a wider catchment basis.

Contribution to Community Outcomes



Efficient and resilient core services

Flood protection provides resilience for agricultural land in Hikurangi.



Caring for the environment

Investment in flood protection assists in the improvements in water quality within the Kaipara Harbour catchment.

● High Contribution

● Medium Contribution

Levels of service

● Mandatory Performance Measures

6.1 Council will provide a reliable and sustainable flood protection scheme, which is managed to mitigate flooding within the Hikurangi Swamp Scheme area to an acceptable level.

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
The major flood protection and control works that are maintained, repaired and renewed to the key standards defined in the local authority's relevant planning documents (such as its activity management plan, asset management plan, annual works programme or long term plan).	Yes	Yes	Yes	Yes	Yes
The number of infringement or abatement notices issued by Northland Regional Council in relation to the scheme consent.	0	0	0	0	0

Changes to Levels of Service

No changes are proposed.

Flood Control funding impact statement

	Annual Plan 2017-18 \$000	Year 1 2018-19 \$000	Year 2 2019-20 \$000	Year 3 2020-21 \$000	Year 4 2021-22 \$000	Year 5 2022-23 \$000	
Sources of Operating Funding							
General rates, uniform annual general charges, rates penalties	-	-	-	-	-	-	
Targeted rates	1,042	1,120	1,210	1,307	1,411	1,444	
Subsidies and grants for operating purposes	-	-	-	-	-	-	
Fees and charges	-	-	-	-	-	-	
Internal charges and overheads recovered	-	-	-	-	-	-	
Local authorities fuel tax, fines, infringement fees and other receipts	64	61	61	61	61	61	
Total Operating Funding	1,106	1,181	1,271	1,368	1,472	1,505	
Applications of Operating Funding							
Payments to staff and suppliers	502	750	768	786	805	826	
Finance Costs	65	28	5	-	-	-	
Internal charges and overheads applied	-	-	-	-	-	-	
Other operating funding applications	-	-	-	-	-	-	
Total Applications of Operating Funding	567	778	773	786	805	826	
Surplus / (Deficit) of Operating Funding	539	403	498	581	667	679	
Sources of Capital Funding							
Subsidies and grants for capital expenditure	-	-	-	-	-	-	
Development and financial contributions	-	-	-	-	-	-	
Increase / (decrease) in debt	(539)	(403)	(498)	(581)	(427)	(289)	
Gross proceeds from sale of assets	-	-	-	-	-	-	
Other dedicated capital funding	-	-	-	-	-	-	
Lump sum contributions	-	-	-	-	-	-	
Total Sources of Capital Funding	(539)	(403)	(498)	(581)	(427)	(289)	
Applications of Capital Funding							
Capital expenditure							
to meet additional demand	-	-	-	-	-	-	
to improve levels of service	-	-	-	-	240	390	
to replace existing assets	-	-	-	-	-	-	
Increase / (decrease) in reserves	-	-	-	-	-	-	
Increase / (decrease) of investments	-	-	-	-	-	-	
Total Applications of Capital Funding	-	-	-	-	240	390	
Surplus / (Deficit) of Capital Funding	(539)	(403)	(498)	(581)	(667)	(679)	
Funding Balance	-	-	-	-	-	-	

	Year 6 2023-24 \$000	Year 7 2024-25 \$000	Year 8 2025-26 \$000	Year 9 2026-27 \$000	Year 10 2027-28 \$000	
Sources of Operating Funding						
	-	-	-	-	-	General rates, uniform annual general charges, rates penalties
	1,477	1,512	1,550	1,589	1,630	Targeted rates
	-	-	-	-	-	Subsidies and grants for operating purposes
	-	-	-	-	-	Fees and charges
	-	-	-	-	-	Internal charges and overheads recovered
	61	61	61	61	61	Local authorities fuel tax, fines, infringement fees and other receipts
	1,538	1,573	1,611	1,650	1,691	Total Operating Funding
Applications of Operating Funding						
	847	870	894	919	946	Payments to staff and suppliers
	-	-	-	-	-	Finance Costs
	-	-	-	-	-	Internal charges and overheads applied
	-	-	-	-	-	Other operating funding applications
	847	870	894	919	946	Total Applications of Operating Funding
	691	703	717	731	745	Surplus / (Deficit) of Operating Funding
Sources of Capital Funding						
	-	-	-	-	-	Subsidies and grants for capital expenditure
	-	-	-	-	-	Development and financial contributions
	(577)	(587)	(597)	617	638	Increase / (decrease) in debt
	-	-	-	-	-	Gross proceeds from sale of assets
	-	-	-	-	-	Other dedicated capital funding
	-	-	-	-	-	Lump sum contributions
	(577)	(587)	(597)	617	638	Total Sources of Capital Funding
Applications of Capital Funding						
						Capital expenditure
	-	-	-	-	-	to meet additional demand
	114	117	120	368	377	to improve levels of service
	-	-	-	981	1,006	to replace existing assets
	-	-	-	-	-	Increase / (decrease) in reserves
	-	-	-	-	-	Increase / (decrease) of investments
	114	117	120	1,348	1,383	Total Applications of Capital Funding
	(691)	(703)	(717)	(731)	(745)	Surplus / (Deficit) of Capital Funding
	-	-	-	-	-	Funding Balance

Flood Control capital works

Programme	Project	LTP Year 1 2018-19 \$000	LTP Year 2 2019-20 \$000	LTP Year 3 2020-21 \$000	LTP Year 4-6 2020-24 \$000	LTP Year 7-10 2024-28 \$000
Hikurangi Swamp	Gravity Drainage Gates	-	-	-	334	485
Hikurangi Swamp	Level Sensor Renewals	-	-	-	131	-
Hikurangi Swamp	Pump Upgrades/Renewals	-	-	-	-	2,483
Hikurangi Swamp	Stop/Control Bank Renewals	-	-	-	278	-
	Flood Control Total	-	-	-	743	2,968



7. Community Facilities and Services

Community facilities and services are a key contributor to an attractive, vibrant and thriving District. This activity includes our parks and recreation spaces, as well as our community buildings. It also includes our services that support our communities through community development and libraries. This incorporates venues and events, a key function to add activity to our public spaces. Customer services represents Council's first point of contact with our community.

This profile also includes Civil Defence. Civil

Defence provides emergency management services and rural fire services for the District. A comprehensive emergency management organisation is in place that encompasses the management of the Rural Fire Service and is focused around the four phases of the emergency management continuum known as the four R's (reduction, readiness, response and recovery). The intention is to encourage greater self-reliance in the community by developing and maintaining Community Response Plans for prompt and effective recovery in the event of a disaster.



Parks and Recreation

Purpose and strategic fit

Council provides parks and reserves for sport and recreation, landscapes and green places. We administer 20,720 hectares of land as open space, with an asset value of \$46.9 million. This includes;

- sportsfields and playgrounds
- natural areas such as wetlands and mangrove estuaries, coastal areas and esplanade reserves
- city parks and street gardens
- cemeteries
- former quarries and landfills
- forest remnants, pine forests and regenerating bush
- areas reserved for water supply, waste treatment and other public utilities.

The overall objective is to create, operate, maintain, renew and dispose of assets to provide for existing and future customers in the most cost-effective manner.

The quality of these spaces and the activities that take place on them contribute to the attractiveness and vibrancy of our District. Our parks and associated facilities are significant assets which are used and appreciated by residents and visitors.

The Reserves Act 1977 requires land administered by Council to be managed in accordance with the Act.

Potential negative effects

The undersupply of public space could be detrimental to the wider community, particularly in urban areas. To address this Council will develop an open space strategy to help guide the provision of public space.

Contribution to Community Outcomes



Efficient and resilient core services

Although not a core service, the adequate provision of open space is needed to support the development of an attractive, vibrant and thriving community.

Opportunities for walking and cycling are provided through public spaces.



Caring for the environment

Our parks team supports community initiatives to keep our District clean as well as managing weeds and pests.

Access to the coast is protected through reserves managed by Parks.

Design and landscaping in our public spaces and streets enables nature to thrive.



Positive about the future

Open space is distributed across the District, therefore contributing to a fair urban and rural balance.

New technology is improving service delivery, including turf maintenance.



Proud to be local

Maintenance of our parks and public spaces ensures the District looks neat and tidy

Our public spaces and parks are the venue for many community events and activities.

Our parks and sports grounds and walking tracks provide opportunities for people to be active and healthy.

● High Contribution

● Medium Contribution

Levels of service

7.1 Council will provide and maintain outdoor sporting facilities to support and promote active recreation of the community through participation in both organised and informal sporting activities.

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Sports parks will be provided to meet the community's needs.*	≥176hrs	≥187 hrs	≥196 hrs	≥201 hrs	≥199 hrs

7.2 Council will provide and maintain a range of reserves, including built facilities, to meet the needs of the community as well as protecting and enhancing the natural environment.

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Average satisfaction rating of sports' codes with sports' parks.	≥82%	≥84%	≥84%	≥85%	≥86%
Residents' satisfaction with neighbourhood, civic space, cultural heritage, public gardens, and recreational and ecological linkages to parks.	≥90%	≥90%	≥90%	≥90%	≥90%

7.3 Council will convert or upgrade identified existing open spaces to provide a wider range of high quality recreational and leisure opportunities within the District for our community and visitors.

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Hectares of open space land transformed does not drop below**	≥0.5ha	≥0.5 ha	≥0.5 ha	≥0.5 ha	≥0.5 ha
Residents' perception that Council is making sufficient investment in developing a strong sense of place for the District and its communities.	≥70%	≥70%	≥70%	≥70%	≥70%

7.4 Council will provide and maintain cemeteries and a crematorium in a satisfactory manner.

Performance Measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Residents' satisfaction with cemeteries.	≥90%	≥90%	≥90%	≥90%	≥90%

* This measure is expressed as the number of hours available at sports parks per 1000 members of the District population during the winter season.

** This measure relates to parks and reserve lands that have been developed with amenities that promote increased public use.

Changes to Levels of Service

Minor changes to the Level of Service statements to improve clarity. Updated targets to reflect investment in Levels of Service.



Libraries

Purpose and strategic fit

Libraries provide the people in our community with opportunities for life-long learning, access to information, leisure and reading. This all contributes to a vibrant and thriving district.

Public libraries provide free and open access to knowledge and services. They are a neutral, respected gateway to information and a safe place that offers equal access for all community members.

The Local Government Act 2002 requires that where such a service is provided, residents are able to join the library free of charge.

Potential negative effects

No potential negative effects have been identified for libraries.

Contribution to Community Outcomes



Positive about the future

Our libraries embrace technology to improve the customers access to information through initiatives such as providing internet access, e-books and self service checkouts.



Proud to be local

Our libraries are key community facilities providing equitable access to life-long learning as well as fulfilling leisure and recreational needs.



High Contribution



Medium Contribution

Levels of Service

7.5 Council will provide library services to the District via the central library, the mobile and branch libraries.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Percentage of population who have used a library in the past year.	≥60%	≥60%	≥60%	≥60%	≥60%
Residents' satisfaction with the resources (books, magazines etc.) the library service provides.	≥95%	≥95%	≥95%	≥95%	≥95%

Changes to Levels of Service

There are no proposed changes.



Community Property

Purpose and strategic fit

Council is committed to providing appropriate pensioner housing and community buildings for our District to use. Our property service will help to build thriving and vibrant communities.

Where community halls are not Council-owned operational grants may be provided to assist in the maintenance of these important community facilities.

Potential negative effects

No potential negative effects have been identified for community property.

Contribution to Community Outcomes



Positive about the future

Our community facilities are located across the district to ensure there is a fair urban and rural balance.



Proud to be local

Our community facilities ensure activities and facilities are available across the district for people of all abilities ages and lifestyles.



High Contribution



Medium Contribution

Levels of Service

7.6 Council will provide rental accommodation that meets the specific needs of eligible elderly members of the community.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Percentage occupancy rate of pensioner housing.	≥98%	≥98%	≥98%	≥98%	≥98%
Pensioner housing residents' satisfaction with the standard of accommodation.	≥80%	≥80%	≥80%	≥82%	≥82%

Changes to Levels of Service

Minor changes to show improved performance measures.



Community Development

Purpose and strategic fit

Council is committed to a community development framework that aims to work with our communities, to ensure they are vibrant and thriving as well as cohesive and sustainable. This is achieved through various initiatives including:

- community led development programmes
- grants and community funding
- crime reduction and community safety programmes such as City Safe
- support for our positive aging, disability and youth advisory groups.

It seeks to help strengthen and enhance the district by ensuring that people feel safe, able to access and participate in activities and are supported in becoming more vibrant and resilient.

Potential negative effects

No potential negative effects have been identified for community services.

Contribution to Community Outcomes



Positive about the future

Through the Community Development Framework our communities will be involved across both rural and urban parts of the district.



Proud to be local

Community development enhances and strengthens our communities to ensure people feel safe and can participate in a range of events and opportunities.



High Contribution



Medium Contribution

Levels of Service

7.7 Council will promote and support community safety.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Percentage of residents within the community who feel safe within the District.	≥85%	≥85%	≥85%	≥85%	≥85%

7.8 Council will support our District's social and cultural wellbeing through its involvement in activities and programmes which support and develop the community.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Percentage of grant applicants who understand and are satisfied with the grants application process.	≥80%	≥80%	≥80%	≥80%	≥80%

7.9 Council is actively involved in youth, positive ageing, accessibility and other groups of interest issues.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Percentage of people active in these sectors who believe Council is achieving strong engagement.	≥80%	≥80%	≥80%	≥80%	≥80%

Changes to levels of service

There are no proposed changes



Venues and Events

Purpose and strategic fit

We provide venues, while managing and producing events that contribute to the cultural and social fabric of our community. These venues and events form a prominent contribution to our Districts attractiveness and vibrance. This helps to create opportunities for residents and visitors who contribute to the district's economy.

Potential negative effects

No potential negative effects have been identified for Venues and Events.

Contribution to Community Outcomes



Positive about the future

Venues and Events has a District focus, ensuring there is a fair balance between rural and urban areas.



Proud to be local

Venues and Events provides a wide variety of activities ensure there always something to see and do for both residents and visitors.



High Contribution



Medium Contribution

Levels of Service

7.10 Our venues will encourage increased use and high satisfaction levels of those using our facilities.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Number of attendees over all facilities will increase annually.	≥3%	≥3%	≥3%	≥3%	≥3%
Satisfaction with the quality of venues and events.	≥80%	≥80%	≥80%	≥80%	≥80%

Changes to Levels of Service

Minor changes are proposed to improve clarity.



Customer Services

Purpose and strategic fit

Customer services is our interface with our communities and with our visitors. This is where questions are received and where transactions take place. Customer services is delivered through our contact centres, our various customer service centres across the districts and our visitor information centres.

A satisfactory customer experience and access to the right information is essential for our district to thrive.

Potential negative effects

No potential negative effects have been identified for customer services.

Contribution to Community Outcomes



Positive about the future

Customer services assists the community to do business and understand our documents, rules and processes.



Proud to be local

Our customer services are a key point of contact with our community. This interfaces enables us to work with the community to ensure our district is safe, tidy and attractive.

● High Contribution

● Medium Contribution

Levels of Service

7.11 The community has access to Council's activities through our service centres and contact centre, who provide a 'first point of contact' service;

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Percentage annual increased levels of satisfaction with service received by 'first point of contact' customer service.	New	≥1%	≥1%	≥1%	≥1%
Contact centre service calls answered in under 20 seconds.	New	≥85%	≥85%	≥85%	≥85%
Wait time for walk in customers.	New	No more than 6 mins	No more than 6 mins	No more than 6 mins	No more than 6 mins

7.12 Council will provide, through the Whangarei visitor centres, an accurate booking and information service which influences more visitors to stay longer and spend more

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Visitors satisfaction with the service provided by the information consultants at our information centres.	New	Very satisfied	Very satisfied	Very satisfied	Very satisfied

Changes to Levels of Service

This is a new addition to the community facilities and services profile. It recognizes the importance customer services in connecting with our communities and delivering a excellent standard of service.

Community Facilities and Services funding impact statement

	Annual Plan 2017-18 \$000	Year 1 2018-19 \$000	Year 2 2019-20 \$000	Year 3 2020-21 \$000	Year 4 2021-22 \$000	Year 5 2022-23 \$000	
Sources of Operating Funding							
General rates, uniform annual general charges, rates penalties	24,316	24,956	28,293	28,984	28,454	39,706	
Targeted rates	-	-	-	-	-	-	
Subsidies and grants for operating purposes	59	60	62	63	64	66	
Fees and charges	807	971	992	1,014	1,037	1,060	
Internal charges and overheads recovered	1,686	466	486	496	521	537	
Local authorities fuel tax, fines, infringement fees and other receipts	3,065	3,124	3,188	3,232	3,297	3,369	
Total Operating Funding	29,933	29,577	33,020	33,789	33,374	44,738	
Applications of Operating Funding							
Payments to staff and suppliers	20,586	23,414	24,593	24,940	26,016	26,213	
Finance Costs	4,727	4,763	5,448	5,656	6,448	6,977	
Internal charges and overheads applied	7,309	7,648	8,222	8,462	9,228	9,617	
Other operating funding applications	-	-	-	-	-	-	
Total Applications of Operating Funding	32,622	35,825	38,263	39,058	41,691	42,808	
Surplus / (Deficit) of Operating Funding	(2,690)	(6,247)	(5,243)	(5,268)	(8,318)	1,930	
Sources of Capital Funding							
Subsidies and grants for capital expenditure	-	-	-	-	-	-	
Development and financial contributions	397	608	628	649	670	657	
Increase / (decrease) in debt	10,308	15,840	23,533	12,896	19,529	11,617	
Gross proceeds from sale of assets	-	-	-	-	-	-	
Other dedicated capital funding	-	50	-	772	789	-	
Lump sum contributions	-	-	-	-	-	-	
Total Sources of Capital Funding	10,705	16,498	24,161	14,317	20,989	12,275	
Applications of Capital Funding							
Capital expenditure							
to meet additional demand	-	1,482	610	42	360	1,041	
to improve levels of service	4,259	4,127	8,931	2,139	4,162	6,468	
to replace existing assets	5,456	4,097	4,696	5,659	6,213	6,159	
Increase / (decrease) in reserves	(1,700)	545	4,680	1,208	1,936	536	
Increase / (decrease) of investments	-	-	-	-	-	-	
Total Applications of Capital Funding	8,015	10,251	18,918	9,049	12,671	14,205	
Surplus / (Deficit) of Capital Funding	2,690	6,247	5,243	5,268	8,318	(1,930)	
Funding Balance	-	-	-	-	-	-	

	Year 6 2023-24 \$000	Year 7 2024-25 \$000	Year 8 2025-26 \$000	Year 9 2026-27 \$000	Year 10 2027-28 \$000	
Sources of Operating Funding						
	42,121	44,543	46,630	50,825	54,612	General rates, uniform annual general charges, rates penalties
	-	-	-	-	-	Targeted rates
	67	69	71	73	74	Subsidies and grants for operating purposes
	1,085	1,111	1,139	1,167	1,197	Fees and charges
	552	565	578	592	606	Internal charges and overheads recovered
	3,441	3,518	3,599	3,680	3,766	Local authorities fuel tax, fines, infringement fees and other receipts
	47,267	49,806	52,016	56,337	60,256	Total Operating Funding
Applications of Operating Funding						
	28,549	27,942	28,215	29,207	29,594	Payments to staff and suppliers
	7,268	7,162	7,101	6,760	6,684	Finance Costs
	10,007	10,344	10,622	10,950	11,362	Internal charges and overheads applied
	-	-	-	-	-	Other operating funding applications
	45,824	45,448	45,937	46,917	47,639	Total Applications of Operating Funding
	1,442	4,358	6,079	9,420	12,617	Surplus / (Deficit) of Operating Funding
Sources of Capital Funding						
	-	-	-	-	-	Subsidies and grants for capital expenditure
	672	688	705	723	742	Development and financial contributions
	9,495	11,320	8,692	(2,409)	8,715	Increase / (decrease) in debt
	-	-	-	-	-	Gross proceeds from sale of assets
	-	-	-	-	-	Other dedicated capital funding
	-	-	-	-	-	Lump sum contributions
	10,167	12,008	9,398	(1,686)	9,457	Total Sources of Capital Funding
Applications of Capital Funding						
						Capital expenditure
	807	731	1,486	634	8,218	to meet additional demand
	3,626	4,936	9,292	3,102	10,845	to improve levels of service
	5,563	7,115	5,000	3,750	3,462	to replace existing assets
	1,613	3,584	(302)	248	(451)	Increase / (decrease) in reserves
	-	-	-	-	-	Increase / (decrease) of investments
	11,609	16,366	15,476	7,734	22,073	Total Applications of Capital Funding
	(1,442)	(4,358)	(6,079)	(9,420)	(12,617)	Surplus / (Deficit) of Capital Funding
	-	-	-	-	-	Funding Balance

Community Facilities and Services capital works

Programme	Project	LTP Year 1 2018-19 \$000	LTP Year 2 2019-20 \$000	LTP Year 3 2020-21 \$000	LTP Year 4-6 2020-24 \$000	LTP Year 7-10 2024-28 \$000
Civil Defence						
Civil Defence & Emergency Management	Civil Defence Emergency Management Equipment Renewals	5	5	27	39	49
Civil Defence & Emergency Management	Civil Defence Emergency Management New Equipment	-	-	5	6	6
Civil Defence & Emergency Management	Tsunami Signage	26	36	16	72	73
Civil Defence & Emergency Management	Tsunami Sirens Renewals	17	18	18	57	82
	Civil Defence Total	48	59	66	174	210
Community Development						
CCTV Network	CCTV Upgrades & Improvements	133	136	138	434	630
Council-Owned Community Buildings	Community Buildings Renewals & Improvements	58	213	27	16	107
Pensioner Housing	Pensioner Housing Renewals & Improvements	589	688	667	1,780	1,998
Sense of Place	Community Led Development	255	261	266	835	1,211
Sense of Place	Village Planning	154	157	161	505	732
	Community Development Total	1,189	1,454	1,259	3,571	4,678
Libraries						
Digital Council	Library IT Equipment	102	104	107	109	-
Library Asset Renewals	Library Renewals	5	5	5	496	24
Library Books	Book Purchases	660	674	689	2,162	3,135
	Libraries Total	767	784	801	2,767	3,159
Parks & Recreation						
Cemeteries	Cemeteries Level of Service	82	-	-	229	-
Cemeteries	Cemeteries Renewals	58	204	434	267	251
Cemeteries	Cemetery Land Purchases	-	-	-	82	1,794
Coastal Structures	Coastal Structures Level of Service	61	-	63	3,081	1,547
Coastal Structures	Coastal Structures Renewal	710	804	600	1,021	1,807
Neighbourhood & Public Gardens	Dog Park Upgrades	306	-	-	-	-
Neighbourhood & Public Gardens	Neighbourhood & Public Gardens Level of Service	153	-	-	-	-
Neighbourhood & Public Gardens	Neighbourhood & Public Gardens Renewals	552	801	818	3,235	4,691
Playgrounds & Skateparks	Playgrounds & Skateparks Level of Service	108	120	-	491	252

Programme	Project	LTP Year 1 2018-19 \$000	LTP Year 2 2019-20 \$000	LTP Year 3 2020-21 \$000	LTP Year 4-6 2020-24 \$000	LTP Year 7-10 2024-28 \$000
Playgrounds & Skateparks	Playgrounds & Skateparks Renewals	160	188	159	1,313	822
Sense of Place	Blue/Green Network	-	-	-	3,998	8,587
Sense of Place	Hatea Activity Loop	326	-	-	613	1,050
Sense of Place	Parks Interpretation Information	43	44	45	140	204
Sense of Place	Pohe Island Development	1,285	1,313	80	1,551	1,887
Sense of Place	Public Art	43	44	45	140	204
Sense of Place	Town Basin - Conversion of Carpark to Park	-	5,005	-	-	-
Sense of Place	Whangarei City Centre Plan Implementation	51	1,188	266	1,527	2,551
Sense of Place	Whangarei City Entrance Signage & Beautification	-	-	-	611	-
Sportsfields & Facilities	Sport & Recreation Growth	1,987	313	-	-	-
Sportsfields & Facilities	Sport & Recreation Level of Service	202	89	-	1,078	3,499
Sportsfields & Facilities	Sport & Recreation Renewals	788	1,233	579	2,539	5,752
Sportsfields & Facilities	Sportsfields Land Purchases	-	-	-	1,637	12,576
Sportsfields & Facilities	Tikipunga Soccer Hub	-	52	511	675	-
Walkways and Tracks	Walkway & Track Renewals	436	489	360	1,559	1,970
	Parks & Recreation Total	7,350	11,887	3,959	25,788	49,443
Venue and Events Whangarei						
Flags & Decorations	Flags & Decorations	-	-	-	72	-
Forum North Venue	FN Venue - Catering Kitchen Upgrades	48	-	-	-	-
Forum North Venue	FN Venue - Conference Centre Upgrades	-	-	-	-	-
Forum North Venue	FN Venue - Data Upgrades	44	-	-	-	-
Forum North Venue	FN Venue - Furniture Upgrades	22	23	23	74	26
Forum North Venue	FN Venue - Health & Safety Upgrades	33	-	-	78	45
Forum North Venue	FN Venue - Theatre Technical Equipment Upgrades	88	90	92	287	100
Northland Events Centre	NECT - Exterior General Renewals	85	128	23	258	1,218
Northland Events Centre	NECT - Field Renewals	31	-	-	-	-
Northland Events Centre	NECT - Floor Covering Renewals	-	-	26	178	157
Northland Events Centre	NECT - Interior General Renewals	66	23	153	93	26
Northland Events Centre	NECT - Light Tower Renewals	100	-	1,545	1,579	-
	Venue and Events Whangarei Total	516	263	1,862	2,619	1,572
	Community Facilities & Services Total	48	59	66	174	210



8. Governance and Strategy

Purpose and strategic fit

This includes the democratic functions of our organisation which drives robust decision making through council meetings, briefings and workshops. Governance functions also include hearings and consultation and engagement opportunities.

This group also sets the strategic direction. The focus is on how our district grows and develops through our District wide, issue based or place based strategies.

Fostering meaningful and sustainable relationships with iwi, hapu and maatawaka organisations across the district is a crucial function of this group. These relationships also exist through specific programmes of work as well as larger scale projects such as treaty settlements.

Potential negative effects

Ineffective strategies or the absence of strategic direction could lead to adverse environmental effects. This is mitigated through a review of the our growth strategy to ensure it is relevant and based on up to date information.

Contribution to Community Outcomes



Efficient and resilient core services



Our strategic planning ensures that core infrastructure is provided to meet the demands of growth in a managed and coordinated way.



Caring for the environment

Strategic planning ensures our environment is cared for.

Positive about the future

Democracy functions ensure transparent and robust decision making.

Strategic planning and implementation of key projects allows our city centre to thrive.

● High Contribution

● Medium Contribution

Levels of Service

8.1 Our democratic functions are transparent and meet the legislative requirements

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Responses to requests for information made under the <i>Local Government Official Information Act 1987</i> and the <i>Privacy Act 1993</i> are provided within relevant statutory timeframes	New	100%	100%	100%	100%
Percentage of Council, committee and hearing agendas that meet relevant legislative timeframes	New	100%	100%	100%	100%

8.2 We deliver the requirements of the National Policy Statement on Urban Development Capacity

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Meet the statutory timeframes and deliverables as set out in the <i>National Policy Statement on Urban Development Capacity</i> .	New	100%	100%	100%	100%

Changes to Levels of Service

This is a new profile group that was not in the LTP 2015-25. It has been included to highlight the importance of our strategic and democratic functions.

Governance and Strategy capital works

Programme	Project	LTP Year 1 2018-19 \$000	LTP Year 2 2019-20 \$000	LTP Year 3 2020-21 \$000	LTP Year 4-6 2020-24 \$000	LTP Year 7-10 2024-28 \$000
Commercial Property	WAMT Air Conditioning Upgrade	61	-	-	-	-
New Airport Evaluation	New Airport Evaluation	510	1,042	1,332	1,361	-
	District Strategy & Governance Total	571	1,042	1,332	1,361	-

Governance and Strategy funding impact statement

	Annual Plan 2017-18 \$000	Year 1 2018-19 \$000	Year 2 2019-20 \$000	Year 3 2020-21 \$000	Year 4 2021-22 \$000	Year 5 2022-23 \$000	
Sources of Operating Funding							
General rates, uniform annual general charges, rates penalties	(548)	1,468	1,872	2,244	2,568	832	
Targeted rates	-	-	-	-	-	-	
Subsidies and grants for operating purposes	-	-	-	-	-	-	
Fees and charges	(7)	-	-	-	-	-	
Internal charges and overheads recovered	1,449	327	339	346	360	370	
Local authorities fuel tax, fines, infringement fees and other receipts	6,261	6,029	6,079	6,109	6,169	6,610	
Total Operating Funding	7,155	7,824	8,290	8,699	9,098	7,812	
Applications of Operating Funding							
Payments to staff and suppliers	5,719	5,683	5,538	5,350	5,510	5,196	
Finance Costs	269	281	268	270	269	275	
Internal charges and overheads applied	1,141	1,799	1,962	2,014	2,230	2,341	
Other operating funding applications	-	-	-	-	-	-	
Total Applications of Operating Funding	7,129	7,763	7,768	7,633	8,009	7,812	
Surplus / (Deficit) of Operating Funding	26	61	521	1,065	1,089	-	
Sources of Capital Funding							
Subsidies and grants for capital expenditure	-	-	-	-	-	-	
Development and financial contributions	-	-	-	-	-	-	
Increase / (decrease) in debt	-	-	-	-	-	-	
Gross proceeds from sale of assets	-	-	-	-	-	-	
Other dedicated capital funding	-	-	-	-	-	-	
Lump sum contributions	-	-	-	-	-	-	
Total Sources of Capital Funding	-	-	-	-	-	-	
Applications of Capital Funding							
Capital expenditure							
to meet additional demand	5	-	-	-	-	-	
to improve levels of service	-	61	521	1,065	1,089	-	
to replace existing assets	21	-	-	-	-	-	
Increase / (decrease) in reserves	-	(0)	-	-	-	-	
Increase / (decrease) of investments	-	-	-	-	-	-	
Total Applications of Capital Funding	26	61	521	1,065	1,089	-	
Surplus / (Deficit) of Capital Funding	(26)	(61)	(521)	(1,065)	(1,089)	-	
Funding Balance	0	-	-	-	-	-	

	Year 6 2023-24 \$000	Year 7 2024-25 \$000	Year 8 2025-26 \$000	Year 9 2026-27 \$000	Year 10 2027-28 \$000	
Sources of Operating Funding						
	1,420	1,405	1,566	1,720	1,733	General rates, uniform annual general charges, rates penalties
	-	-	-	-	-	Targeted rates
	-	-	-	-	-	Subsidies and grants for operating purposes
	-	-	-	-	-	Fees and charges
	380	388	397	406	416	Internal charges and overheads recovered
	6,286	6,348	6,376	6,453	6,594	Local authorities fuel tax, fines, infringement fees and other receipts
	8,087	8,142	8,339	8,579	8,742	Total Operating Funding
Applications of Operating Funding						
	5,372	5,365	5,492	5,658	5,738	Payments to staff and suppliers
	276	271	273	275	276	Finance Costs
	2,439	2,506	2,574	2,646	2,728	Internal charges and overheads applied
	-	-	-	-	-	Other operating funding applications
	8,087	8,142	8,339	8,579	8,742	Total Applications of Operating Funding
	-	-	-	-	-	Surplus / (Deficit) of Operating Funding
Sources of Capital Funding						
	-	-	-	-	-	Subsidies and grants for capital expenditure
	-	-	-	-	-	Development and financial contributions
	-	-	-	-	-	Increase / (decrease) in debt
	-	-	-	-	-	Gross proceeds from sale of assets
	-	-	-	-	-	Other dedicated capital funding
	-	-	-	-	-	Lump sum contributions
	-	-	-	-	-	Total Sources of Capital Funding
Applications of Capital Funding						
						Capital expenditure
	-	-	-	-	-	to meet additional demand
	-	-	-	-	-	to improve levels of service
	-	-	-	-	-	to replace existing assets
	-	-	-	-	-	Increase / (decrease) in reserves
	-	-	-	-	-	Increase / (decrease) of investments
	-	-	-	-	-	Total Applications of Capital Funding
	-	-	-	-	-	Surplus / (Deficit) of Capital Funding
	-	-	-	-	-	Funding Balance



9. Planning and Regulatory Services

We are required to undertake planning, monitoring and enforcement activities that meet the requirements of a wide range of legislation, such as the Resource Management Act. This includes:

- issuing resource and building consents and ensuring they meet required conditions
- providing health and liquor licences
- monitoring and enforcing bylaws such as animal and noise control, health, liquor and parking
- undertaking district planning.

The functions within this activity are covered by four separate departments; District Planning, Resource Consents, Building Control and Regulatory Services.

The outcomes of these functions are important in ensuring our district remains attractive and that our communities thrive.



District Planning

Purpose and strategic fit

The population of Whangarei is growing, creating demand for the strategic management of the District's resources. Council's district planning function delivers planning outcomes and environmental regulation through the Resource Management Act.

Our District Plan manages how and where our District develops. It is therefore essential to ensuring our District is attractive and vibrant through good design and protecting our valuable natural environment.

Potential negative effects

Lack of appropriate planning controls can lead to adverse environmental effects. This is mitigated through adherence to the Resource Management Act and an ongoing review of our District Plan.

Contribution to Community Outcomes



Efficient and resilient core services

The District Plan aligns with core infrastructure provision to enable planned and integrated growth in appropriate locations.



Caring for the environment

The District Plan is a key regulatory tool to manage the effects on our environment.

Provisions in our District Plan ensure existing public access to coastal areas are maintained and new opportunities are provided where appropriate.



Positive about the future

The District Plan enables productive land uses and activities across our District.



Proud to be local

This District Plan can support urban design outcomes which promote activity, safety and attractive built forms and public spaces.

● High Contribution

● Medium Contribution

Levels of Service

9.1 9.1 Develop, implement and maintain a District Plan in accordance with the RMA whilst reflecting the desires of the community and issues of sustainability.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Plan changes are researched, proposed, consulted and reported on as required by Council in accordance with the relevant statutory requirements.	100%	100%	100%	100%	100%

Changes to levels of service

There are no proposed changes from the LTP 2015-25.



Resource Consents

Purpose and strategic fit

The Resource Management Act directs the processes and functions of this group, as well as guiding the overall outcome of the resource consent process which is to:

- promote the sustainable management of natural and physical resources in our District
- ensure the district remains attractive, vibrant and thriving

This is achieved by processing resource consents and associated applications.

Potential negative effects

Negative environmental effects can result from poor decision making on resource consent applications. This is mitigated by the approval of applications being delegated to senior staff members. Negative economic results can occur if consents are not processed in a timely manner which delays the start of activities. External resource are used to ensure that statutory timeframes are met during times of high workloads that cannot be met by staff.

Contribution to Community Outcomes



Caring for the environment

Resource consents enact the District Plan and RMA to ensure the long-term maintenance and protection of significant stands of bush, outstanding landscapes and other natural features that contribute to a valued environment.



Positive about the future:

The resource consent processes are clear and simple, guided by the District Plan and the Resource Management Act.



Proud to be local

Ensuring compliance with District Plan rules and conditions of resource consents contributes to the appearance of the district and a communities enjoyment of places and spaces.



High Contribution



Medium Contribution

Levels of Service

9.2 Council will process resource consent and associated applications within statutory timeframes.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Percentage of non-notified resource consent applications processed within statutory timeframes.	≥95%	≥95%	≥95%	≥95%	≥95%
Percentage of Section 223 and Section 224 applications for subdivision consents under the RMA within statutory timeframes.	≥95%	≥95%	≥95%	≥95%	≥95%

9.3 Council will ensure compliance with land-use consents by monitoring consents issued.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Percentage of land-use consent conditions monitored (note: time frames will be dependent on priorities based on potential environmental risk associated with non-compliance).	100%	100%	100%	100%	100%

Changes to Levels of Service

Level of service 9.5 is a new addition to this profile acknowledging changes in responsibility through a recent organisational review.



Building Control

Purpose and strategic fit

This department ensures that buildings in our district are designed and constructed to the agreed standards and quality. The healthy design and construction of our homes is important to us and has a direct bearing on our resident's health and perspective on life.

We promote the safe and sanitary use of living and public facilities, as well as access for people with disabilities. We will take action against owners of buildings that pose a risk to the general safety and well-being of the public.

This department also has responsibilities to establish buildings that may be earthquake prone, to ensure building owners meet their responsibilities under the new legislation.

Potential negative effects

Negative effects from not administering the related statutes can range from dangerous and insanitary public use and residential buildings and non-compliant housing stock. Not issuing building consents and failing to meet the requirements of accreditation may result in a loss of confidence and accreditation to perform these functions as a building consent authority.

Contribution to Community Outcomes



Caring for the environment

The building control measures around construction methods ensures our environment is protected.



Positive about the future

Building control process are clear and simple and enable economic activity whilst appropriately protecting our communities from unsafe and poor quality building practices.



Proud to be local

Building compliance ensures that built structures are safe and durable.



High Contribution



Medium Contribution

Levels of Service

9.4 Council will responsively and accurately manage the building consents and compliance process.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Percentage of building consents applications processed within statutory timeframes.	≥96%	≥96%	≥96%	≥96%	≥98%
Percentage of inspections completed within two days.	≥95%	≥95%	≥95%	≥95%	≥95%

Changes to Levels of Service

There are no proposed changes from the LTP 2015-25.



Health and Bylaws

Purpose and strategic fit

This department undertakes monitoring and enforcement functions across a wide cross-section of statutes focusing on the protection of community health, safety and amenity. We have two teams:

Environmental Health is responsible for registering, monitoring, verifying, inspecting, enforcing and ensuring general compliance in the food, health and liquor licensing work areas

Armourguard Security is responsible for services relating to dog and stock control, parking enforcement, excessive noise control and general bylaw enforcement.

Potential negative effects

Failure to effectively enforce and monitor can lead to significant adverse environmental, health and nuisance across the district. This is mitigated through an appropriate enforcement and monitoring regime.

Contribution to Community Outcomes



Caring for the environment

The enforcement of bylaws ensures our environment is protected.



Positive about the future

Regulatory processes are clear and simple and enable economic activity whilst appropriately protecting our communities from nuisance activities.



Proud to be local

Ensuring compliance with our bylaws contributes to the appearance of the district and a communities enjoyment of places and spaces.



High Contribution



Medium Contribution

Levels of Service

9.5 Council will ensure responses to complaints relating to parking, excessive noise, dogs, stock and bylaws are carried out within contracted timeframes.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Percentage of complaints responded to within contracted timeframes.	≥85%	≥85%	≥85%	≥85%	≥85%

9.6 Council will protect, promote and monitor public health in general and in the areas of food businesses and liquor licensing premises, specifically.

Performance measure	2017-18 Target	2018-19 Target	2019-20 Target	2020-21 Target	2021-28 Target
Percentage of health and liquor licensed premises inspected annually.	100%	100%	100%	100%	100%

Changes to Levels of Service

There are no proposed changes from the LTP 2015-25.

Planning and Regulatory Services capital works

Programme	Project	LTP Year 1 2018-19 \$000	LTP Year 2 2019-20 \$000	LTP Year 3 2020-21 \$000	LTP Year 4-6 2020-24 \$000	LTP Year 7-10 2024-28 \$000
Dog Pound	Dog Pound Renewals	204	1,415	-	-	-
	District Planning and Regulatory Total	204	1,415	-	-	-

Planning and Regulatory Services funding impact statement

	Annual Plan 2017-18 \$000	Year 1 2018-19 \$000	Year 2 2019-20 \$000	Year 3 2020-21 \$000	Year 4 2021-22 \$000	Year 5 2022-23 \$000	
Sources of Operating Funding							
General rates, uniform annual general charges, rates penalties	8,497	6,460	7,874	6,149	6,403	6,229	
Targeted rates	-	-	-	-	-	-	
Subsidies and grants for operating purposes	-	-	-	-	-	-	
Fees and charges	6,493	6,700	7,159	7,657	8,200	8,800	
Internal charges and overheads recovered	3,473	2,001	2,087	2,054	2,171	2,174	
Local authorities fuel tax, fines, infringement fees and other receipts	2,152	2,313	2,423	2,544	2,676	2,823	
Total Operating Funding	20,615	17,474	19,542	18,405	19,450	20,026	
Applications of Operating Funding							
Payments to staff and suppliers	9,438	10,484	10,720	10,883	11,096	11,318	
Finance Costs	-	-	-	-	-	-	
Internal charges and overheads applied	11,157	6,786	7,407	7,522	8,354	8,708	
Other operating funding applications	-	-	-	-	-	-	
Total Applications of Operating Funding	20,595	17,270	18,127	18,405	19,450	20,026	
Surplus / (Deficit) of Operating Funding	20	204	1,415	-	-	-	
Sources of Capital Funding							
Subsidies and grants for capital expenditure	-	-	-	-	-	-	
Development and financial contributions	-	-	-	-	-	-	
Increase / (decrease) in debt	-	-	-	-	-	-	
Gross proceeds from sale of assets	-	-	-	-	-	-	
Other dedicated capital funding	-	-	-	-	-	-	
Lump sum contributions	-	-	-	-	-	-	
Total Sources of Capital Funding	-	-	-	-	-	-	
Applications of Capital Funding							
Capital expenditure							
to meet additional demand	-	-	-	-	-	-	
to improve levels of service	-	-	-	-	-	-	
to replace existing assets	20	204	1,415	-	-	-	
Increase / (decrease) in reserves	-	-	-	-	-	-	
Increase / (decrease) of investments	-	-	-	-	-	-	
Total Applications of Capital Funding	20	204	1,415	-	-	-	
Surplus / (Deficit) of Capital Funding	(20)	(204)	(1,415)	-	-	-	
Funding Balance	-	-	-	-	-	-	

	Year 6 2023-24 \$000	Year 7 2024-25 \$000	Year 8 2025-26 \$000	Year 9 2026-27 \$000	Year 10 2027-28 \$000	
Sources of Operating Funding						
	6,019	5,637	5,185	4,675	4,113	General rates, uniform annual general charges, rates penalties
	-	-	-	-	-	Targeted rates
	-	-	-	-	-	Subsidies and grants for operating purposes
	9,396	10,051	10,771	11,552	12,411	Fees and charges
	2,166	2,115	2,052	1,978	1,897	Internal charges and overheads recovered
	2,969	3,129	3,306	3,499	3,712	Local authorities fuel tax, fines, infringement fees and other receipts
	20,550	20,933	21,314	21,703	22,132	Total Operating Funding
Applications of Operating Funding						
	11,545	11,781	12,027	12,278	12,540	Payments to staff and suppliers
	-	-	-	-	-	Finance Costs
	9,005	9,152	9,287	9,425	9,592	Internal charges and overheads applied
	-	-	-	-	-	Other operating funding applications
	20,550	20,933	21,314	21,703	22,132	Total Applications of Operating Funding
	-	-	-	-	-	Surplus / (Deficit) of Operating Funding
Sources of Capital Funding						
	-	-	-	-	-	Subsidies and grants for capital expenditure
	-	-	-	-	-	Development and financial contributions
	-	-	-	-	-	Increase / (decrease) in debt
	-	-	-	-	-	Gross proceeds from sale of assets
	-	-	-	-	-	Other dedicated capital funding
	-	-	-	-	-	Lump sum contributions
	-	-	-	-	-	Total Sources of Capital Funding
Applications of Capital Funding						
						Capital expenditure
	-	-	-	-	-	to meet additional demand
	-	-	-	-	-	to improve levels of service
	-	-	-	-	-	to replace existing assets
	-	-	-	-	-	Increase / (decrease) in reserves
	-	-	-	-	-	Increase / (decrease) of investments
	-	-	-	-	-	Total Applications of Capital Funding
	-	-	-	-	-	Surplus / (Deficit) of Capital Funding
	-	-	-	-	-	Funding Balance



10. Support Services

Support services are focussed on supporting the nine activity areas so that they are best positioned to deliver their various goods and services to the community.

The following provides a brief background to the various support activities.

Financial Services

Financial Services plays a key stewardship role. As well as facilitating the development of an effective financial strategy, we support Council in managing its financial resources on a day-to-day basis, as well as in the long term.

The department provides services in respect of planning, monitoring and reporting of Council's financial and business resources and our treasury function actively manages Council's debt and investment positions for both the short and long term. They also administer transactional functions including rates, water billing, accounts receivable and receipting including the efficient administration and maintenance of property records by ensuring the Rating Information Database and other property information systems are kept up to date. Efficient billing processes are undertaken for land and water rates as well as sundry debt and receipting functions for all of Council. Direct debit processing and timely follow up of overdue amounts mean that arrears are kept to a minimum. Another service provided by our team is general procurement advice and management. Our team also supports some Council CCOs by providing shared financial services to them.

People and Capability

This team works across the business supporting and leading through day-to-day transactions, including recruitment and payroll, to longer-term strategic matters such as employee development and change management. The department's vision is twofold: to have the right people, motivated, engaged plus delivering and to enable us to attract the right people into our business, it is important that Council is perceived as a good place to work.

Capital Projects, Planning and Development Engineering

This department provides technical and administrative support to the Infrastructure and Services group. This includes planning, contract and general administration, asset management systems, databases, project and contract management.

Information Services

This department supports the technical and informational function requirements of Council. From desktop systems to the management of data and documentation – we ensure accurate information is readily available, can be easily stored plus accessed. We also ensure that our technology and systems allow Council to comply with its legislative requirements. Council's website plays a vital role as an interactive service for providing extensive resources of public information, documents and publications, consultations and GIS mapping (including District Plan and hazard overlays).

The team also ensures that the underlying structures for the storage and fast retrieval of all corporate data are stable and available 24/7, with the ability to recover vital systems in the event of a disaster or interruption to services. This includes the ongoing development and enhancement of existing software systems to enable Council to meet the growing consumer demands from our district for faster supply and faster access to information.

Commercial Property

The commercial component of property is responsible for Council-owned properties held as investments and able to provide a commercial return to Council. This includes a mix of commercial freehold and perpetual ground lease sites. Investment portfolio properties will generally not be sold unless Council identifies compelling reasons for re-investment, such as investment in future infrastructure. Non-strategic properties may be sold, provided due process is followed.

Communications

How we communicate with the community is essential to raising awareness of what Council does and why. It is also key to promoting projects and events that occur across our District. This team drives strategic communications, branding, internal, corporate and daily media communications through various channels to acknowledge our District's diversity.

The department also efficiently produces all written, visual and audio content for increasingly digital but also print publication – ensuring it is aligned to strategy, brand, legislation, media law and our audience's needs. Additionally, they support all Council functions in responding to daily media enquiries and various team members also serve as Public Information Managers in any civil defence event within our District.

Support Services capital works

Programme	Project	LTP Year 1 2018-19 \$000	LTP Year 2 2019-20 \$000	LTP Year 3 2020-21 \$000	LTP Year 4-6 2020-24 \$000	LTP Year 7-10 2024-28 \$000
Civic Buildings	Furniture Renewals	20	21	21	67	97
Council Premises	One Building	14,900	15,290	-	-	-
Council Vehicle Replace- ments	Council Vehicle Replace- ments	214	219	224	702	1,018
Digital Council	Asset Management Mobility	-	-	358	94	-
Digital Council	Asset Management Soft- ware Upgrade	808	822	-	-	-
Digital Council	CiA Upgrade	879	-	-	-	-
Digital Council	Corporate Performance Management	301	-	-	-	-
Digital Council	Council Knowledge Base	-	-	-	296	-
Digital Council	Council Performance Online	-	-	-	493	-
Digital Council	Customer Access - Online Services	-	416	-	-	-
Digital Council	Decision Support System Development	81	-	-	-	-
Digital Council	Digital District Plan and Policies Online	184	318	55	-	-
Digital Council	Digital Platform	858	-	-	-	-
Digital Council	Digitisation of Records	749	-	-	-	-
Digital Council	Electronic LIMs	-	605	33	83	-
Digital Council	Electronic Signatures	-	-	-	213	-
Digital Council	IT Equipment New	51	52	53	167	242
Digital Council	IT Equipment Replacement	-	625	639	-	1,536
Digital Council	LIDAR	128	-	-	-	-
Digital Council	Mobility Technology - Building	-	292	-	-	-
Digital Council	Platform as a Service	-	-	405	235	-
Digital Council	Telephony as a Service	-	-	-	1,023	435
Digital Council	Travel & Expense Claim Automation	-	-	-	120	-
Digital Council	Upgrade Kete SharePoint	-	261	-	-	-
Digital Council	Workflow Systems Devel- opment	68	-	-	-	-
New Theatre/Expo/Confer- ence	New Theatre	-	-	3,883	6,642	-
Old Harbour Board Building	Old Harbour Board Building Development	1,538	-	-	-	-
	Support Services Total	20,778	18,921	5,672	10,134	3,327

Support Services funding impact statement

	Annual Plan 2017-18 \$'000	Year 1 2018-19 \$'000	Year 2 2019-20 \$'000	Year 3 2020-21 \$'000	Year 4 2021-22 \$'000	Year 5 2022-23 \$'000	
Sources of Operating Funding							
General rates, uniform annual general charges, rates penalties	4,014	5,963	3,294	4,817	6,437	(424)	
Targeted rates	-	-	-	-	-	-	
Subsidies and grants for operating purposes	-	-	-	-	-	-	
Fees and charges	(5)	259	265	271	277	283	
Internal charges and overheads recovered	21,683	21,649	23,414	24,075	26,501	27,677	
Local authorities fuel tax, fines, infringement fees and other receipts	266	246	250	255	259	264	
Total Operating Funding	25,959	28,116	27,222	29,417	33,474	27,800	
Applications of Operating Funding							
Payments to staff and suppliers	17,913	18,976	18,779	18,190	19,748	20,368	
Finance Costs	493	323	1,047	1,760	1,733	1,705	
Internal charges and overheads applied	2,160	2,472	2,664	2,732	2,982	3,117	
Other operating funding applications	-	-	-	-	-	-	
Total Applications of Operating Funding	20,566	21,771	22,489	22,682	24,462	25,190	
Surplus / (Deficit) of Operating Funding	5,392	6,345	4,733	6,735	9,012	2,610	
Sources of Capital Funding							
Subsidies and grants for capital expenditure	-	-	-	-	-	-	
Development and financial contributions	-	-	-	-	-	-	
Increase / (decrease) in debt	10,284	14,572	14,357	(478)	(547)	(575)	
Gross proceeds from sale of assets	-	-	-	-	-	-	
Other dedicated capital funding	-	-	-	-	-	-	
Lump sum contributions	-	-	-	-	-	-	
Total Sources of Capital Funding	10,284	14,572	14,357	(478)	(547)	(575)	
Applications of Capital Funding							
Capital expenditure							
to meet additional demand	282	1,013	919	26	123	123	
to improve levels of service	3,014	17,698	16,183	4,758	7,318	538	
to replace existing assets	12,380	1,591	1,361	833	371	708	
Increase / (decrease) in reserves	-	615	627	640	652	666	
Increase / (decrease) of investments	-	-	-	-	-	-	
Total Applications of Capital Funding	15,676	20,917	19,090	6,257	8,465	2,035	
Surplus / (Deficit) of Capital Funding	(5,392)	(6,345)	(4,733)	(6,735)	(9,012)	(2,610)	
Funding Balance	0	-	-	-	-	-	

	Year 6 2023-24 \$000	Year 7 2024-25 \$000	Year 8 2025-26 \$000	Year 9 2026-27 \$000	Year 10 2027-28 \$000	
Sources of Operating Funding						
	(1,639)	(679)	(1,063)	(1,804)	(1,681)	General rates, uniform annual general charges, rates penalties
	-	-	-	-	-	Targeted rates
	-	-	-	-	-	Subsidies and grants for operating purposes
	289	296	304	311	319	Fees and charges
	28,827	29,777	30,543	31,459	32,619	Internal charges and overheads recovered
	270	275	281	287	293	Local authorities fuel tax, fines, infringement fees and other receipts
	27,746	29,669	30,065	30,253	31,552	Total Operating Funding
Applications of Operating Funding						
	21,018	22,287	22,553	23,401	24,505	Payments to staff and suppliers
	1,675	1,644	1,611	1,577	1,541	Finance Costs
	3,237	3,325	3,415	3,509	3,617	Internal charges and overheads applied
	-	-	-	-	-	Other operating funding applications
	25,930	27,256	27,579	28,487	29,663	Total Applications of Operating Funding
	1,816	2,413	2,486	1,766	1,888	Surplus / (Deficit) of Operating Funding
Sources of Capital Funding						
	-	-	-	-	-	Subsidies and grants for capital expenditure
	-	-	-	-	-	Development and financial contributions
	(605)	(636)	(668)	(702)	(801)	Increase / (decrease) in debt
	-	-	-	-	-	Gross proceeds from sale of assets
	-	-	-	-	-	Other dedicated capital funding
	-	-	-	-	-	Lump sum contributions
	(605)	(636)	(668)	(702)	(801)	Total Sources of Capital Funding
Applications of Capital Funding						
						Capital expenditure
	21	-	-	-	-	to meet additional demand
	100	210	215	61	63	to improve levels of service
	412	875	897	282	289	to replace existing assets
	679	692	706	720	735	Increase / (decrease) in reserves
	-	-	-	-	-	Increase / (decrease) of investments
	1,212	1,777	1,818	1,064	1,087	Total Applications of Capital Funding
	(1,816)	(2,413)	(2,486)	(1,766)	(1,888)	Surplus / (Deficit) of Capital Funding
	-	-	-	-	-	Funding Balance

FORECAST FINANCIAL STATEMENTS

Whangarei District Council Prospective Statement of Comprehensive Revenue

	Annual Plan 2017-18 \$'000	LTP year 1 2018-19 \$'000	LTP year 2 2019-20 \$'000	LTP year 3 2020-21 \$'000	LTP year 4 2021-22 \$'000	LTP year 5 2022-23 \$'000	
Revenue							
Rates	92,376	97,051	101,319	105,799	110,507	115,547	
Development and other contributions	3,028	4,640	4,794	4,952	5,114	5,012	
Subsidies and grants	19,941	18,665	19,798	19,631	20,355	20,800	
Fees and charges	14,654	13,114	13,759	14,447	15,186	15,993	
Interest revenue	394	53	46	41	37	35	
Other revenue	12,591	13,998	14,153	15,102	15,355	15,207	
Total income	142,984	147,521	153,869	159,972	166,554	172,594	
Expenditure							
Other expenditure	60,174	63,205	64,553	64,553	67,849	68,855	
Depreciation and amortisation	41,329	39,199	40,195	41,367	43,078	45,168	
Finance costs	8,059	6,709	7,845	9,190	9,924	10,728	
Personnel costs	27,744	28,936	29,786	30,675	31,595	32,535	
Total operating expenditure	137,306	138,049	142,379	145,785	152,446	157,286	
Surplus / (deficit) before taxation	5,678	9,472	11,490	14,187	14,108	15,308	
Taxation charge		-	-	-	-	-	
Surplus / (deficit) after taxation	5,678	9,472	11,490	14,187	14,108	15,308	
Other comprehensive revenue and expenses							
Gain / (loss) on infrastructure asset revaluation		42,005	17,324	17,814	71,297	20,608	
Gain / (loss) on other asset revaluations	-	-	-	-	-	1,705	
Total comprehensive income	5,678	51,477	28,814	32,001	85,405	37,621	

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

	Annual Plan 2017-18 \$'000	LTP year 1 2018-19 \$'000	LTP year 2 2019-20 \$'000	LTP year 3 2020-21 \$'000	LTP year 4 2021-22 \$'000	LTP year 5 2022-23 \$'000	
Opening balance as at 1 July	1,512,981	1,482,581	1,534,057	1,562,870	1,594,869	1,680,272	
Total comprehensive revenue and expense	5,678	51,476	28,814	31,999	85,403	37,622	
Adjustments and contributions to net assets/ equity	-	-	-	-	-	-	
Total recognised net assets/equity as at 30 June	1,518,659	1,534,057	1,562,870	1,594,869	1,680,272	1,717,894	

	LTP year 6 2023-24 \$'000	LTP year 7 2024-25 \$'000	LTP year 8 2025-26 \$'000	LTP year 9 2026-27 \$'000	LTP year 10 2027-28 \$'000	
Revenue						
	120,847	126,526	132,613	139,026	145,893	Rates
	5,127	5,250	5,381	5,516	5,659	Development and other contributions
	21,264	22,439	25,964	27,154	28,871	Subsidies and grants
	16,802	17,684	18,648	19,676	20,811	Fees and charges
	35	35	35	35	35	Interest revenue
	15,080	15,361	15,628	15,961	16,385	Other revenue
	179,155	187,295	198,269	207,368	217,654	Total income
Expenditure						
	71,990	73,044	73,952	76,448	78,637	Other expenditure
	46,327	47,194	49,091	50,109	51,113	Depreciation and amortisation
	11,082	10,928	11,247	11,401	11,328	Finance costs
	33,507	34,511	35,539	36,601	37,699	Personnel costs
	162,906	165,677	169,829	174,559	178,777	Total operating expenditure
	16,249	21,618	28,440	32,809	38,877	Surplus / (deficit) before taxation
	-	-	-	-	-	Taxation charge
	16,249	21,618	28,440	32,809	38,877	Surplus / (deficit) after taxation
Other comprehensive revenue and expenses						
	21,239	83,036	24,440	26,286	101,433	Gain / (loss) on infrastructure asset revaluation
	-	-	-	-	2,086	Gain / (loss) on other asset revaluations
	37,488	104,654	52,880	59,095	142,396	Total comprehensive income

	LTP year 6 2023-24 \$'000	LTP year 7 2024-25 \$'000	LTP year 8 2025-26 \$'000	LTP year 9 2026-27 \$'000	LTP year 10 2027-28 \$'000	
	1,717,894	1,755,383	1,860,038	1,912,918	1,972,013	Opening balance as at 1 July
	37,489	104,655	52,880	59,095	142,396	Total comprehensive revenue and expense
	-	-	-	-	-	Adjustments and contributions to net assets/ equity
	1,755,383	1,860,038	1,912,918	1,972,013	2,114,409	Total recognised net assets/equity as at 30 June

Whangarei District Council Prospective Statement of Financial Position

	Annual Plan 2017-18 \$000	LTP year 1 2018-19 \$000	LTP year 2 2019-20 \$000	LTP year 3 2020-21 \$000	LTP year 4 2021-22 \$000	LTP year 5 2022-23 \$000	
Assets							
Current assets							
Cash and cash equivalents	281	300	300	300	300	300	
Debtors and receivables	18,093	16,578	17,303	18,011	18,750	19,440	
Derivative financial instruments	-	1	1	1	1	1	
Other financial assets	266	1,957	2,732	3,507	4,282	5,057	
Other current assets	716	822	822	822	822	822	
Assets held for sale	-	-	-	-	-	-	
Total current assets	19,356	19,658	21,158	22,641	24,155	25,620	
Non current assets							
Derivative financial assets	-	64	64	64	64	64	
Other financial assets	13,573	13,543	13,543	13,543	13,543	13,543	
Property plant and equipment	1,613,362	1,620,115	1,688,268	1,732,744	1,832,012	1,878,647	
Intangible assets	6,632	9,583	10,405	9,654	8,946	8,423	
Forestry assets	800	787	787	787	787	787	
Investment properties	53,225	58,979	58,979	58,979	58,979	58,979	
Total non current assets	1,687,592	1,703,071	1,772,046	1,815,771	1,914,331	1,960,443	
Total assets	1,706,948	1,722,729	1,793,203	1,838,412	1,938,486	1,986,062	

	LTP year 6 2023-24 \$'000	LTP year 7 2024-25 \$'000	LTP year 8 2025-26 \$'000	LTP year 9 2026-27 \$'000	LTP year 10 2027-28 \$'000	
Assets						
Current assets						
	300	300	300	300	300	Cash and cash equivalents
	20,203	21,116	22,367	23,418	24,577	Debtors and receivables
	1	1	1	1	1	Derivative financial instruments
	5,832	6,607	7,382	8,157	8,932	Other financial assets
	822	822	822	822	822	Other current assets
	-	-	-	-	-	Assets held for sale
	27,158	28,846	30,872	32,698	34,632	Total current assets
Non current assets						
	64	64	64	64	64	Derivative financial assets
	13,543	13,543	13,543	13,543	13,543	Other financial assets
	1,915,820	2,027,187	2,086,708	2,143,067	2,284,921	Property plant and equipment
	7,048	5,452	3,828	2,173	510	Intangible assets
	787	787	787	787	787	Forestry assets
	58,979	58,979	58,979	58,979	58,979	Investment properties
	1,996,241	2,106,013	2,163,909	2,218,613	2,358,804	Total non current assets
	2,023,399	2,134,859	2,194,781	2,251,312	2,393,436	Total assets

Whangarei District Council Prospective Statement of Financial Position

	Annual Plan 2017-18 \$000	LTP year 1 2018-19 \$000	LTP year 2 2019-20 \$000	LTP year 3 2020-21 \$000	LTP year 4 2021-22 \$000	LTP year 5 2022-23 \$000	
Liabilities							
Current liabilities							
Payables and deferred revenue	20,744	20,276	23,817	21,581	22,183	23,263	
Derivative financial instruments	382	395	395	395	395	395	
Current borrowings	29,000	30,000	30,000	30,000	30,000	30,000	
Employee benefits liabilities	2,262	2,478	2,528	2,578	2,630	2,683	
Provisions	358	108	106	108	114	234	
Total current liabilities	52,746	53,257	56,846	54,663	55,322	56,575	
Non current liabilities							
Derivative financial instruments	12,009	11,073	11,073	11,073	11,073	11,073	
Non-current borrowings	121,477	122,419	160,534	175,973	190,040	198,920	
Employee benefits liabilities	365	399	407	415	424	432	
Provisions	1,103	1,368	1,318	1,262	1,199	1,012	
Payables and deferred revenue	589	156	156	156	156	156	
Total non current liabilities	135,543	135,416	173,487	188,880	202,892	211,593	
Total liabilities	188,289	188,673	230,333	243,543	258,214	268,168	
Net assets	1,518,659	1,534,057	1,562,870	1,594,869	1,680,272	1,717,894	
Equity							
Retained earnings	855,622	895,979	917,770	931,426	948,300	963,882	
Other reserves	67,412	72,290	61,989	62,518	59,750	59,477	
Asset revaluation reserve	595,625	565,788	583,111	600,925	672,222	694,535	
Total equity attributable to Council	1,518,659	1,534,057	1,562,870	1,594,869	1,680,272	1,717,894	

	LTP year 6 2023-24 \$'000	LTP year 7 2024-25 \$'000	LTP year 8 2025-26 \$'000	LTP year 9 2026-27 \$'000	LTP year 10 2027-28 \$'000	
Liabilities						
Current liabilities						
	22,439	24,839	26,477	26,241	28,187	Payables and deferred revenue
	395	395	395	395	395	Derivative financial instruments
	30,000	30,000	30,000	30,000	30,000	Current borrowings
	2,736	2,791	2,847	2,904	2,962	Employee benefits liabilities
	112	110	113	117	115	Provisions
	55,682	58,135	59,832	59,657	61,658	Total current liabilities
Non current liabilities						
	11,073	11,073	11,073	11,073	11,073	Derivative financial instruments
	199,723	204,138	209,552	207,239	205,043	Non-current borrowings
	441	450	459	468	477	Employee benefits liabilities
	941	869	791	705	619	Provisions
	156	156	156	156	156	Payables and deferred revenue
	212,334	216,686	222,031	219,641	217,368	Total non current liabilities
	268,016	274,821	281,862	279,298	279,026	Total liabilities
	1,755,383	1,860,038	1,912,918	1,972,013	2,114,409	Net assets
Equity						
	981,109	1,010,304	1,039,274	1,070,925	1,108,609	Retained earnings
	58,500	50,924	50,394	51,552	52,745	Other reserves
	715,774	798,810	823,250	849,536	953,055	Asset revaluation reserve
	1,755,383	1,860,038	1,912,918	1,972,013	2,114,409	Total equity attributable to Council

Whangarei District Council Prospective Statement of Cashflows

	Annual Plan 2017-18 \$000	LTP year 1 2018-19 \$000	LTP year 2 2019-20 \$000	LTP year 3 2020-21 \$000	LTP year 4 2021-22 \$000	LTP year 5 2022-23 \$000	
Cash flows from operating activities							
Receipts from rate revenue	91,669	96,670	100,841	105,332	110,019	115,092	
Subsidies and grants received	19,792	18,583	19,695	19,530	20,250	20,702	
Other revenue including development contributions	14,569	14,262	14,556	15,665	16,077	15,832	
Fees and charges received	12,506	13,062	13,694	14,383	15,119	15,931	
Interest received	394	51	44	39	35	33	
Dividends received	540	540	540	540	540	540	
Payments to suppliers and employees	(88,181)	(91,813)	(92,566)	(96,343)	(99,142)	(100,852)	
Interest paid	(8,009)	(6,709)	(7,845)	(9,190)	(9,924)	(10,728)	
Net cash flow from operating activities	43,280	44,646	48,959	49,956	52,974	56,549	
Cash flows from investing activities							
Proceeds from fixed assets	-	-	-	-	-	-	
Receipts from investments and loans	-	-	-	-	-	-	
Purchase and development of fixed assets	(61,994)	(68,850)	(87,073)	(65,393)	(67,039)	(65,429)	
Purchase of investments and loans provided	-	-	-	-	-	-	
Net cash flow from investing activities	(61,994)	(68,850)	(87,073)	(65,393)	(67,039)	(65,429)	
Cash flows from financing activities							
Proceeds from borrowings	18,314	24,206	38,114	15,440	14,067	8,879	
Loan repayments received	-	-	-	-	-	-	
Repayment of borrowings	-	-	-	-	-	-	
Loans granted	-	-	-	-	-	-	
Net cash flow from investing activities	18,314	24,206	38,114	15,440	14,067	8,879	
Net increase/(decrease) in cash, cash equivalents and bank overdrafts	(400)	-	-	-	-	-	
Cash, cash equivalents and bank overdrafts at the beginning of the year	681	300	300	300	300	300	
Cash, cash equivalents and bank overdrafts at the end of the year	281	300	300	300	300	300	

	LTP year 6 2023-24 \$000	LTP year 7 2024-25 \$000	LTP year 8 2025-26 \$000	LTP year 9 2026-27 \$000	LTP year 10 2027-28 \$000	
Cash flows from operating activities						
	120,343	125,923	131,788	138,332	145,129	Receipts from rate revenue
	21,155	22,309	25,786	27,004	28,706	Subsidies and grants received
	15,812	16,200	16,563	17,052	17,608	Other revenue including development contribu- tions
	16,733	17,602	18,535	19,581	20,707	Fees and charges received
	33	32	31	32	32	Interest received
	540	540	540	540	540	Dividends received
	(105,975)	(106,360)	(108,677)	(113,175)	(115,374)	Payments to suppliers and employees
	(11,082)	(10,928)	(11,247)	(11,401)	(11,328)	Interest paid
	57,560	65,319	73,319	77,966	86,019	Net cash flow from operating activities
Cash flows from investing activities						
	-	-	-	-	-	Proceeds from fixed assets
	-	-	-	-	-	Receipts from investments and loans
	(58,364)	(69,735)	(78,733)	(75,653)	(83,823)	Purchase and development of fixed assets
	-	-	-	-	-	Purchase of investments and loans provided
	(58,364)	(69,735)	(78,733)	(75,653)	(83,823)	Net cash flow from investing activities
Cash flows from financing activities						
	803	4,415	5,414	(2,313)	(2,196)	Proceeds from borrowings
	-	-	-	-	-	Loan repayments received
	-	-	-	-	-	Repayment of borrowings
	-	-	-	-	-	Loans granted
	803	4,415	5,414	(2,313)	(2,196)	Net cash flow from investing activities
	-	-	-	-	-	Net increase/(decrease) in cash, cash equivalents and bank overdrafts
	300	300	300	300	300	Cash, cash equivalents and bank overdrafts at the beginning of the year
	300	300	300	300	300	Cash, cash equivalents and bank overdrafts at the end of the year

SIGNIFICANCE AND ENGAGEMENT POLICY

Context

Sometimes the way we engage with you is set by legislation, and there are many steps to follow, and sometimes we can choose. This policy guides what we do and the decisions we make.

Our Significance and Engagement Policy:

- Identifies how and when communities can expect to be engaged in, or specifically consulted on, decisions about issues, proposals, assets, decisions and activities
- Enables us and our communities to identify the significance that we place on certain issues, proposals, assets, decisions and activities.

This policy outlines how we involve our community in our decision making.

Engaging with our community and getting your feedback is an essential part of our work.

For every decision that Council makes we need to work out how important, or significant, it is for our community. We look at a number of factors including who is affected by, or interested in the decision, what the costs will be and how important it is for Council together with our community.

These factors help us work out the best way to engage with our community on the issue. Do we need to just tell you it's happening? Do we need to ask your opinion on what we are planning to do? Or do we need to involve you every step of the way.

Sometimes the way we engage with you is set by legislation, and there are many steps to follow, sometimes we can choose. This policy guides what we do and the decisions we make.

Engaging our communities

Engaging with the community is essential to understanding the views and preferences of people likely to be affected by, or who have an interest in, an issue. We will consider significance and engagement in the early stages of a proposal before decision-making occurs and, if necessary, reconsider it as a proposal develops.

On every issue requiring a decision, the degree of significance will be considered using this policy.

We consider the following principles:

- the potential effect on delivering on Council's direction
- who is likely to be particularly affected by, or interested in, the decision or proposal
- the likely impact/consequences of the decision or proposal from the perspective of those parties
- the financial and non-financial costs and implications of the decision or proposal, taking into account Council's capacity to perform its role.

For certain matters (regardless of whether they are considered significant as part of this policy), we are required to undertake a Special Consultative Procedure as set out in section 83 of the Local Government Act (LGA), or to carry out consultation in accordance with or giving effect to section 82 of the LGA. We show these in the formal engagement part of this policy.

For all other issues requiring a decision, we will determine the appropriate level of engagement on a case by case basis.

In general, the more significant an issue, the greater the need for community engagement.

The Community Engagement Guide (attached) identifies the form of engagement we will use to respond to some specific issues. It also provides examples of types of issues and how and when communities could expect to be engaged with.

Differing levels of engagement may be required during the varying phases of decision-making on an issue, and for different stakeholders.

When engaging with Māori, we will reflect high level agreements already in place such as Joint Management Agreements, Memorandum of Understanding or others such as the Te Kārearea Strategic Relationship Agreement, as starting points. We recognise the various Hapu throughout our District, and we will also engage with Te Huinga and the broader Hapu groups where this is needed.

In some situations we must formally consult with you using a Special Consultative Procedure (SCP) – things like some bylaws and statutory planning documents like the Long Term Plan must use a SCP. The process for this is set by the Local Government Act, which governs everything we do.

Determining significance

To understand an issue's degree of significance, we will apply the following criteria. Except for emergency works, a decision is considered significant if Council determines that two or more of these criteria / measures are triggered:

Criteria	Measure
Impact on Council's direction	Major and long-term
Change in Council's current level of service	Major and long-term
Level of public impact and/or interest	Major and district-wide, or Major for an identified community of interest
Impact on Council's capability (non-cost)	Major and long-term
Net financial cost/revenue of implementation, excluding any financial impact already included in a Long-Term Plan / Annual Plan	Net capital expenditure >10% of total rates in year commenced, and/or Net operating expenditure >2.5% of total rates in year commenced

For an issue to be considered significant it must trigger two or more of these criteria

Implementation

When any issue requiring a decision does not have a high degree of significance:

- the decision will be made by Council or a Committee, Elected Member or Staff Member with delegated authority.
- where the decision is made by Council or a Committee, a report will include an assessment of the degree of significance of the issue and note any engagement proposed. Broadly, the amount and form of engagement will be expected to be in proportion to the significance of the issue, although other relevant factors including the nature and circumstances of the decision need to be considered (refer to section 79 of the LGA).
- where the decision is made by an Elected Member or Staff Member acting under delegated authority, it will not be necessary to formally document the assessment of significance or engagement, as these matters are likely to be of low significance.

When any issue requiring a decision is determined as having a high degree of significance:

- a report to Council will include an assessment of the degree of significance of the issue, the degree of engagement proposed, the engagement plan proposed and a recommendation.
- the decision will be made by Council.

When Council makes a decision that is significantly inconsistent with this policy, the steps identified in section 80 of the LGA will be undertaken.

Appendix 1 - Strategic Assets

Our strategic assets are those vital for delivering services to Whangarei. We consider them as whole networks because it is the asset class as a whole that delivers the service. Therefore, we will treat them as strategic assets only where a decision affects the whole of the assets in the particular group, or it would materially alter the nature of that group. The LGA also determines that shares in a port/airport company and assets required to provide affordable housing as part of Council's social policy are strategic.

The following is our list of strategic assets (list of assets or group of assets):

- Council's interest in a joint venture with the Crown for the Whangarei District Airport
- 50% interest in the Northland Regional Landfill Limited Partnership
- Pensioner housing
- Transportation and traffic network including footpaths, street lighting and parking, but excluding land sale/purchases
- Wastewater network and treatment plant(s)
- Water treatment, storage and supply network
- Stormwater network
- Reserves and sportsfields (including Toll Stadium)
- Forum North complex
- Hikurangi Swamp drainage scheme
- Libraries.

Appendix 2 – Community Engagement Guide

Community engagement

- Is a process
- Involves all or some of the public
- Is focused on decision-making or problem-solving.

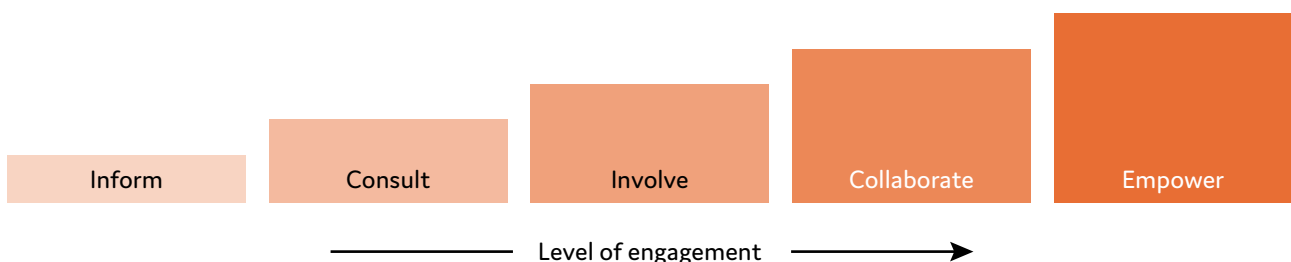
The International Association for Public Participation (IAP2) has developed a Public Participation Spectrum, shown below, to demonstrate the possible types of community engagement.

This model also shows the increasing level of public impact as you progress through the spectrum from left to right – i.e. 'inform' through to 'empower'. In simply 'informing' stakeholders there is no expectation of receiving feedback, and

consequently there is a low level of public impact. At the other end of the spectrum, 'empowering' stakeholders to make decisions implies an increase in expectations and therefore an increased level of public impact.

It will not always be appropriate or practical to conduct processes at the 'collaborate' or 'empower' end of the spectrum. Many minor issues will not warrant such an involved approach. Time and money may also limit what is possible on some occasions. It is expected that the vast majority of matters will fall within the 'inform', 'consult' to 'involve' range. There are limited statutory situations which fall within the 'empower' range.

In general, the more significant an issue, the greater the need for community engagement.



In some situations we have to follow set processes and procedures when we consult with you. These are outlined here.

Formal engagement

We will use the Special Consultative Procedure (section 83 of the LGA) where required to. We will use an SCP for the following decisions:

- adoption or amendment of a Long-Term Plan (in accordance with section 93 A of the LGA). Unless already provided for in the LTP, we will also use the SCP to;
 - » alter significantly the intended level of service provision for any core service undertaken by or on behalf of Council, including commencing or ceasing such an activity; or
 - » transfer the ownership or control of strategic assets, as listed in Appendix 1.
- adoption, amendment, or revocation of bylaws if required under section 156(1)(a) of the LGA
- adoption, amendment or revocation of a Local Alcohol Policy
- adoption or review of a Local Approved Products (Psychoactive Substances) Policy
- adoption or review of a Class 4 Venue Policy under the Gambling Act 2003
- preparation, amendment or revocation of a waste management and minimisation plan
- adoption of fees and charges where specifically required to use a SCP under relevant legislation (for example, fees and charges under the Resource Management Act 1991).

We will consult in accordance with, or use a process or a manner that gives effect to the requirements of, section 82 of the LGA where required to do so, including for the following specific issues:

- adopting or amending the annual plan if required under section 95 of the LGA
- adopting, amending or revoking a bylaw if required under section 156(1)(b) of the LGA
- transferring responsibilities to another local authority under section 17 of the LGA
- establishing or becoming a shareholder in a Council-controlled organisation
- adopting or amending a Significance and Engagement Policy where Council considers that it does not have sufficient information about community interests and preferences to enable the purpose of the policy to be achieved
- adopting or amending a Revenue and Financing Policy, Development Contributions Policy, Financial Contributions Policy, Rates Remission Policy, Rates Postponement Policy, or a Policy on the Remission or Postponement of Rate on Māori freehold land.

Other forms of engagement

The following table provides an example of the differing levels of engagement that might be considered appropriate for all other issues. It

includes the types of tools associated with each level and the timing generally associated with these types of decisions / levels of engagement.

Level	Inform	Consult	Involve	Collaborate	Empower
What does it involve	One-way communication providing balanced and objective information to assist understanding about something that is going to happen or has happened.	Two-way communications designed to obtain public feedback about ideas on rationale, alternatives and proposals to inform decision-making.	Participatory process designed to help identify issues and views to ensure that concerns and aspirations are understood and considered prior to decision-making.	Working together to develop understanding of all issues and interests to work out alternatives and identify preferred solutions.	The final decision-making is in the hands of the public. Under the LGA, the Mayor and Councillors are elected to make decisions on behalf of their constituents.
Types of issues that we might use this for	Water restrictions	Rates Review	District Plan	Harbour Management Plan	Electoral voting or a proposed change in systems (i.e. to STV or Māori seats)
Tools Council might use	Website Radio Council News Facebook.	Formal/informal submissions and hearings Focus and/or Advisory groups Public meetings Phone surveys/ surveys/ priority polls Inviting feedback through social media and website.	Workshops Focus and/or Advisory groups Face-to-face, one-on-one Public meetings.	External working groups (involving community experts).	Binding referendum Local body elections.
When the community can expect to be involved	We would generally advise the community once a decision is made.	We would advise the community once a draft decision is made by Council and would generally provide the community with up to four weeks to participate and respond. Where desirable to meet the needs of affected parties or groups, and possible within timeframes available, Council may consider extending this period.	We would generally provide the community with a greater lead in time to allow them time to be involved in the process.	We would generally involve the community at the start to scope the issue, again after information has been collected and again when options are being considered.	We would generally provide the community with a greater lead in time to allow them time to be involved in the process. e.g. typically a month or more.

Engagement tools and techniques

Over the time of decision-making, we may use a variety of engagement techniques and the tools may be adapted based on a range of other factors, including history and public awareness of the issue, stakeholder involvement, and timing related to other events and budgets. We will also take into

consideration that the community can feel “over consulted” (stop asking us what we think and get on with it). Each situation will be addressed according to both the issue, the phase of decision-making and the individual circumstances.

Appendix 3 - Definitions

Community

A group of people living in the same place or having a particular characteristic in common.

Consultation

Talking to you and getting your feedback in a formal way

A process of informing the community and seeking information or feedback to inform and assist decision-making. Consultation is a formal type of “engagement”, and is often prescribed by legislation and time bound.

Decisions

Refers to all of the decisions made by or on behalf of Council including those made by staff under delegation.

Emergency Works

Work undertaken to repair and restore Council infrastructure and services following natural events or disasters.

Engagement

Talking to you and getting your feedback

Engagement is a process which involves all or some of the community and is focused on better understanding views and preferences relevant to Council's decision-making or problem-solving. There is a continuum of engagement.

Significance

How important is it?

Legislatively defined by the Local Government Act 2002 (LGA)

“means the degree of importance of the issue, proposal, decision, or matter, as assessed by the local authority, in terms of its likely impact on, and likely consequences for,—

- e. the district or region:
- f. any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision, or matter:
- g. the capacity of the local authority to perform its role, and the financial and other costs of doing so.”

Strategic Asset

Assets that are essential to our community well-being

“means an asset or group of assets that the local authority needs to retain if it is to maintain its capacity to achieve or promote any outcome that it determines to be important to the current or future well-being of the community; and includes—

- h. any asset or group of assets listed in accordance with section 76 AA (3) by the local authority; and
- i. any land or building owned by the local authority and required to maintain the local authority's capacity to provide affordable housing as part of its social policy; and
- j. any equity securities held by the local authority in—
- k. a port company within the meaning of the Port Companies Act 1988:
- l. an airport company within the meaning of the Airport Authorities Act 1966”

SIGNIFICANT FORECASTING ASSUMPTIONS

	Financial risk	Impact for high financial risk assumptions	Level of uncertainty	Financial impact for assumption with high level of uncertainty
General assumptions				
<p>District growth: the number of residential rate-payers in Whangarei 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 with a growth factor applied. Council has assumed no effect from proposed 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. Should Development Contributions revenue drop further in the future there may need to be a corresponding reduction in Council expenditure.	High	Every 1% of Development Contribution revenue not achieved will lead to a reduction in income of approximately \$46k in year 1, increased to approximately \$56k in year 10, reducing available funding for Council activity.
<p>Rate Increase: the following rates increases have been applied:</p> <p>Years 1 – 10: A 2% increase each year (excluding refuse rates), plus growth (in line with the WDC Growth Model 2017, plus (LGCI)).</p> <p>Previous years rates * (LGCI+2%+1%)</p> <p>These increases are considered to be necessary in order to ensure that rates income is sufficient for funding purposes.</p> <p>Water rates will only be increased by growth.</p>	Medium	Not applicable	Medium	Not applicable
<p>Inflation: The impact of Inflation has been factored into producing the prospective financial statements. This has been achieved by using price level adjusters sourced from BERL (see page XXX) for each of the years of the LTP including the impact of inflation from the 2018-28 year to year one of the LTP. These adjusters will be updated for each year covered in the current LTP during subsequent annual plan and LTP processes using BERL data to mitigate this risk. The main financial risk for council is that operating and capital expenditure items rise faster than revenue items but the likelihood of this is considered to be low.</p>	Medium	Not applicable	High	If inflation is 1% more or less than the forecast Local Government Cost Index of 2% in year one of the LTP, total revenue would vary by approximately \$1.48 million, total expenditure by approximately \$1.38 million, and the net surplus would move by approximately \$95k.
<p>User fees: increases are based on a percentage increase for District Growth, or in line with actual expected cost increase (as disclosed in the price level adjusters table following these assumptions) which is assumed to be sufficient for funding purposes. These will be reviewed annually to ensure compliance with Council's financial policies.</p>	Medium	Not applicable	Medium	Not applicable
<p>Forestry revaluation: Council has not budgeted for fair value movements in forestry due to the uncertainty of prediction. Any fair value movement will be non-cash and have an immaterial impact.</p>	Low	Not applicable	Medium	Not applicable
<p>Rental Income: Council has assumed rental increases will be based on the anticipated increases, timed to coincide with rental lease renewals.</p>	Low	Not applicable	Low	Not applicable
<p>Investment property revaluation: Council has not budgeted for fair value movements in investment properties due to the uncertainty of prediction. Any fair value movement will be non-cash and have an immaterial impact.</p>	Low	Not applicable	Medium	Not applicable

	Financial risk	Impact for high financial risk assumptions	Level of uncertainty	Financial impact for assumption with high level of uncertainty
Climate change: Council's Activity Management Planning Policy and Practice Document contains the following Policy Statement on Climate Change: 'Whangarei District Council shall consider the effects of climate change on the activity in accordance with the latest Ministry for the Environment guidelines. The impact on Council's infrastructure over the 10 years of the LTP is considered acceptable when compared with the currently-used design standards for new infrastructure, providing Ministry of Environment predictions are generally accurate.	Low	Not applicable	Medium	Not applicable
Expenditure assumptions				
Interest rates: the average cost of borrowing has been assumed to be 4.66% for existing and new debt. This is based on the weighted average cost of capital calculated across the period of the LTP. Council has a comprehensive interest rate hedging program which protects against interest rate rises through the life of the plan.	Medium	Interest rate risk exposure is managed through long term swaps and forward rate cover.	Medium	A 1% movement in interest, after factoring in the impact of hedging utilising long term swaps would affect the operating budgets by an average of \$1.57 million pa.
Staff costs: staff costs are expected to increase by an average of 2% pa for the ten years, slightly higher than the (BERL) staffing price adjustor. Various additional roles have been included in the plan due to expected growth.	Medium	Not applicable	Medium	Not applicable
Depreciation funding: money to fund depreciation comes from rates. If the 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 NZTA funds renewals, and this replacement capital expenditure is based on current NZTA funding rates.	Low	Not applicable	Low	Not applicable
CAPEX borrowings: the borrowings for capital expenditure are assumed to be repaid at the shorter of the life of the asset or 20 years for determining the funding for that asset.	Medium	Not applicable	Low	Not applicable
CAPEX: capital expenditure projects are assumed to be completed in the years in which they are budgeted for. Any carry forwards in a year are usually at a similar level to the previous year, resulting in a minimal net effect.	Medium	Not applicable	Medium	Not applicable.

	Financial risk	Impact for high financial risk assumptions	Level of uncertainty	Financial impact for assumption with high level of uncertainty
Asset assumptions				
Subsidies: New Zealand Transport Agency (NZTA) subsidies have been included based on Central Government contributions to certain Capital Expenditure – all subsidies will be 53% for this LTP. All subsidies are disclosed within the operating revenue and are contingent on the applicable capital projects taking place. NZTA has confirmed that there are no changes to the subsidy rates for the term of the plan. The granting of subsidies for specific programmes are contingent on being approved by NZTA. Council will not know whether projects for which they have applied for funding from NZTA are approved until after the LTP is adopted.	High	If a planned significant capital project that has a capital subsidy associated with it is not approved by NZTA then this will cause a reduction in capital subsidy income and could possibly cause an existing balanced budget in a given year (from a DIA perspective) to become unbalanced.	High	If a planned significant capital project that has a capital subsidy associated with it is not approved by NZTA then this will cause a reduction in capital subsidy income and could possibly cause an existing balanced budget in a given year (from a DIA perspective) to become unbalanced.
Depreciation: depreciation rates for each asset group have been calculated using rates included in the Accounting Policies. Depreciation rates on infrastructural assets are based on the 2017 revaluation rate average for each activity. Depreciation expense is reduced by an average rate of renewals, assuming capex built to replace existing assets will only marginally increase depreciation.	Low	Not applicable	Medium	Not applicable
Infrastructural asset revaluation: An assumption has been made that revaluation of infrastructure assets will occur every three years, with the next due 30th June 2019. For each revaluation year an inflationary rate (BERL) has been applied to the previous years' asset value to arrive at an estimated depreciated replacement cost. The depreciation expense has been calculated on the new revaluation balance. Differences in value have been attributed to individual asset revaluation reserves.	Medium	Not applicable	Medium	Not applicable
Road Asset revaluation: The revaluation of the Road Assets will occur yearly.	Low	Not applicable	Low	Not applicable
Pensioner Housing revaluation: The revaluation of Pensioner housing will remain at 5 year intervals.	Low	Not applicable	Low	Not applicable
Useful lives: useful lives for each asset group have been listed in the Accounting Policies.	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 therefore been reflected at a flat rate of \$2.5 million per year in the Plan. Vested asset income has no cash impact.	Low	Not applicable	Low	Not applicable
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
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 forecast nor any movement in the value of investments in subsidiaries.	Low	Not applicable	Low	Not Applicable
Investment Properties: No movement in the value of investment properties has been reflected in the Plan given the difficulty of forecasting future values and also taking into consideration that if values were forecast to change, it would not have an impact on cash requirements.	Low	Not applicable	Low	Not Applicable

	Financial risk	Impact for high financial risk assumptions	Level of uncertainty	Financial impact for assumption with high level of uncertainty
Biological Assets and Derivative Financial Assets: No movement in the value of biological assets, intangible assets and derivative financial assets has been reflected in the Plan due to difficulty in forecasting future values. Any movements in these assets would have no cash impact to the Plan.	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.	Medium	Not applicable	Medium	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 assets would have no cash impact to the Plan.	Low	Not applicable	Low	Not applicable
Strategic				
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.	Low	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
Forecasts: Business and Economic Research Limited (BERL) constructed the forecast increases in revenues (excluding rates) and costs for Local Authorities in September 2017 for use in their budgeting processes for Long Term Plans. It is assumed these factors are appropriate for Council forecasts.	Medium	Not applicable	Medium	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
Emissions trading scheme: The scheme has been implemented, however until Ministry for the Environment have considered the likely charges to stay and the price increase, Council will assume nil charges.	Medium	Not applicable	Medium	Not applicable
Local Government Reorganisation: Council has developed forecasts based on the assumption that the unitary council is not established and WDC will continue to operate.	Low	Not applicable	Low	Not applicable
Flood and Storm Damage: Council does not budget for storm events, as referred to in the 2018-2048 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 assumption with high level of uncertainty
Subsidiary assumptions				
NRLLP: it is assumed that council will receive annual dividends from Northland Regional Landfill Limited Partnership throughout the term of 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 New Zealand Transport Authority (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

[Graphics link for FIS](#)

FUNDING IMPACT STATEMENT

Funding Impact Statement

This statement sets out the information required by clause 15 of Schedule 10 of the Local Government Act 2002 to assist ratepayers in understanding the impact of the Long Term Plan (LTP). This statement should be read in conjunction with the Revenue and Financing Policy prepared as part of the 2018-2028 LTP process.

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 86 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 LTP together with the land values, capital values and property numbers included in the 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 the 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 the District.

The general rate will be set on a differential basis based on the category of land use or, in certain circumstances, land zoning. The objective of the differential rate is to achieve the total revenue sought from each category of land use, as set out on page 176.

Where a property is used for more than one purpose the value of the property will be apportioned between the different categories. 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 category of land use.

Differential basis

All rating units in the District are allocated to the most appropriate category based on the use to which the land is put or, in certain circumstances, the land's zone. The categories are:

Category 1 – Residential

All rating units which are used principally for residential or lifestyle residential purposes, including retirement villages, flats etc and other rating units not included in the following categories 2-5.

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Category 2 – Rural

All rating units which are used principally for agricultural, horticultural, forestry, pastoral or aquaculture purposes, or for the keeping of bees, poultry or other livestock. This does not include properties which are used for non-economic lifestyle residential purposes, 20 hectares or less, and where the value of the land exceeds the value of comparable farmland.

Category 3 – Commercial

All rating units used principally for commercial or related purposes or zoned for commercial, or related purposes, and not otherwise categorized.

Category 4 – Industrial

All rating units used principally for industrial or related purposes or zoned for industrial, or related purposes, and not otherwise categorized.

Category 5 – Utilities

All rating units used principally for utilities or related purposes.

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 the 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 \$344.00 (including GST) will apply per SUIP for 2018/19. This is estimated to produce \$14.574 million (including GST) for 2018/19 and equates to 30 percent of general rates revenue and 20 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.
- Each block of land for which a separate title has been issued, even if that land is vacant.

General rates for the 2018-19 financial year

Total general rates required for 2018/19 are \$49.234 million GST inclusive. The differential rate in the dollar for each category of land use is set in order to achieve the share of the total revenue sought from each category. The percentage share of total general rates allocated to each category of land use for 2018/2019 is:

All residential properties	61.5%
All rural properties	9.5%
All commercial properties	13.8%
All industrial properties	14.1%
All utility properties	1.1%

The process by which the differential rate in the dollar for each category is calculated is set out below.

The total revenue sought from each category is:

Share required from each sector		
Residential category	61.5%	\$30,278,000
Rural category	9.5%	\$4,678,000
Commercial category	13.8%	\$6,794,000
Industrial category	14.1%	\$6,942,000
Utilities category	1.1%	\$542,000
		\$49,234,000

The amount projected to be collected from UAGCs in each land category is deducted from the total revenue sought from each category. The balance required from each category is divided by total land value of land in that category to establish the cents in the dollar required to achieve the revenue sought from that category. The relationship or differential between the categories will be the result of these calculations.

Details of charges and the amount of revenue sought and land-valued based rates in the dollar for the 2018-19 year are:

Type of rate	Basis of assessment	Rate or charge 2018-2019 (gst inclusive)	Revenue sought 2018-2019 (gst inclusive)
Uniform Annual General Charge	Per separately used or inhabited part of a rating unit	\$344.00	\$14,574,000
General Rate			
Residential category	Per \$ of land value	0.0025357	\$17,395,000
Rural category	Per \$ of land value	0.0024091	\$3,927,000
Commercial category	Per \$ of land value	0.0130504	\$6,267,000
Industrial category	Per \$ of land value	0.0127862	\$6,594,000
Utilities category	Per \$ of land value	0.0115000	\$477,000

Targeted rates for the 2018-19 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.

Transport rate

The activity for which the targeted rate is set is transport activity, including the roading, footpath and cycleway networks. The targeted rate is set in relation to all rateable land within the District on a differential basis for different categories of rateable land based on land use.

The targeted transport rate in the dollar is assessed on the capital value of the land.

Differential basis

All rating units in the District are allocated to the most appropriate category based on the use to which the land is put. The categories are:

Category 1 – Residential

All rating units which are used principally for residential or lifestyle residential purposes, including retirement villages, flats etc. and other rating units not included in the following categories 2-5.

Category 2 – Rural

All rating units which are used principally for agricultural, horticultural, forestry, pastoral or aquaculture purposes, or for the keeping of bees, poultry or other livestock. This does not include properties which are used for non-economic lifestyle residential purposes, 20 hectares or less,

and where the value of the land exceeds the value of comparable farmland.

Category 3 – Commercial

All rating units used principally for commercial or related purposes, or zoned for commercial, or related purposes, but not otherwise categorized.

Category 4 – Industrial

All rating units used principally for industrial or related purposes, or zoned for industrial or related purposes, but not otherwise categorized.

Category 5 – Utilities

All rating units used principally for utilities or related purposes.

The total amount of revenue sought from the targeted rate for transport is \$17.435million and is allocated as follows:

All residential properties	61.5%
All rural properties	9.5%
All commercial	13.8%
All industrial properties	14.1%
All utility properties	1.1%

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

Details of charges and the amount of revenue sought and rates in the dollar for the 2018-19 year are:

Type of rate	Basis of assessment	Rate or charge 2018-2019 (gst inclusive)	Revenue sought 2018-2019 (gst inclusive)
Transport rate			\$17,435,000
Residential category	Per \$ of capital value	0.0007377	\$10,723,000
Rural category	Per \$ of capital value	0.0004393	\$1,656,000
Commercial category	Per \$ of capital value	0.0018816	\$2,406,000
Industrial category	Per \$ of capital value	0.0019640	\$2,458,000
Utilities category	Per \$ of capital value	0.0002528	\$192,000

Roading schemes

Targeted rates are set for specific activities under Section 16 of the Local Government Rating Act 2002 and apply to properties within a defined area of. Rates for the schemes noted below recover a contribution of the costs of capital works over a five year period. The maps show the area of benefit, and therefore the area of rateable land, in relation to each roading scheme [on each map, all properties on the streets marked in yellow are rateable in respect of that roading scheme. They are:

Roading – Seal Extensions – Whangaruru North Road

The sealing of Whangaruru North Road was undertaken by Council and a portion of the costs were to be recovered by those in the area of benefit.

The costs were to be recovered by way of a targeted rate over five years as a fixed amount per rating unit of \$575.00. This is estimated to produce \$16,575 for 2018/19. 2018-19 is the fourth year of this charge.

Whangaruru North Road – Area of benefit



Roading – Seal Extensions – McKinley Road

The sealing of McKinley Road was undertaken by Council and a portion of the costs were to be recovered by those in the area of benefit.

The costs were to be recovered by way of a targeted rate over five years as a fixed amount per rating unit of \$575.00. This is estimated to produce \$21,850 for 2018/19. 2018-19 is the fourth year of this charge.

McKinley Road – Area of benefit



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 will be set and assessed per separately used or inhabited part of a rating unit (as defined on page 175) where the SUIP is connected to Council's wastewater system.

The targeted rate is set on a differential basis. Residential connections will pay a fixed amount 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.

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

Type of rate	Basis of assessment	Rate or charge 2018-2019 (gst inclusive)	Revenue sought 2018-2019 (gst inclusive)
Sewerage disposal rate			\$20,762,000
Residential	Per separately used or inhabited part of a rating unit	\$712.00	
Other - non residential	Per toilet pan or urinal	\$465.00	

District-wide refuse management rate

The activity funded by this targeted rate is the provision of refuse services not funded by user charges at transfer stations or the per bag charge (paid by stickers or official rubbish bags) for refuse collected at the kerbside. The targeted rate will be applied on a uniform basis to all rateable properties and assessed to all separately used or inhabited parts of a rating unit (as defined on page 175).

It funds kerbside and other recycling, litter bins, clearing of refuse from parks/reserves and streets, roadside rubbish, dealing with hazardous wastes, removing abandoned vehicles and the seasonal clean-ups required at beaches and other tourist locations. Costs associated with Council's waste minimisation programme are also included.

Also included is the cost of staffing transfer stations to ensure appropriate waste management of hazardous substances and to recover material such as steel and timber to minimise the items that would normally be dumped as waste through the landfill. These are services that benefit the whole District rather than individual users of the District's rubbish collection and disposal services.

A uniform targeted rate of \$181.00 (including GST) will apply per SUIP (as defined at page 175) for 2018/19. This is estimated to produce \$7.670 million (including GST) for 2018/19.

Water rate

The activity for which the targeted rate is set is for the catchment, storage, treatment and distribution of water throughout various parts of the 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 s 19 will be calculated as a fixed charge per unit (cubic metre) of water consumed.

A uniform 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 uniform targeted rate set under section 16 of the Local Government (Rating) Act 2002 will apply 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 the District's water supply systems. ("Uniform Charge (unmetered)"). A further supply charge is not applied where the uniform unmetered water charge is set.

A uniform 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:

Type of rate	Basis of assessment	Rate or charge 2018-2019 (gst inclusive)	Revenue sought 2018-2019 (gst inclusive)
WATER RATE			\$16,814,000
Volumetric Consumption Charge	Volume of metered water consumed per cubic meter	\$2.26	
Supply charge (metered)	Provision of service per separately used or inhabited part of a rating unit	\$34.50	
Availability charge	Availability of service per separately used or inhabited part of a rating unit	\$34.50	
Uniform charge (unmetered)	Provision of service per separately used or inhabited part of a rating unit.	\$474.00	
Backflow preventer charge	Provision of service per connection based on the nature of connection		
	15/20mm connection	\$78.62	
	25mm connection	\$79.69	
	32mm connection	\$94.27	
	40mm connection	\$96.47	
	50mm connection	\$100.09	
	80/100mm connection	\$252.09	
	150mm connection	\$295.11	
	200mm connection	\$488.77	

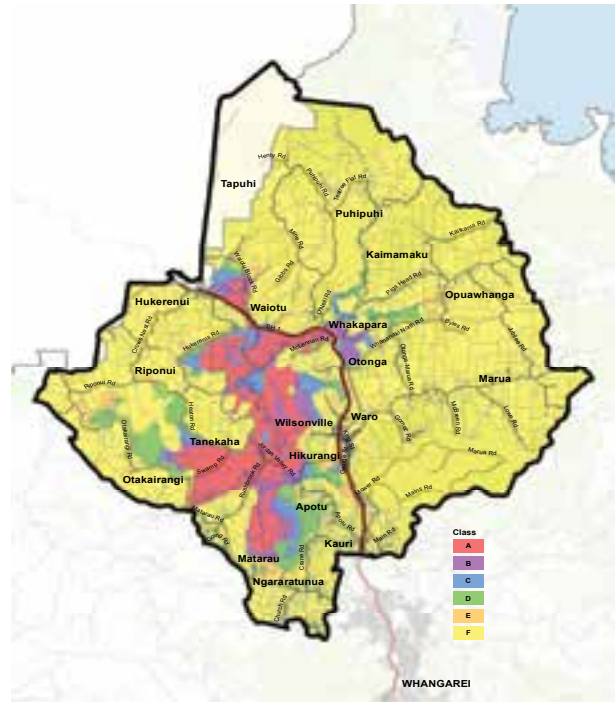
Stormwater rate

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 benefit or effect of the scheme on a property. The targeted rate is based on a differential graduated scale according to the class of the property and the area of land within each class of the rating unit. Some properties may have areas of land which fall into several classes and the rating differentials are applied accordingly

A second targeted rate applies to properties in the Hikurangi Swamp Drainage Rating District, based on a differential graduated scale according to the class of the property and the area of land within the rating unit. The revenue is used to defray the costs and charges of the schemes

The Hikurangi Swamp rates are projected to increase 8% this year to fund additional expenditure required to maintain the effectiveness of the scheme as outlined in the LTP.



Type of rate	Basis of assessment	Rate or charge 2018-2019 (gst inclusive)	Revenue sought 2018-2019 (gst inclusive)
Stormwater rate			\$ 1,292,000
Hikurangi Swamp Major Scheme Rating District to defray costs and charges within the Hikurangi Swamp special rating area.	Per hectare of land in the Hikurangi Swamp Special Rating area		\$1,157,000
	Class A approx 2,937ha	\$188.08	
	Class B approx 1,446 ha	\$168.92	
	Class C approx 1,476 ha	\$131.67	
	Class D approx 1,900 ha	\$18.85	
	Class E approx 950 ha	\$9.48	
	Class F approx 32,365 ha	\$3.79	
Hikurangi Swamp Drainage Rating District to defray costs and charges within the Hikurangi Swamp drainage rating area	Per hectare of land in the Hikurangi Swamp Drainage Rating District		\$135,000
	Class A approx 5,051 ha	\$21.76	
	Class F approx 12,098ha	\$2.18	

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

Where the total year's land rates and any arrears are paid in full by the due date of the first instalment a discount will apply excluding roading scheme targeted rates. Full details of the actual discount amount available will be included on the rates assessment/invoice.

	Due date	Discount
Full payment of annual land rates and any arrears. (Water rates no longer receive discount for early payment)	20 August 2018	Discount 2.0%

Due dates for rates

Due dates and penalty dates for land rates paid by 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 2018	Penalty 10%	23 August 2018
Instalment Two	20 November 2018	Penalty 10%	23 November 2018
Instalment Three	20 February 2019	Penalty 10%	25 February 2019
Instalment Four	20 May 2019	Penalty 10%	23 May 2019

Due dates and penalty dates for water rates

Water accounts are processed monthly, two-monthly or six-monthly. 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 2018	23 August 2018
August	20 September 2018	24 September 2018
September	23 October 2018	26 October 2018
October	20 November 2018	23 November 2018
November	20 December 2018	24 December 2018
December	21 January 2019	24 January 2019
January	20 February 2019	25 February 2019
February	20 March 2019	25 March 2019
March	22 April 2019	25 April 2019
April	20 May 2019	23 May 2019
May	20 June 2019	25 June 2019
June	22 July 2019	25 July 2019

Payment options

Payments for land and water 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 posting a cheque to us at Private Bag 92062, Victoria Street West, Auckland 1142.
- By cheque, cash, EFTPOS or credit card at our offices: Forum North, Rust Avenue, Whangarei or 8 Takutai Place, Ruakaka.

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

Rating Base Information

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

- The projected number of rating units within the Whangarei district at 30 June 2018 is 41,760
- The projected total capital value of rating units the Whangarei district at 30 June 2018 is \$20,390,450,000
- The projected total land value of rating units within the Whangarei district at 30 June 2018 is 9,824,545,000

Additional charges

Additional penalty on arrears for land and water rates

All rates (land and water) from the previous rating years that remain unpaid as at 6 July 2018 will have a further 10% penalty added. This penalty will be added on 3 September 2018.

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.

Sample of properties showing rates for 2018-19

Randomly selected sample of properties from each category

	2017-2018	2018-2019
Residential property in urban area with a land value of \$90,000 and capital value of \$280,000		
General rate - land value	\$300.56	\$228.21
Transport rate - capital value		\$206.57
Uniform Annual General Charge	\$440.50	\$344.00
Sewerage disposal rate	\$683.00	\$712.00
District-wide refuse management rate	\$174.50	\$181.00
Total	\$1,598.56	\$1,671.78
Residential property in urban area with a land value of \$195,000 and capital value of \$435,000		
General rate - land value	\$651.22	\$494.45
Transport rate - capital value		\$320.91
Uniform Annual General Charge	\$440.50	\$344.00
Sewerage disposal rate	\$683.00	\$712.00
District-wide refuse management rate	\$174.50	\$181.00
Total	\$1,949.22	\$2,052.36
Residential (lifestyle) property with a land value of \$320,000 and capital value of \$500,000		
General rate - land value	\$1,068.67	\$811.41
Transport rate - capital value		\$368.87
Uniform Annual General Charge	\$440.50	\$344.00
District-wide refuse management rate	\$174.50	\$181.00
Total	\$1,683.67	\$1,705.28
High value residential (lifestyle) property with a land value of \$1,750,000 and capital value of \$2,150,000		
General rate - land value	\$3,691.94	\$2,803.16
Transport rate - capital value		\$1,586.13
Uniform Annual General Charge	\$440.50	\$344.00
District-wide refuse management rate	\$174.50	\$181.00
Total	\$4,306.94	\$4,914.29
Rural property with a land value of \$770,000 and capital value of \$1,620,000		
General rate - land value	\$2,292.60	\$1,855.03
Transport rate - capital value		\$711.64
Uniform Annual General Charge	\$440.50	\$344.00
District-wide refuse management rate	\$174.50	\$181.00
Total	\$2,907.60	\$3,091.67
Rural property with a land value of \$1,800,000 and capital value of \$2,010,000		
General rate - land value	\$5,359.32	\$4,336.44
Transport rate - capital value		\$882.95
Uniform Annual General Charge	\$440.50	\$344.00
District-wide refuse management rate	\$174.50	\$181.00
Total	\$5,974.32	\$5,744.39

	2017-2018	2018-2019
Commercial property with a land value of \$210,000 and capital value of \$270,000		
General rate - land value	\$4,468.82	\$2,740.58
Transport rate - capital value		\$508.04
Uniform Annual General Charge	\$440.50	\$344.00
Sewerage disposal rate (2 pans)	\$683.00	\$930.00
District-wide refuse management rate	\$174.50	\$181.00
Total	\$5,766.82	\$4,703.62
Commercial property with a land value of \$210,000 and capital value of \$900,000		
General rate - land value	\$4,468.82	\$2,740.58
Transport rate - capital value		\$1,693.40
Uniform Annual General Charge	\$440.50	\$344.00
Sewerage disposal rate (5 pans)	\$2,225.00	\$2,325.00
District-wide refuse management rate	\$174.50	\$181.00
Total	\$7,308.82	\$7,283.98
Industrial property with a land value of \$5,460,000 and capital value of \$5,800,000		
General rate - land value	\$ 116,189.35	\$ 71,255.05
Transport rate - capital value		\$ 10,913.46
Uniform Annual General Charge	\$440.50	\$344.00
Sewerage disposal rate (2 pans)	\$683.00	\$930.00
District-wide refuse management rate	\$174.50	\$181.00
Total	\$ 117,487.35	\$ 83,623.51
Industrial property with a land value of \$5,450,000 and capital value of \$10,700,000		
General rate - land value	\$ 115,976.55	\$ 69,685.05
Transport rate - capital value		\$ 21,015.08
Uniform Annual General Charge	\$ 440.50	\$ 344.00
Sewerage disposal rate (5 pans)	\$ 2,225.00	\$ 2,325.00
District-wide refuse management rate	\$ 174.50	\$ 181.00
Total	\$ 118,816.55	\$ 93,550.13
Utilities property with a land value of \$1,635,000 and capital value of \$12,755,000		
General rate - land value	\$5,443.90	\$ 18,802.57
Transport rate - capital value		\$3,224.31
Uniform Annual General Charge	\$440.50	\$344.00
Sewerage disposal rate (2 pans)	\$683.00	\$930.00
District-wide refuse management rate	\$174.50	\$181.00
Total	\$6,741.90	\$ 23,481.88

The rates are based on values assigned as at 1 September 2015 Please note – Northland Regional Council rates are not included. Please refer to their Annual Plan for the impact of their rates on your property



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Facebook and Twitter: WhangareiDC

5.4 Adoption of the LTP 2018 – 28 Consultation Document

Meeting: Council Meeting
Date of meeting: 28 February 2018
Reporting officer: Rachel Pascoe (Team Leader - Communications Operations, Communication)

1 Purpose

To approve for consultation, the Long Term Plan 2018 – 2028 Consultation Document.

2 Recommendation/s

That Council

- a) Notes that the 2018-2028 Long Term Plan Consultation Document has been audited and approved by Audit New Zealand, and their opinion is included in the Consultation Document.
- b) Adopts the 2018-2028 Long Term Plan Consultation Document in accordance with the requirements of the Local Government Act 2002.
- c) Authorises the Chief Executive to make any necessary drafting, typographical or presentation corrections to the 2018-2028 Long Term Plan Consultation Document.

3 Background

Under the Local Government Act 2002, Council is required to consult on the 2018-2028 Long Term Plan (LTP) using the Special Consultative Procedure (SCP).

The Local Government Act 2002 requires publication of a “consultation document” which explains the key elements of the Long Term Plan 2018 - 2028, including the major issues and the choices that ratepayers and residents of our District must make. Once consultation has been completed and Council has deliberated on consultation results, a final copy of the full Long Term Plan 2018-2028 document will be produced, audited and adopted prior to 01 July 2018. This final LTP will become Council’s blueprint for accountability during the 2018 to 2028 period.

4 Significance and engagement

This document will be published on Council's website with printed copies issued on request. Any feedback on these documents will be considered in accordance with the engagement process approved at the 14 December 2017 council meeting.

5 Attachment

2018-20128 LTP Consultation Document

Final for adoption



WHANGAREI
DISTRICT COUNCIL



LONG TERM PLAN

2018-28

CONSULTATION DOCUMENT



HAVE YOUR SAY

heretowhere.co.nz



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About this document

This Consultation Document introduces you to the essential information about our Long Term Plan 2018-28 (LTP). The LTP sets out Council's work, spending and funding, policies and plans for the next ten years. It is based on a number of much larger and more complex technical policies, models, plans and strategies (*Supporting Documents to the LTP 2018-28 Consultation Document*). These items are readily available on our website if you feel you need further information, at www.wdc.govt.nz/LTP.

If you don't have access to the internet or would prefer a paper copy of any of these documents, please call us on 0800 WDC INFO.

Key dates

Consultation Document approved: 28 February

Open for feedback: 7 March – 8 April

Have Your Say event: 5 April

Hearings: 20 April

Proposed adoption of the Long Term Plan 2018-2028: 28 June

Meeting dates

Sun 4 March | Pataua Outdoor Education,
Pataua North, 10.30am

Mon 5 March | Parua Bay Community Centre, 7.00pm

Tues 6 March | The Pulse, Raumanga, 6.30pm

Weds 7 March | Ngunguru Hall, 7.00pm

Thur 8 March | Mangakahia Sports Complex, 6.30pm

Mon 12 March | Trinity Church Hall, Tikipunga, 6.30pm

Tues 13 March | Ruakaka Rec Centre, 7.30pm

Thur 15 March | Ruatangata Public Hall, 6.30pm

Mon 19 March | Kamo Bowling Club, 7.00pm

Tues 20 March | Onerahi Community Hall, 6.00pm

Weds 21 March | Te Kura o Otangarei, 6.30pm

Fri 23 March | Oakura Hall, 6.00pm

Tues 27 March | Hikurangi Memorial Hall, 6.00pm

Weds 28 March | St Peters Anglican Church, Waipu, 7.30pm

Thurs 5 April | Have Your Say event | Cafler Suite,
Forum North, 6.00pm

For more information

If you want more information visit:

www.wdc.govt.nz
or phone 09 430 4200
or 0800 WDC INFO

Message from the Mayor

Thank you for deciding to be part of the planning for the next 10 years in the Whangarei District by reading this consultation document and giving us your feedback.

Our Long Term Plan sets the direction for a whole host of activities and projects that affect our daily lives, the convenient services and systems we use every day and the enjoyable things we do, the beautiful places we go.

Whangarei is growing and thriving. Our population has recently reached 89,700. We need to keep building and investing in our services to meet the needs and impacts of our expanding and diverse population.

We look after the roads that get us all to and from work, friends, school and other activities each day. We look after the wastewater - making sure that it is collected, treated and disposed of correctly.

We provide drinking water to 24,100 homes and 2,300 businesses. We make sure that stormwater flows away quickly and safely.

We make sure that there are recreational facilities for everyone to enjoy. We host events. We help to build strong, resilient communities.

I love what we do and why we do it. I know that all of those serving on Council and working for the community, do too.

It was very clear through the early engagement to help us draft this plan, that people love this District. We heard from hundreds of people at public meetings, at hui, at the Matariki Festival, at Have Your Say events and through submissions and feedback on our website and social media.

Your feedback was clear. You want us to:

- make our public spaces tidy and more attractive
- provide more walking and cycling options
- deliver our core services and ensure they are properly maintained
- provide things to see and do across our District
- provide recreation, sports and community facilities.

To deliver on your feedback this draft plan addresses three key issues and we would like your feedback on them:

1. We have prioritised investment in our core infrastructure to ensure that we keep up with renewals and maintenance and we are seeking your feedback on our proposal to focus on stormwater.
2. We are getting set-up for the future and we are seeking your feedback on the location of a new Civic Centre.
3. We are making sure we keep our place nice and make it even better to live here and we are seeking your feedback on increases to our community-led projects funding.

This proposal continues the path set in the *LTP 2015-25* with rates increases at the Local Government Cost Index (LGCI) plus 2% over the 10 years of the Plan. In line with our District's growth, and including debt for two special projects, our total debt peak will increase to \$239.3 million.

This Consultation Document outlines the issues and what we have put into the draft plan. We are now seeking your feedback on it.

We look forward to hearing from you or seeing you at one of the consultation events over the next month.

Her Worship the Mayor

Sheryl Mai



It's all about you



89,700

Population as at December 2017

270,000

hectares Land area

\$9.6 billion

Land value of rateable property in the District (30 June 2016)

\$19.7 billion

Capital value of rateable property in the District (30 June 2016)

43,415

Rateable properties

\$1.67
billion
of assets



1044
kilometres

Sealed roads

698

kilometres

Unsealed roads



740

Reserves and sports parks

55km

Maintained walking tracks



199,614

Items available for loan in all of our Libraries

762

kilometres

Water distribution system



621

kilometres

Sewerage system

22km

Walk/cycleways

where to from here?



We all want a vibrant, attractive and thriving District

Our job is to take on board the things that the community wants and can expect from us in terms of services, assets and activities. We then work out a plan to provide those, check with the community that the plan is right, and then do it.

We also need to take into account the laws that govern our responsibilities, what we must and must not do and how we do it. Some things are in Council's job description, some things are not.

We must work out the costs of the works, activities and services we are required to offer, and how these will be funded. When we consider how things are funded, we need to take into account fairness and how much our communities can afford to pay.

Timeframes are another factor, taking into account, growth, the age of assets and the resources available to do the work.

Everything that Council does is aimed at making Whangarei a great place for the resident community and visitors to live, work, play, invest and visit. We have summed these up in our Vision and Community Outcomes.

In the community engagement leading up to this draft 10-year plan we received strong messages through meetings and feedback. We heard that you wanted us to:

- provide efficient services and assets
- be positive about the future
- care for the environment
- take pride in our District
- enable our residents to live a good life here
- be prudent with our finances.

The result was a fresh 'take' on our Vision and Community Outcomes.

Our vision

A vibrant, attractive and thriving District.

Our community outcomes

Efficient and resilient core services



- It is easy and safe for everyone to travel around the District
- There are opportunities to walk and cycle
- The District is well prepared for growth and can adapt to change
- Services are supplied in ways that benefit the environment.

Positive about the future



- The District has productive land, people and a thriving City centre
- There is a fair urban/rural balance
- Council has clear, simple documents and rules
- The District embraces new technology and opportunities.

Caring for the environment



- Communities work to keep the environment clean and healthy
- Access to the coast is protected
- Open spaces in parks and streets are places where nature thrives
- The District is positively adapting to climate change.

Proud to be local



- The District is neat, tidy and looks attractive
- Public areas feel and are safe
- There is always something to do and see
- There are opportunities for people of all abilities, ages and life stages to be active.

How do we know?

Because we asked you

To help us develop this plan we started talking to you about it really early. Over winter last year, we set up a website, held public meetings, hui, two Have Your Say events and had a stand at the Matariki Whanau Festival.

These events, combined with feedback from hard copy submissions, our heretowhere.co.nz website, our Facebook page and conversations between you and our elected members and staff, gave us a clear idea of the issues that are important to you.

We call these 'key issues' and they include:

- continuing focus on core assets
- getting set-up for the future
- keeping our place nice and making it even better to live here.

Pretty much every community wanted more things to do. Well-kept recreational facilities and sports fields, to be able to take pride in the District, clean and tidy public spaces, heaps of walking and cycling options, core services that work well and are maintained properly.



You told us

Some suggestions were quite specific to particular communities and included:

Build a larger theatre / conference centre with offices and covered car parks

Whangarei City

Improvements to road safety and robust planning to avoid future traffic congestion

Mangakahia

Improve safety issues at Parua Bay Village and the road out to Whangarei Heads

Pataua

Improving local community recreational facilities

Waipu

Road widening of Whangarei Heads Road, flood mitigation

Onerahi

Improve stormwater planning and management

Parua Bay

More recycling and innovative ways of dealing with Waste and improved cycleways

Tutukaka

Develop more children's parks (playgrounds) more amenity for young and old

Kamo

Improving the Tikipunga sportspark and making more use of community facilities

Tikipunga

Take care of the environment and the ocean, more youth spaces and things to do

Youth Week at the Central Library

Better connections to central Whangarei and the rest of the surrounding areas

Smeaton's Drive

Continue with village planning and improvements to the centre of Hikurangi

Hikurangi

Walking and cycling connections to CBD cycleway; designing places to promote a sense of neighbourliness; encourage people to meet and talk

Raumanga

More and better grading of metal roads to minimise corrugations; review the roads in the area

Maungakaramea

The need for new infrastructure and services to support growth

Ruakaka



We have included as much of this feedback as possible into this draft plan, now we need to get your feedback on it. This means that you have another opportunity to provide us with your feedback.



Key issues

As we built this plan, we gathered information from all sorts of sources including Statistics New Zealand, economic reports, government agencies and all the existing strategies, plans and policies that guide our work.

This gave us a good idea of the current and future needs of our District, how and what to plan for, what to adapt to and what to provide. We added your feedback from early engagement and shaped it into a draft plan.

All the information we gather identifies the key issues, our plans to address them and the feedback we need from you.

1. We have prioritised investment in our core infrastructure to ensure that we properly maintain and replace our roads and pipes. We are seeking your feedback on our proposal to focus on stormwater, which is increasingly important for our District as existing stormwater infrastructure ages and our climate changes.

This is just a snapshot of the work we are planning for the next 10 years. To see a full list of projects and what they will cost, see the capital expenditure list on our website.

2. We are getting set up for the future as we continue to see an increase in our population and more demand on our infrastructure and services. We are seeking your feedback on the location of a new Civic Centre which will help deliver a more effective and efficient service for our growing District.
3. We are making sure we keep our District nice and even better to live in. We are seeking your feedback on increasing funding for our Community-led projects, which enable our communities to deliver improvements to benefit everyone.

1. Continuing focus on core assets

We have some core jobs. We provide roads and walking and cycleways so you can get around our District. We provide fresh water to drink, dispose of rubbish, stormwater and sewage. We also provide parks, libraries and community spaces.

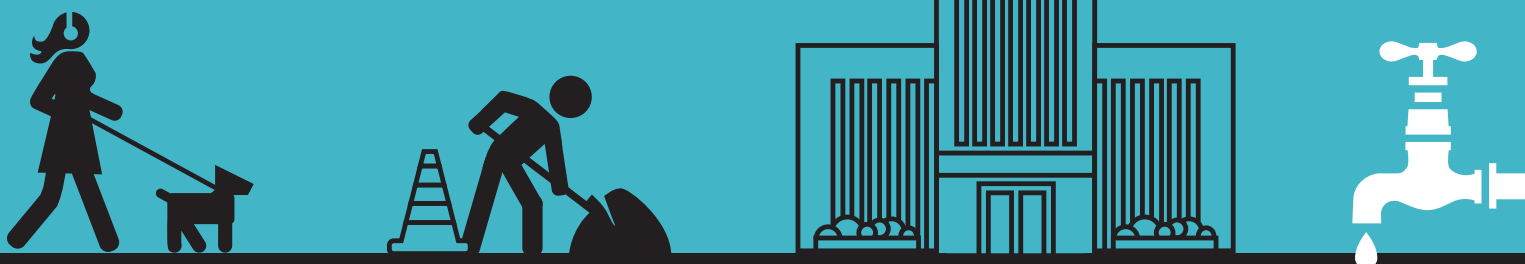
We call all of the infrastructure that does this work 'assets'. Some of our assets are quite new and some are getting a bit worn out. To keep services up to scratch, we need to continue investing in them.

It is always a balancing act deciding where the money is needed most urgently and where it would best be spent to save money over the long-term.

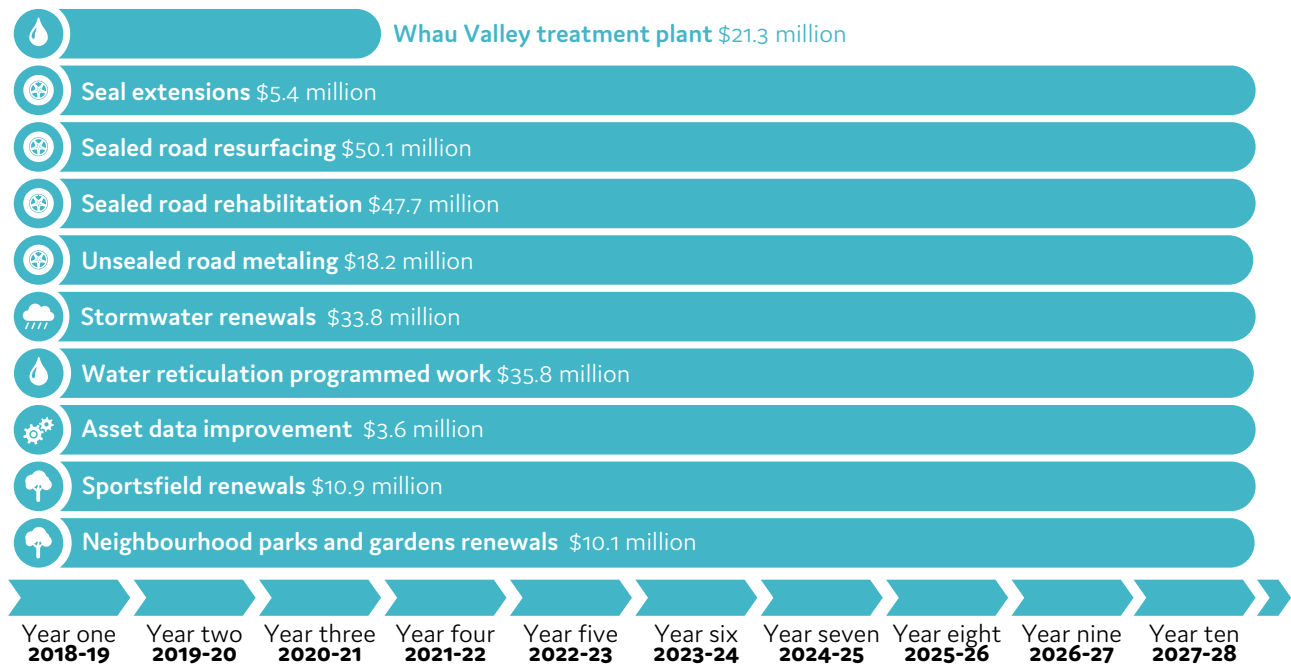
If you want to explore the details, visit our Infrastructure Strategy on our website. It tells you about all our core assets, what condition they are in and how we plan to look after them over the next 30 years.

In the past we have focused less on some things while we got on with other projects, then chosen to direct more spending towards them later. In recent years we have spent millions on wastewater to eliminate raw sewage spills into the harbour during wet weather and we spent less on the stormwater network. Our preferred option is to focus on our core assets and direct particular attention to the stormwater network. We could slow this work down and do it more gradually – but we think

we have done that for long enough and we need to get on with it.



Here's a summary of the major projects we plan to fund over the next 10 years to make sure we keep our assets in good shape.



Whau Valley treatment plant: 2018-20

The Whau Valley Water Treatment Plant was originally constructed in 1953 to supply fresh water to Whangarei's urban area. It is very old now and it is no longer cost effective to renew or upgrade it. The plan is to replace the existing plant to meet growth pressures and to ensure that we continue to provide high quality safe drinking water for the city.

Sealed and unsealed road renewals: 2018-28

Throughout the year we maintain and repair roads and we have a programme for re-doing road surfaces as they get old and wear out. We are also proposing funding for seal extensions.

Stormwater: 2018-28

Collecting information on our aging infrastructure and renewing pipes as effectively as we can, is a focus area for our stormwater renewals and upgrades. Other major projects include: improving the stormwater system in Teal Bay, investigating the effects of flooding within our urban communities and developing catchment management plans for urban stormwater catchments. We are seeking your feedback on the additional funding for stormwater please see page 10 for more information.

Water reticulation programmed work: 2018-28

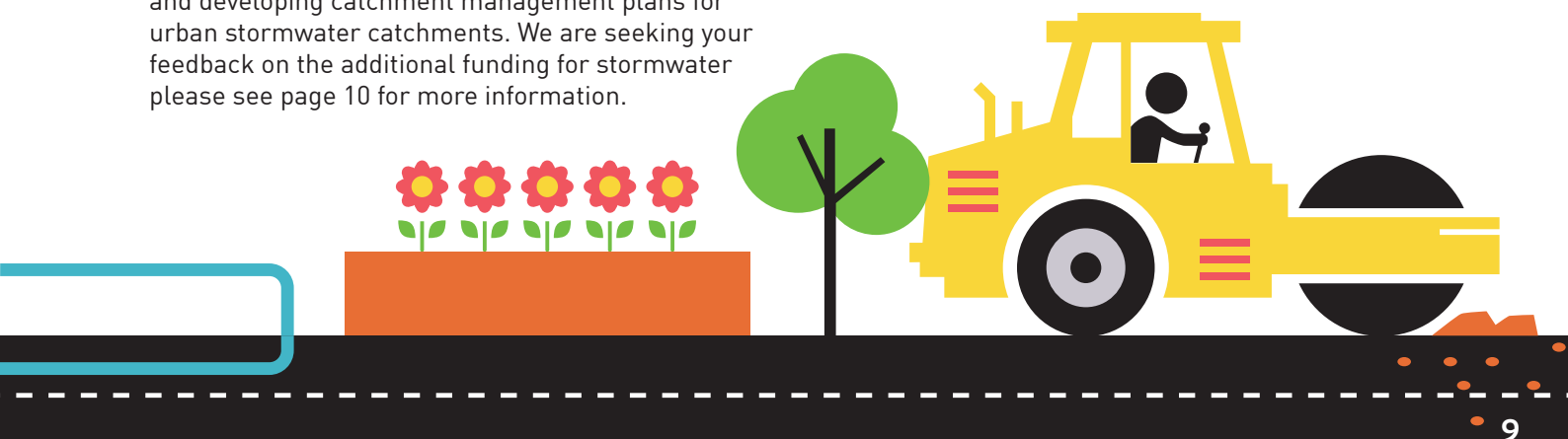
Proposed projects include additional reservoir capacity, trunkmain upgrades and renewal works to the reticulated system.

Asset data improvement: 2018-28

These projects give us a clear picture of the condition of the underground assets across our District. This information is then used to set priorities for maintaining and replacing assets. There is also funding to ensure that our asset management information system remains up to date and supported.

Sportsfields and neighbourhood parks and gardens renewals: 2018-28

We will continue to maintain our parks and recreation assets to ensure our spaces provide high quality recreation and leisure opportunities for our community and visitors.



Stormwater

Whangarei City has 11 major stormwater catchments and there are 17 more catchments throughout the District's towns and settlements.

Stormwater systems manage the rain that falls onto the hard surfaces in these catchments and include pipes, manholes, sumps, open channels, drains and treatment systems that channel rainwater into rivers, streams and the harbour.

As our population grows, more of our District is covered in hard surfaces like roads and rooves and as the climate changes, there is more rain and therefore more stormwater to manage. The aim is to direct the runoff effectively, minimise any impacts it might have on the environment, reduce flooding and prevent rainwater getting into our sewer system.

What are we proposing?

This plan proposes that we spend an additional \$33.8 million on stormwater renewals, which were not funded in the last LTP. The last LTP only allocated a total of \$17.5 million for stormwater and we have spent \$4.8 million in the last three years. This funding was targeted towards a few urgent projects aimed at meeting or maintaining levels of service and investigating the condition of our stormwater assets; to give us a better picture of what needs to be done over the next 10 years.

We didn't do any renewals work, so we now need to start catching-up. The increased funding for renewals represents a 53% total increase in funding for Stormwater. Even with this increase, funding is still only around 32% of the renewals required. We have balanced the need to catchup, with the amount we think is reasonable for our ratepayers

to spend over the next 10 years. But we have made sure that our 30-year infrastructure strategy allows us to catchup. To get the full picture, read our *Infrastructure Strategy* on our website.

We are also doing further investigations including flood assessments, condition monitoring and capacity assessments.

Some of the Northland Regional Council rules we must follow have also changed, so we need to develop comprehensive catchment management plans and ensure our stormwater discharges meet water quality standards.

Water quality is important to us all and development of the Blue Green Network and work of the Harbour Management Committee will continue to address the effects of stormwater on the water quality in Whangarei Harbour.

So what would happen if we didn't do this?

If we reduce this funding or take longer to fix it, our service levels will fall. This means there would be more impacts on people and property from flooding and a higher risk of more environmental impacts of discharges.

If we continue to underfund our renewals program, it will lead to an even larger backlog and more issues with our stormwater network. If we were to continue at the 2015 funding level over the next 10 years, we estimate the shortfall in funding to address renewals could be as much as \$67 million.

Our preferred option is option 2 below.



		\$ in the plan	Impact on rates* and debt **
Option 1	Don't increase funding for stormwater renewals and we accept that service levels will not improve.	↓ \$33.8 million	Annual rates increase will be \$46.49 less per ratepayer
Option 2	Increase funding for stormwater renewals and improve service levels protecting people and property from flooding and protect the environment.	↑ \$33.8 million	This option is currently included within the plan. The annual rates increase will be \$46.49 more per ratepayer.

* The average impact on rates is based on a residential property with a land value of \$170,000 and capital value of \$380,000 and on the preferred rating option outlined in this plan – see page 24-25.

** As stormwater renewals are funded solely by rates there is no impact on debt from either option.

2. Getting set-up for the future

In the last three years our District's population has grown by 5,500 to almost 90,000 people and it's getting bigger.

We have just made it onto the Government's *National Policy Statement on Urban Development Capacity (NPS-UDC)* list as a High Growth City. We're expecting over 1,000 more people to move into our District every year in future. That means that in 10 years we'll have a population of over 100,000. We're no longer a small provincial town, we are a growing bustling regional centre.

As a city grows, so do the expectations of its residents. We need to have bigger facilities, more to do and places to gather and meet.

This brings some great opportunities and some challenges. How do we make sure growth is in the right parts of our District? How do we make sure our services can cope with this growth and how do we make sure we have enough money to pay for it all?

This is a constant tension for councils but we are proposing that we stick to the plan we worked out to address this issue when we did the last 10-year LTP. We propose to:

- stick with the rate increases of the last LTP – LGCI +2%, which is around 4.3% per annum
- allow for a 1% increase in income growth generated by additional ratepayers coming into our District.

What is LGCI? The Local Government Cost Index. Similar to the Consumer Price Index, it measures the buying power of Council e.g. oil prices and construction costs.

We spread borrowing over short and long term, with variable and fixed interest rates. This combined with our Standard and Poors AA credit rating and membership of the Local Government Funding Agency (LGFA), means that we keep our interest costs as low as possible.

One change to that approach is that we are proposing an increase in our core borrowing limit in line with inflation and population growth.

This year we have 89,700 people living in our District, sharing the debt and paying rates. In 2028 we'll have 100,000 people to share the debt.

Increasing debt is never popular, even when our income and ability to pay are assured and our assets are increasing in value, so we do as much as we can to keep borrowing to a minimum (inside the debt cap) and to keep our interest costs down.

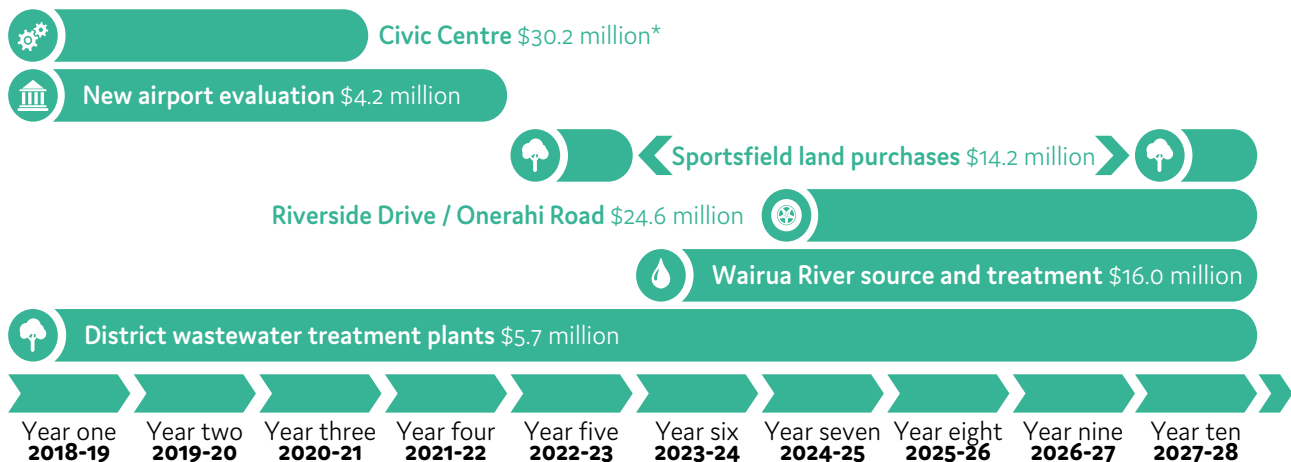
The advantage of debt for our ratepayers is that it ensures the cost of all the things we need, are paid by the generations that will benefit from them, rather than one generation paying for several future generations' assets and services. We call that intergenerational equity. Basically, I'll pay my share now, if you pay yours in the future.

That's how we fund our big capital projects and how we make sure everyone pays their fair share.

We have put a whole lot more information on our finances at the back of this booklet and you can find the really detailed information in our *Financial Strategy* on our website. The strategy explains all the ways in which we manage the money we take in from rates, from people paying for services like rubbish, building consents and licences and from the money we get in government subsidies.



Here's a summary of the major projects that will help us set up for the future.



This plan proposes that we move forward with these projects to get setup for the future and ensure equity amongst today's and tomorrow's ratepayers.

The drivers of these projects are a combination of growth and levels of service, for more details on these please see the *Infrastructure Strategy*.

Civic centre for Whangarei: 2018-2020

A civic centre would help revitalise, stimulate and improve the amenity of the city, drive operational efficiencies at Council and help improve customer service.

We are seeking your feedback on the proposal for the development of a new Civic Centre. We need to know where you want it located, see page 13.

New airport evaluation: 2018-28

The current airport will no longer be fit for purpose due to changes in airplane and airline operator requirements in about 10 years. We are continuing to scope and plan for a new airport site for our District.

Sportsfield land purchases: 2022 and 2028

As growth continues in our District, the demand on our sportsfields grows. We are proposing to purchase additional land to develop new facilities, including a 'second Kensington Park' in year 10. As this project is in later years of the plan, we will come back to you and consult on the options closer to the time.

Riverside Drive / Onerahi Road: 2024-28

Populations in Whangarei Heads, Parua Bay and Onerahi are expected to continue growing in the next 10 years. Riverside Drive to Onerahi is a critical route for the connection of these communities to the city. The option we have budgeted in this plan is to upgrade the existing road; the alternative of a by-pass could also be considered. As this project is in later years of the plan we will come back to you and consult on the options closer to the time.

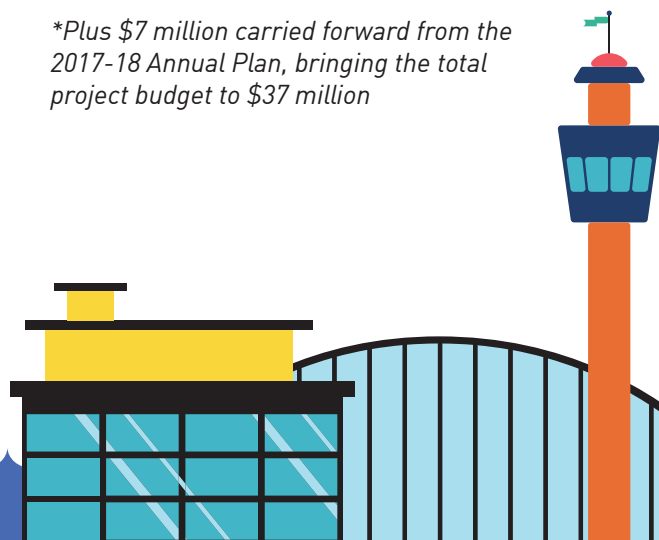
Wairua River source and treatment: 2025-28

Upgrading the treatment plants at Poroti Springs will support the current system when there are water shortages.

District-wide wastewater treatment plants: 2018-28

The Ngunguru waste water treatment plant's wetlands will be upgraded. The land area irrigation at Ruakaka will be extended to accommodate growth. New land irrigation fields will be developed at Waipu and the treatment plant there will be upgraded.

**Plus \$7 million carried forward from the 2017-18 Annual Plan, bringing the total project budget to \$37 million*



Civic centre

Cities around the world are often developed around a civic centre, where a range of civic activities are housed close to each other. Think of Wellington waterfront or Aotea Square in Auckland.

Clustering related activities and people into a civic centre increases convenience for customers, increases the population in the locality, improves diversity and enables synergies between different built environments (offices, retail, eateries, pocket parks etc.) that improve vitality and the economy.

Whangarei's civic centre on Rust Avenue at Forum North combines the Capitaine Bougainville Theatre, the Exhibition Hall, Council offices and Council Chambers, the Central Library and the Old Library. However, many of the buildings here are overdue for major work, and staff and functions are still split over several locations.

Over the past several years we have been exploring how we create a civic centre that is suitable for our growing city, and how we can accommodate our staff in one central location.

A single civic centre would see all staff working from one location (instead of the two current ones at Forum North and Walton Plaza), enabling increased efficiency and more collaborative working.

In the last LTP we consulted on the need to consolidate in a single location and as a result allocated \$10 million towards expanding Forum North. We also said if that wasn't going to be an effective solution we would look at further options.

Since then investigations have identified a number

of issues with the rebuilding of Forum North.

That \$10 million budget would only have funded the construction of an annexe to the current premises. However it would not have allowed for any remedial work to the existing structure. Extensive work is required to address things like seismic strengthening and deferred maintenance which is likely to cost up to \$25 million more to complete.

As anyone who has renovated knows, it causes significant disruption to how you live. Work to upgrade the Forum North offices would have taken up to 18 months to complete and would require the re-location of all functions to alternative sites. This would be disruptive for both customers and staff and add additional expense.

This made us rethink the viability and cost-effectiveness of refurbishing Forum North and we don't think this is a sensible solution and now think building a new civic centre on another site is the best long term approach.

However, you may have a different view. We are therefore seeking your feedback on whether we should stay where we are and refurbish Forum North, or if not, which of two alternative locations would be best.

The previous \$10 million budget was spread over multiple years, with only a small amount used to date. We will carry forward \$7 million of this budget (which was included in the 2017/18 Annual Plan), and allocate a further \$30 million in this plan, bringing the total budget allocated to this project to \$37 million.



Creating a civic centre is a big job, so we have taken on board feedback from previous consultations and considered a range of different factors.

Ease of access for customers and staff

Ample parking close by and easy pedestrian access for people of all mobility levels.

Size and space needed – now and in the future

Dictated by a combination of staff numbers, demand for services, technology and how we work, potential for future expansion as our district grows and the evolving work environment.

Emergency management requirements

Responsibility for responding to civil defence emergencies requires premises that are resilient and accessible, even in extremely adverse conditions .

Sustainability and energy efficiency

A 'green' building that is energy efficient and has low environmental impact.

Economic impact on Whangarei District

Our new *City Centre Plan* has identified a civic centre within the city core as a catalyst for economic growth and further development by the private sector.

Financial impact (directly on ratepayers)

A project of this size will be expensive but it will last into the future. Our preferred approach (which is in our draft plan) is for it to be owned by Council; funded through debt with the interest cost covered by rates.

Future use of other sites

We own both the RSA site and the Forum North site, which is currently used for customer service and administration as well as performing arts, conferences, library and carparking.

If these sites are not used for a new/redeveloped civic centre, we will look at other uses for them.

What would a new civic centre include?

Our requirements

- 5,000 – 5,500 m², to allow for 350 staff and our Elected Members, as well as space to expand in the future
 - › The additional space could be let to compatible tenants until needed e.g. lawyers, planning or engineering firm)
- Council Chambers, which incorporate:
 - › good acoustics
 - › a layout that allows live streaming of meetings
 - › use for general public meetings
- Civil Defence Emergency Operations Centre
- Open plan office space, with breakout spaces and multi-purpose meeting rooms

Other considerations

- Easily accessible customer service area (ideally on the ground floor)
- Sustainable and energy efficient
- 100% compliant with seismic code
- Minimum of 50 carparks on site for WDC fleet, including electric vehicle charging
- Adequate public parking

We are seeking your feedback on three options.

1. Proceeding with the redevelopment of Forum North

This would entail partial demolition and rebuild of some parts to add resilience for emergency management; with complete refurbishment of other parts to bring the building up to current compliance standards, including seismic retrofit of the current Forum North building structures, re-roofing, interior upgrades to all facilities (including community shared spaces) to a modern working environment standard, including necessary accessibility requirements.

Pros

- Despite the issues noted above, this site is already well established as a civic precinct.

Cons

- Given the age and design of the buildings, the cost per m² to refurbish will be higher than a new building
- This means there would be inadequate funding to expand the footprint to allow for future growth
- There would be significant disruption to services for around 18 months while improvements are made
- The refurbished building would not be as sustainable or energy efficient and would have higher operating costs than a new building.

2. Developing new office premises and Council Chambers on the adjacent RSA site

When this site was purchased in 2017 it was noted that it had several potential uses, including new civic premises, a new theatre/performing arts centre, or additional carparking.

This site would allow us to construct new premises that complement the existing library and public spaces.

Pros

- new purpose-built premises that are sustainable and energy efficient
- retains the civic centre in the current area
- allows alternative use of administration buildings at Forum North
- we already own the site.

Cons

- re-establishes the civic centre away from the city core
- limited parking directly next to the building, as there would be little room to add more public spaces. However, the current Forum North carpark would remain
- little room for future expansion

3. Developing new premises in the city centre; possibly in conjunction with the private development of a hotel and/or conference centre

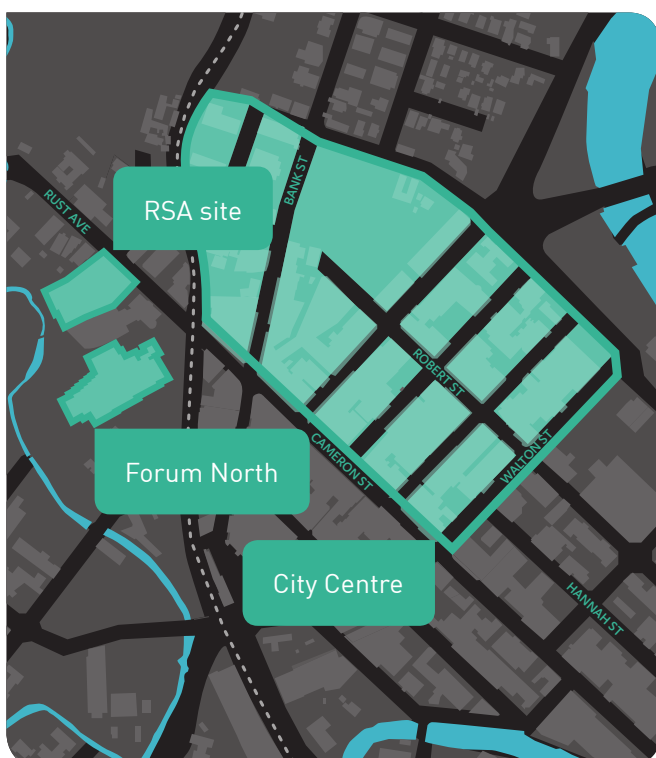
We could purchase a new site; or alternatively work with an existing owner and/or property developer to develop a building to our specification and budget.

Pros

- new purpose-built premises that are sustainable and energy efficient
- this investment and subsequent activity could provide the catalyst for other developments in the city
- aligns with the Whangarei *City Centre Plan*, which is our shared strategic vision for the city centre
- allows alternative use of administration buildings at Forum North

Cons

- likely to be a more expensive option as we don't currently own a suitable site
- any cost to purchase a site would lead to a slightly reduced scope (assuming the budget is not increased to allow for land purchase)
- would need to consider impacts on parking in city centre



What would happen to Forum North if we move the civic centre elsewhere?

As well as being the main centre for WDC's customer service and administration functions, the overall site is also used for performing arts, conferences, library and public carparking.

As our District grows, there will be increasing demand for all of these functions. The Forum North site will continue to be an important community space. The Library would continue to operate, and there are no plans to make any changes to the Old Library, which is a listed heritage building. We also plan to continue to provide carparking here.

Funding has been allocated elsewhere in the plan to go towards a larger theatre (performing arts centre). This is likely to complement, rather than replace, the Capitaine Bougainville Theatre.

However, a new use would be required for the old civic administration buildings. Potential future uses include:

- education (such as tertiary or vocational training) given the proximity to the library and public transport nodes
- commercial/office accommodation
- partial demolition to create more carparking or performing arts centre.

One potential scenario is to locate the new civic centre in the city core and build a new performing arts centre on the RSA site. This would extend the current Forum North site into a larger cultural precinct, with parking available for both daytime and evening uses.

Whatever happens, we see Forum North as a valuable community asset into the future.

What has been budgeted in the draft plan?

The draft plan includes debt funding of \$30 million, with a further \$7 million of debt funding already allocated in this year's Annual Plan.

While exact costings for any of these options won't be known until detailed designs are completed, this budget is considered adequate.

If it isn't, we will revisit the project scope and consider other funding approaches, including increasing the debt funding, or leasing rather than buying the building. If we have to make significant changes to our planned approach we would re-consult on the revised funding.

We have also allowed for estimated changes in our operating costs, which are broadly similar for options 2 and 3 but slightly more for option 1 as an older building would cost more to run. Once

a new civic centre is completed we have allowed for additional estimated annual expenditure for interest, depreciation, building operating expenses (such as Repairs and Maintenance), offset by rent and outgoing savings assuming we vacate Walton Plaza and Forum North.

There is potential to generate additional revenue from either Forum North (if vacated) or the RSA site, but we haven't included anything at this stage, meaning the impacts we have budgeted for are conservative.

We are seeking your feedback on which site you prefer for our new civic centre.

Do you have any other comments on the proposal?



		Debt funding in the plan*	Impact on rates**
Option 1	Forum North (refurbished)	\$28 million	Annual impact per ratepayer - \$38.66
Option 2	RSA	\$30 million	Annual impact per ratepayer - \$37.19
Option 3	New CBD Development	\$30 million	Annual impact per ratepayer - \$37.19

* on top of \$7 million in 2017-18 Annual Plan

**the average impact on rates is based on a residential property with a land value of \$170,000 and capital value of \$380,000 and on the preferred rating option outlined in this plan – see page 24-25.

3. We need to keep the place nice and make it even better to live here

A lot of our work is about providing the must-haves and the basics like safe roads, clean water, waste management, environmental and building regulation. But our ratepayers, residents and visitors expect more than the bare minimum. Quality of life includes a sense of place and things to do.

To this end we provide sportsfields, playgrounds, walking and cycling tracks and trails, community funding, great events and wonderful libraries. We provide funding for museums, swimming pools, community events,

halls and many other things the community enjoys. And we work with disabled, young and aging communities.

The Hatea Loop and developments on Pohe Island have been spectacularly successful examples of this kind of work.

In this plan, we have increased and prioritised funding in some areas to get some of this work done better and sooner.

Our Activity Profiles tell you all about Community Facilities and Services and all our other areas of work. All the projects and activities are on our website – go and have a look.

We are largely continuing with the projects consulted on in previous LTP's. We would specifically like your feedback on increasing funding for Community-led projects, please tell us your views on this.

Community-led projects

Over the past three years, we have funded village planning projects in Parua Bay, Otangarei, Hikurangi and Kamo – the community has given us lots of positive feedback about this work.

These community-led projects outline small initiatives to improve neighbourhoods. They range from feasibility studies and concept plans to playground improvements, walkways and street furniture. They can also be a catalyst for larger projects.

This plan expands the community-led projects funding to \$4.5 million, which will help us, to help more communities develop their own facilities and enhance their suburbs. Funding has been proposed to expand the rural development component of that community-led work, to achieve greater reach across our District.

We received clear feedback through early engagement that community funding is important to you. Our preference is to fund these activities and continue to enhance our District as laid out in this plan, but we want to know whether or not you agree.

Our preferred option is option 2 below.

Expanding Community Funding

Every year we put about \$4 million dollars of funding and assistance into the community to support facilities, services and events. This helps local community groups to provide local events and activities for their residents. In some cases, it also helps communities to get further subsidies, donations and grants from other organisations. You told us you want more of this too, so we have proposed an increase to this funding in the plan.

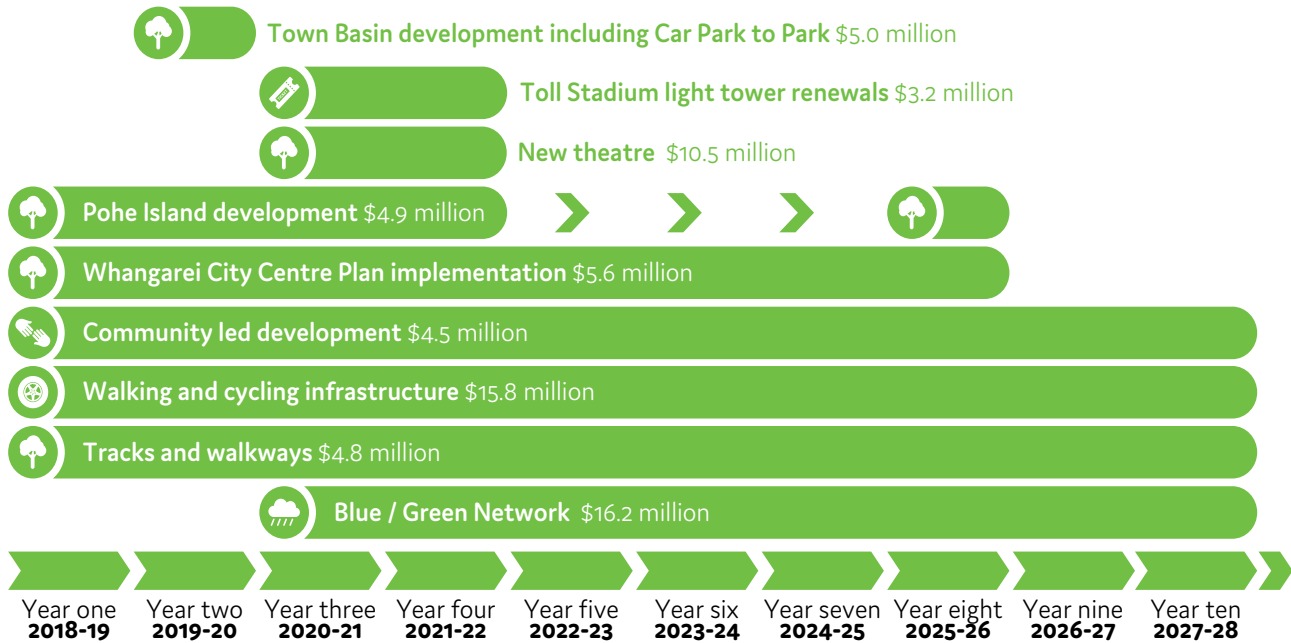


		\$ in the plan	Impact on rates* and debt**
Option 1	Don't increase funding for Community led projects	↓ \$4.5 million	The annual rates increase will be \$7.05 less per ratepayer.
Option 2	Increase funding for Community led projects	↑ \$4.5 million	This option is currently included within the plan. Annual rates increase will be \$7.05 more per ratepayer

*the average impact on rates is based on a residential property with a land value of \$170,000 and capital value of \$380,000 and on the preferred rating option outlined in this plan – see page 24-25.

** As these activities are funded solely by rates there is no impact on debt from either option.

Here's a summary of the major community facilities and services projects for the next 10 years



Town Basin development: 2018-28

The improvements to the Town Basin and surrounds in recent years will be developed further. This includes physical improvements, events and projects such as Car Park to Park (converting parking space into a community park).

Toll Stadium light tower renewals: 2020-21

The lights need to be upgraded to ensure that they are up to standard for international events. Work will be undertaken on this in years three and four.

New theatre: 2021-22

Our existing venues have limited capacity. Providing a larger venue would enable larger events to come here providing more things to do and benefits for our culture and economy. We plan to fund this through debt (over and above core debt) and external partnership funding.

Pohe Island development: 2019-25

Pohe Island provides a wonderful recreational space close to the city. Sensitive, planned development incorporating cycling facilities, play spaces, landscaping and car parking, is planned here to create a central recreational hub.

Whangarei City Centre Plan implementation: 2018-28

Funding is proposed to implement the *Whangarei City Centre Plan* bringing more activity and vibrancy to our city centre. The plan highlights areas for development and activities to support further investment.

Community led development: 2018-28

Working with our communities to deliver change through community-led projects and community grants.

Walking and cycling infrastructure: 2018-28

Walking and cycling would continue to be funded by Council and central government subsidies.

Tracks and walkways: 2018-28

Tracks and walkways continue to be important to our community. We are proposing further funding to keep these up to scratch.

Blue / Green Network: 2018-26

Work implementing the *Blue Green Network Strategy* will begin, making better use of our waterways and green spaces across the city, as well as providing flood protection (dealing with stormwater) and improving biodiversity. Our *Blue Green Network Strategy* combines infrastructure, ecological restoration and urban design to bring our waterways and greenspace into the heart of the city. We think the development of the Blue Green Network will be good for the environment, people, the economy and that it will help with flood management. The strategy identifies the key waterways and paths of the network and the projects that will bring this network to life in the coming years. The full strategy is available on our website.

We received clear feedback that these spaces and projects are important to you. Our preference is to fund these activities and continue to enhance our District as laid out in this plan.

What's changed?

This plan continues the path set in the *Long Term Plan 2015-25*. To accommodate things that have changed since that plan was developed, some new requests or additional funding for existing projects have now been proposed.

The following table outlines our preferred option for these activities. This aligns with our *Infrastructure Strategy* and the financial parameters proposed in this plan.



Transportation



New funding for bus shelters. This includes funding for renewals and new installations of bus shelters to support our local bus service. This project includes new bus shelters on existing and new bus routes.



New funding for amenity lighting which consists of unsubsidised streets lights that are generally not located on the road network.



Increased funding, with an NZTA subsidy for the construction of new walking and cycling tracks to implement the *Whangarei District Walking and Cycling Strategy* and to connect rural and coastal communities.



Additional funding for new seal on Council's network of unsealed roads to address dust and safety issues (particularly on roads with high volumes of heavy traffic). Subsidy funding for this activity has not yet been approved by NZTA, but Council will continue to work with NZTA and Central Government to get additional subsidy funding to achieve more in this activity.



Stormwater



Additional funding is proposed for renewals of our stormwater network. This is to ensure there is appropriate funding available to properly maintain our assets, to reduce flooding and improve water quality.



Wastewater



The overall funding for wastewater has been reduced as we are nearing the end of our upgrade programme.



Water



Additional funding for the new Whau Valley water treatment plant for removal of taste and odour-causing disinfection by-products.



New funding for the security upgrades at our water treatment plants and reservoir. All key sites will have electronic security access to control entry and reduce the potential for contamination, vandalism and health and safety issues.



Community Development



Additional funding is proposed for Community Development which will build upon the success of our Village Plan programme.



Parks and Recreation



New funding to support a home for a soccer facility at Tikipunga. This will be the main soccer hub for our District.



Additional and consolidated funding for Pohe Island, the Blue/Green Network and delivery of the *Whangarei City Centre Plan*.



New funding is proposed for sea walls. This includes additional resources across the district and specific funding of sea walls at One Tree Point.



New funding is proposed for land purchases for cemeteries and sport parks. Cemetery funding is focused on the purchase of land in Ruakaka. The sport parks funding is proposed to acquire land to develop a large sporting facility that can accommodate our growing sporting community and take pressure away from Kensington.



Support Services





Civic Centre – previously funding was approved to partially redevelop Forum North. This plan proposes increased funding and is seeking your feedback on some new options.


Proposed Capital Projects list


High level Capital Projects list for 10 years


Our draft plan proposes the following strategic projects and programmes* for the next 10 years to help make our District vibrant, attractive and thriving. Funding shown is for the full 10 years of the plan.


 Transportation	\$'000
Amenity Lighting	857
Bus Shelters	1,018
Bus Terminal	320
Coastal Protection	927
Cycleways - Subsidised	15,801
Footpaths	8,943
Minor Improvements to Roding Network	55,861
Other Roding Projects	37,389
Parking	2,549
Roding Drainage	12,283
Roding Subdivision Works Contribution	566
Seal Extensions	5,401
Sealed Road Pavement Rehabilitation	47,697
Sealed Road Resurfacing	50,143
Sense of Place	610
Structures Component Replacement	11,588
Traffic Signs & Signals	9,850
Transportation Planning Studies & Strategies	1,532
Unsealed Road Metalling	18,219
Urban Intersection Upgrades	13,541
Transportation total	295,095


 Water	
Property	143
Wairua River Source and Treatment	16,004
Water Meters	3,960
Water Reservoirs	9,117
Water Reticulation	40,571
Water Treatment Plants	14,164
Whau Valley Dam Improvements	3,618
Whau Valley Water Treatment Plant	21,269
Water total	108,846

 Solid Waste	\$'000
Transfer Stations	622
Solid Waste total	622

 Wastewater	
Laboratory	154
Public Toilets	1,286
Wastewater Asset Management	177
Wastewater Network	63,713
Wastewater Pump Stations	5,825
Wastewater Treatment Plants	20,470
Wastewater total	91,625

 Stormwater	
Stormwater Asset Management	7,082
Stormwater Improvements**	39,138
Stormwater total	46,221

 Flood Control	
Hikurangi Swamp	3,711
Flood Control total	3,711

 Community Development	
CCTV Network	1,471
Council-Owned Community Buildings	421
Pensioner Housing	5,722
Sense of Place	4,537
Community Development total	12,151



Libraries

\$000

Digital Council	422
Library Asset Renewals	535
Library Books	7,321
Libraries total	8,278



Parks and Recreation

Cemeteries	3,400
Coastal Structures	9,694
Neighbourhood & Public Gardens	10,555
Playgrounds & Skateparks	3,613
Sense of Place	32,842
Sportsfields & Facilities	33,509
Walkways and Tracks	4,814
Parks and Recreation total	98,427



Venue and Events Whangarei

Flags & Decorations	72
Forum North Venue	1,073
Northland Events Centre	5,688
Venues and Events Whangarei total	6,833



Planning and Regulatory Services

Dog Pound	1,619
Planning and Regulatory Services total	1,619



District Strategy and Governance

\$000

Commercial Property	61
New Airport Evaluation	4,245
District Strategy and governance total	4,306



Support Services

Civic Buildings	226
Council Premises	30,190
Council Vehicle Replacements	2,376
Digital Council	13,977
New Theatre/Expo/Conference	10,525
Old Harbour Board Building	1,538
Support Services total	58,833



Civil Defence

Civil Defence & Emergency Management	558
Civil Defence total	558

10-year capital projects total	737,123
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* This projects list includes both capital and operational expenditure.

** Stormwater improvements include replacing pipes, manholes, sumps and drains.



Rates review summary

Our largest source of funding for our services and activities is the rates we collect from each ratepayer. Last year's rating review questioned whether the rating system we were currently using was equitable and met our District's needs; or if a change to the system was required. It did not seek to change the overall amounts collected by Council or how the share of this is apportioned to the different rating sectors in our District.

Currently, we calculate general rates two ways:

- based on the land value of a property
- uniform charges for each Separately-Used and Inhabited Part (SUIP) of a property.

Feedback from our early engagement during May 2017 indicated that, on the whole, the community is happy with the current rating structure. However, there was some dissatisfaction expressed with the use of SUIPs and the fairness of rates based on land value.

As a result of this feedback we considered:

- whether using Rating Units (individual properties on which rates can be charged) rather than SUIPs would be a fairer measure of rating for the Uniform Annual General Charge and any other fixed basic rates that ensure every ratepayer makes a minimum contribution to Council activities
- whether to use a property's capital value rather than its land value for value-based rating
- whether the commercial and industrial sector should be split into commercial, industrial and utilities categories.

Rating units or SUIPs?

We found that using rating units for uniform charges did not resolve current perceived inequities. Rather, it created new issues, so it was decided to remain with SUIPs as the measure for setting uniform fixed rates.

However, we have revisited the definition of SUIPs which we propose only be rated separately if they are actually being used or if there is a clear intention for it to be used. As an example, if you have a separate self-contained unit attached to your house, currently this would be rated as an additional SUIP. However, if our proposed change proceeds and you are not using it or intending to use it, the unit would no longer be rated separately.

If you are currently being charged rates on multiple

SUIPs, we will contact you to check on the status of their use.

This option is a 'modified status quo', as all other elements would stay the same.

Land or capital value?

We also considered changing the value-based rating to capital value (the assessed value of the entire property) rather than land value (the assessed market value of the land minus its buildings) transport activities and services as capital value-based rating is considered to be a better measure of the use of Council services and the ability to pay. But the high impact on many property owners saw us discount this option.

We also investigated using capital value-based rating to fund transport activities and land value-based rating for funding our other services, as roading and transport infrastructure is arguably used more by higher capital value properties. An example of this from the commercial sector would be to compare a vacant commercial lot with a similarly sized supermarket next door. Currently, both are rated the same, but the supermarket generates a higher volume of traffic and places greater demand on Council services.

Introducing capital value-based rating would mean that utilities properties would now be rated as they have no land value, but in many cases considerable capital value. To align with this, we are proposing we split the commercial and industrial sector into separate categories for the commercial (13.8%), industrial (14.1%) and utility (1.1%) sectors.

Our preferred option is to:

- introduce capital value-based rating for funding of transport activities as a targeted rate (with the amount collected offset by an equivalent reduction in general rates)
- retain land value to assess general rates
- reduce the Uniform Annual General Charge to provide a more equitable approach for all of our ratepayers (from \$440.50 to \$344)
- adjust the rating categories to maintain current sector splits while incorporating the changes to commercial, industrial and utilities. We would also remove the miscellaneous and multi-unit categories, allocating these properties to commercial, residential or utilities sectors
- make changes to the definition of SUIPs (as described in the modified status quo).

We would like your feedback on whether to go ahead with this proposed change, or whether to introduce the modified status quo of land value-based rating, with a slight change to the SUIP definition.

The graphs on the following pages show the current year's rates, compared with the next year's rates. Either the land value option, modified status quo, or the preferred option with the modified SUIP definition and the proposed transport rate based on capital value, transport capital value.



		Outline of change	Who will be affected?
Option 1	Modified status quo	Change in criteria from 'capable of use' to 'actual or intended use' will reduce the number of SUIP's charged rates	Some ratepayers will see their rates reduce i.e. if the number of SUIPs on their property reduces. However, as our overall rates take stays the same, their reduced rates will be spread (in tiny amounts) over all other ratepayers
Option 2	Transport fixed rate on capital value, plus modified status quo	As above, plus: <ul style="list-style-type: none"> a new targeted rate based on the capital value of each property. reduced UAGC general rates still based on land value 	You are likely to pay lower rates if: <ul style="list-style-type: none"> your land value is lower than average the difference between your land value and capital value is less than the average. You are likely to pay higher rates if: <ul style="list-style-type: none"> your land value is higher than average the difference between your land value and capital value is more than the average you are in the new utilities category.

Rates remission and postponement policy

We have also reviewed our rates remission and postponement policies to make sure they align with the proposed changes. We are proposing to clarify the wording and format and to add the following policies:

- miscellaneous remission to address any inequities not covered by existing policies
- changing the rating of higher value residential properties from using rating differentials to rating remissions, to be in line with current sector practice

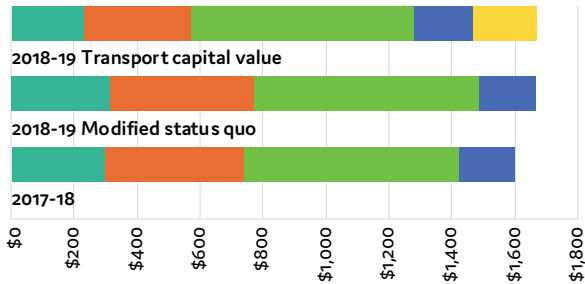
- rating for non-residential sewerage – provide relief where the number of pans charged results in inequitable rating.

You can view our rates remission and postponement policies in full on our website.

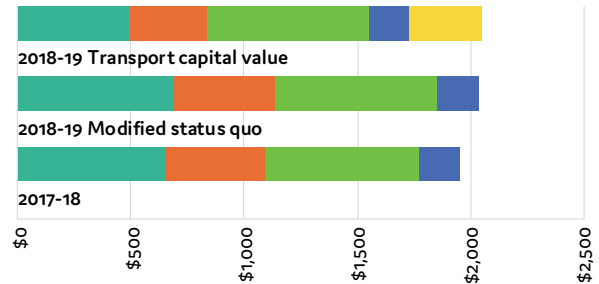
Example rates – sample properties

- General rate – land value
- Uniform Annual General Charge
- Sewerage disposal rate
- District-wide refuse management rate
- Transport rate – capital value

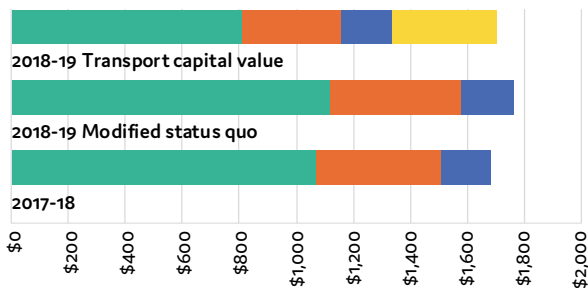
Residential property in urban area with a land value of \$90,000 and capital value of \$280,000



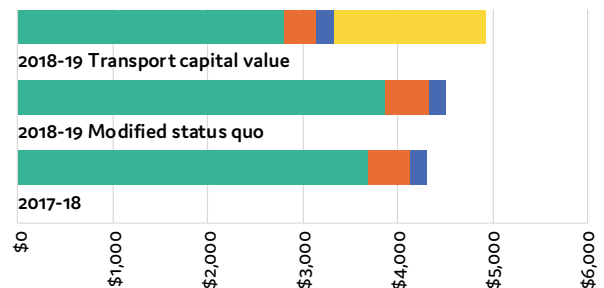
Residential property in urban area with a land value of \$195,000 and capital value of \$435,000



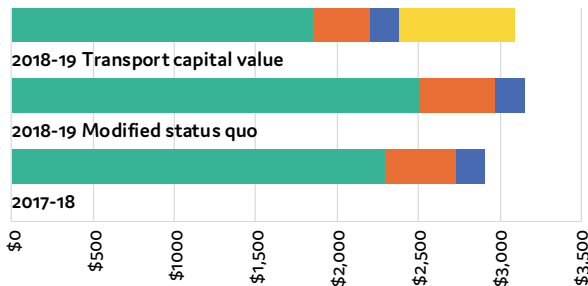
Residential (lifestyle) property with a land value of \$320,000 and capital value of \$500,000



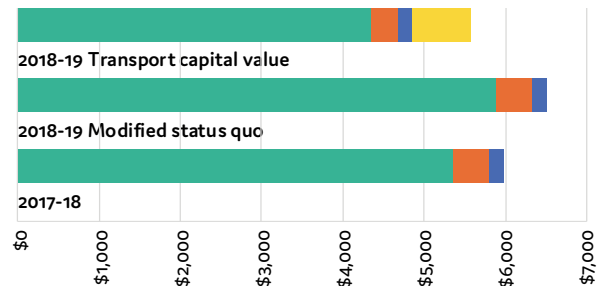
High value residential (lifestyle) property with a land value of \$1,750,000 and capital value of \$2,150,000



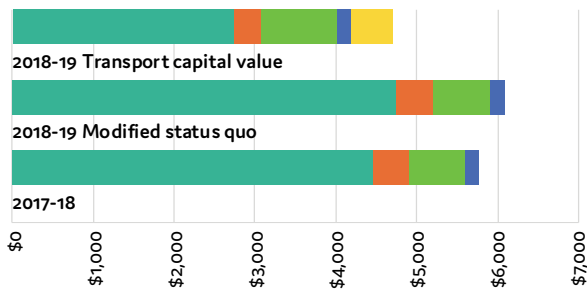
Rural property with a land value of \$770,000 and capital value of \$1,620,000



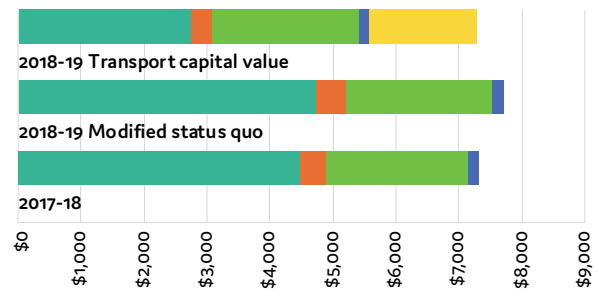
Rural property with a land value of \$1,800,000 and capital value of \$2,010,000



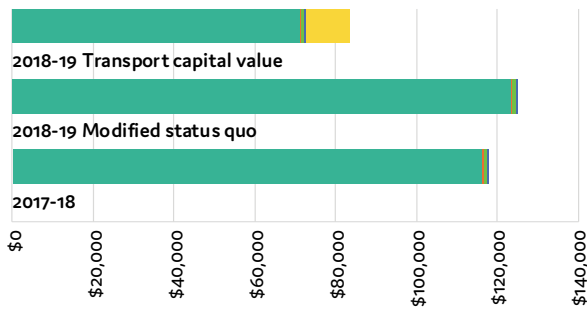
Commercial property with a land value of \$210,000 and capital value of \$270,000



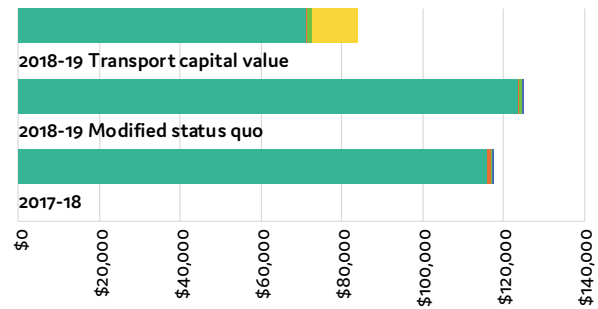
Commercial property with a land value of \$210,000 and capital value of \$900,000



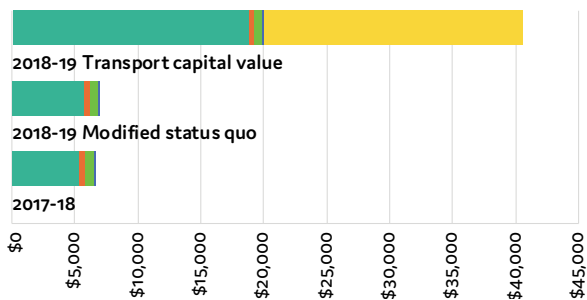
Industrial property with a land value of \$5,460,000 and capital value of \$5,800,000



Industrial property with a land value of \$5,450,000 and capital value of \$10,700,000



Utilities property with a land value of \$1,635,000 and capital value of \$12,755,000



Our 10-year budget

The Financial Strategy for this plan proposes that we continue the steady-as-we-go approach started in 2015. Over the past three years we have made solid progress maintaining our assets and levels of service. This and good budget management, has put us in a sound financial position.

With a proposed capital expenditure programme of \$724.3 million and operational revenues of \$1.8 billion in the next 10 years, Council is a big business. As with any business, we need to carefully consider the appropriate levels of borrowing, income and expenditure that will allow us to invest in our District.

Before we decide where to direct our investment, we must first evaluate and consider a complex set of financial factors. These include assessing our funding sources, including user pays, rates and government subsidies and where best to spend that money.

We aim to do this in a way that ensures that:

- the share of the costs that people pay through rates is fair
- what we do matches what we can afford
- we are creating a sustainable financial platform for future generations.

Rates

We propose sticking with an overall general rates increase of 2% beyond inflation, taking into account the normal growth in the number of ratepayers of 1% per year as our District grows over the 10 years of the plan.

Fees and charges

We propose increasing most fees and charges in line with the Local Government Cost Index (LGCI), which ranges from 2.0% to 2.7% across the 10 years of the plan. In some areas, such as food inspections and liquor licensing, Council will seek to recover actual costs. This may result in increases beyond inflation.

Our Financial Strategy aims to :

- achieve a balanced budget in every year, with revenue exceeding expenditure
- limit overall rates revenue (excluding water) to a maximum of 70% of total revenue
- set total net debt no higher than 175% of total revenue
- maintain interest costs at less than 25% of rates revenue
- achieve a net debt per capita level below \$2,150 in 2017-2018 rising in line with inflation.

Over the next 10 years, this allows for:

- a capital expenditure programme of \$724.3 million
- 74% of capital expenditure focused on core network infrastructure (roading, water, waste, stormwater and flood protection)
- operational revenues of \$1.8 billion
- operational spending of \$1.6 billion.

So what is LGCI?

Most people are familiar with the Consumer Price Index (CPI), the method used for calculating how the buying power of the average consumer's dollar has changed over time. The CPI is based on common consumer items such as food and housing.

As we do not buy the same items as the general consumer, most local authorities use the Local Government Cost Index (LGCI). Similar to CPI, it measures the buying power of Council e.g. oil prices; infrastructure construction costs.

LGCI is forecast to increase at approximately 2.3% per annum.

Debt

We borrow money to pay for significant assets that last for many years, such as our recent investments in Te Matau a Pohe and significant wastewater improvements. If these assets were paid for solely from the rates collected that year, today's ratepayers would be paying the entire cost of assets that our future ratepayers would use in the years ahead.

We therefore use debt to fund assets, which allows us to share the assets cost between all users with future users repaying that debt. In other words, all the people using an asset, end up paying for it over its lifetime. Spreading of costs over multiple years is known as 'inter-generational equity' and is standard practice throughout the local government sector.

All Debt calculations are based on our Net Debt, which is our total Borrowing less any Term Deposits or Cash held at a given point in time.

For more information on our 10 year budget including all our funding sources take a look at the Financial Strategy and all our policies on our website.

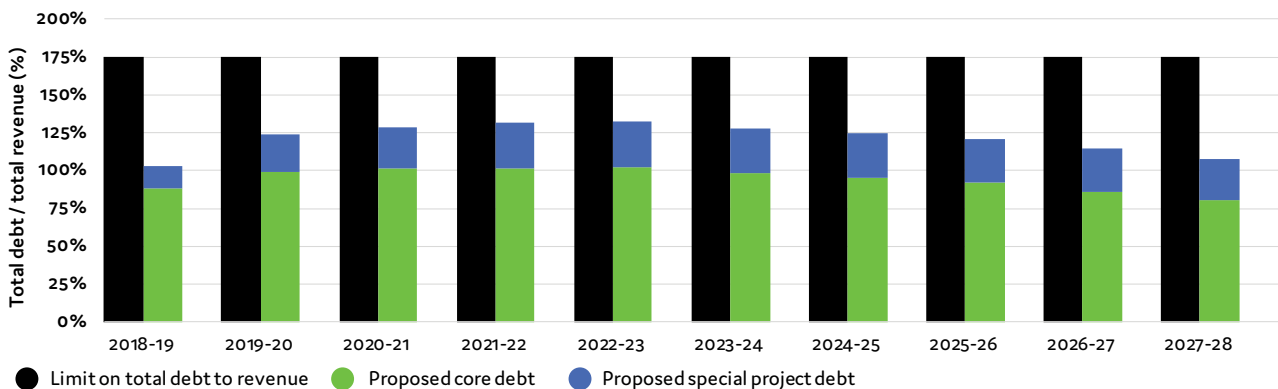
Over the past few years we have capped our maximum total debt. This has effectively capped our borrowing so that it lines up with today's revenue and population, although it didn't allow for growth or inflation. We are proposing to increase this debt cap in line with inflation and growth, to maintain our buying power.

We have also split our debt into two parts:

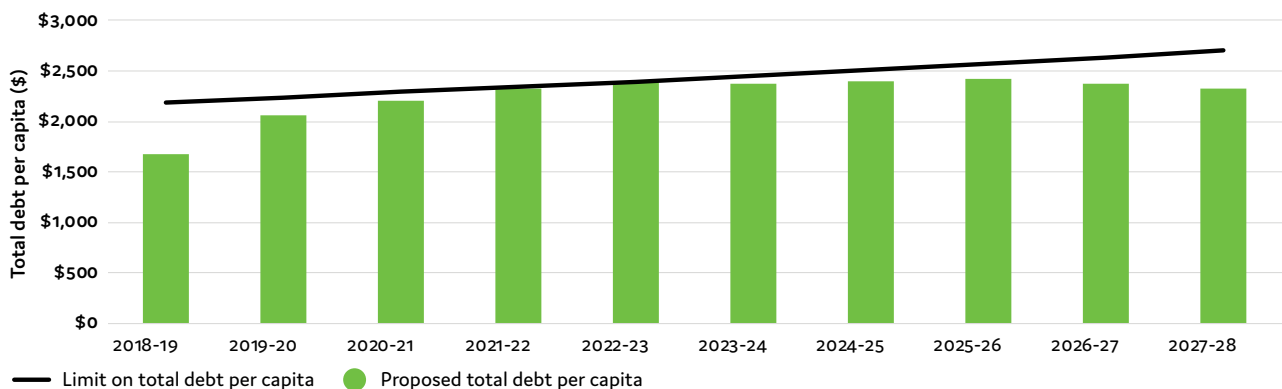
- Our core debt, that we incur doing our day-to-day business, which will peak at \$182.6 million.
- Debt for two one-off projects (the new Civic Centre and Theatre), which will take the total debt peak to \$239.3 million if they both proceed. This is what we call special project debt.

As the graphs below show, our overall debt levels will still sit comfortably within our limits for Total Debt to Revenue and Total Debt per Capita.

Limit on total debt to revenue



Total debt per capita



A bit more about our assets

Our Infrastructure Strategy 2018-2028 continues with the 'hold and maintain' approach of our previous LTP and tells you all about our assets – it's available to review on our website but the basics are here.

Infrastructure needs to last for a long time and our role is to manage it into perpetuity. We must ensure we are investing enough money into new infrastructure, to provide the right levels of service for our growing District. And we must invest enough money into renewals, to make sure that our assets last a lifetime.

Over the past three years, our District has grown slightly more than we anticipated. Expectations that we will maintain our District to a high level and provide a range of services and things to do, have increased.

The pieces of infrastructure that we build, must offer more to our residents and ratepayers than in the past. Our public places must be attractive, high quality and engaging. People want our District to have a clear sense of place and high or amenity value. That means different things to different people. For some it could mean more street planting, for others adding more to see and do on our walkways. For others it's creating more elaborate spaces and for others, simply more regular maintenance.

Our residents' desire for high amenity value, requires us to find a careful balance between providing the 'nice to haves' and adequately funding maintenance and renewal of our core assets, like roads, drains and waste management.

We think we have it about right with 74% of our

funding going into our core assets – that is things like roads, footpaths, water and wastewater; dealing with rubbish and recycling. The remainder of the funding goes towards activities like community development, parks and recreation, venues and events and developing into a digital council.

Our preferred option, laid out in this plan, is to continue to deliver the current Levels of Service; to meet increased growth and expectations of high amenity, within the figures set in our Financial Strategy. To do this we are proposing:

- prioritising investment in renewals in the early years, while providing for growth and amenity projects – by allowing our debt to increase in line with inflation and expansion of our population
- giving priority to spending on stormwater system renewals and building the system's capacity to deliver what is needed over the next 10 years
- funding asset data and systems improvements (i.e. data validation, condition assessment and upgrade or replacement of the Hansen database) to improve our prioritisation and funding decisions
- continuing to review our infrastructure and services to ensure they meets NPS-UDC policies
- consolidating funding that was previously referred to as 'Sense of Place' into a dedicated programme primarily focused on cornerstone projects around Pohe Island and the Hatea Loop and Blue/Green Network development.

You can read the full Infrastructure Strategy and Financial Strategy on our website.



Audit opinion

Independent auditor's report on Whangarei District Council's Consultation Document for its proposed 2018-28 Long-Term Plan

I am the Auditor-General's appointed auditor for Whangarei District Council (the Council). Section 93C of the Local Government Act 2002 (the Act) requires an audit report on the Council's Consultation Document. We have done the work for this report using the staff and resources of Audit New Zealand. We completed our report on 28 February 2018.

Opinion

In my opinion:

- the Consultation Document provides an effective basis for public participation in the Council's decisions about the proposed content of its 2018-28 Long-Term Plan, because it:
 - › fairly represents the matters proposed for inclusion in the Long-Term Plan; and
 - › identifies and explains the main issues and choices facing the Council and district, and the consequences of those choices; and
 - › the information and assumptions underlying the information in the Consultation Document are reasonable.

Basis of opinion

We carried out our work in accordance with the International Standard on Assurance Engagements (New Zealand) 3000 (Revised): Assurance Engagements Other Than Audits or Reviews of Historical Financial Information. In meeting the requirements of this standard, we took into account particular elements of the Auditor-General's Auditing Standards and the International Standard on Assurance Engagements 3400: The Examination of Prospective Financial Information that were consistent with those requirements.

We assessed the evidence the Council has to support the information and disclosures in the Consultation Document. To select appropriate procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the Consultation Document.

We did not evaluate the security and controls over the publication of the Consultation Document.



Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements relating to its procedures, decisions, consultation, disclosures, and other actions associated with preparing and publishing the Consultation Document and Long-Term Plan, whether in printed or electronic form;
- having systems and processes in place to provide the supporting information and analysis the Council needs to be able to prepare a Consultation Document and Long-Term Plan that meet the purposes set out in the Act; and
- ensuring that any forecast financial information being presented has been prepared in accordance with generally accepted accounting practice in New Zealand.

I am responsible for reporting on the Consultation Document, as required by section 93C of the Act. I do not express an opinion on the merits of any policy content of the Consultation Document.

Independence

In carrying out our work, we complied with the Auditor-General's:

- independence and other ethical requirements, which incorporate the independence and ethical requirements of Professional and Ethical Standard 1 (Revised); and
- quality control requirements, which incorporate the quality control requirements of Professional and Ethical Standard 3 (Amended).

In addition to this report on the Council's Consultation Document and all legally required external audits, we have provided an assurance report on certain matters in respect of the Council's Debenture Trust Deed and completed an audit of the statement of fundraising for the Hundertwasser Wairau Maori Arts Centre. These assignments are compatible with those independence requirements. Other than these assignments, we have no relationship with or interests in the Council or any of its subsidiaries.

Athol Graham
 Audit New Zealand
 On behalf of the Auditor-General, Auckland, New Zealand



This consultation document outlines what we are proposing for the next 10 years. It has been created using the LTP 2015-2025 as a base and then adjusted to reflect feedback from our community, received during our early engagement phase in mid-2017.

We want you to tell us what you think of this plan, the choices we have outlined, the projects and what we are proposing. We are also consulting on changes to our fees and charges and various policies. 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.

Giving us your feedback

You can provide feedback:

- in person, by dropping off a completed feedback form at any Council office, or by calling our contact centre
- by mail through sending your feedback to our mailing address as shown on the feedback form
- online through our website, via email to mailroom@wdc.govt.nz or by posting or messaging on Facebook, Neighbourly or Twitter.

Concurrent Consultations

Alongside this Consultation Document we are also consulting on our:

- Rates policies
- Revenue and financing policy
- Development contributions policy
- Fees and charges 2018-19

Consultation on these policies, fees and charges, 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 7 March to 8 April 2018. This will be followed by formal hearings where any submitter may choose to speak to their submission.

Traditional hearings

This is when you present formally for five minutes in front of the whole council in the chamber at Forum North.

Have Your Say Event

This is a more casual event, where you sit at a table with elected members and other members of the public and provide your feedback conversationally.

How to make it as effective as possible

- Use a feedback form and attach extra information, if required. This ensures we have the relevant information we need to process your feedback.
- Provide us with your contact details so we can email you, write to you or call you.
- Tell us if you want to speak at a Have Your Say Event or hearing. Make sure all of your information is included in your feedback.
- Tell us what your topic is and where it fits. Is it about parks, transport, planning or another part of Council?
- If your feedback relates directly to a particular point in this Consultation Document, state the page and quote the comment.
- Tell us if you support or oppose the topic and why.
- Tell us what decision you want us to make.
- Use headings and/or bullet points – it makes your point(s) clearer.
- If your concern is a specific one such as a cracked footpath, a missing recycling bin or a particular issue you have had with Council, you will get a quicker result if you call us on 0800 WDCINFO (0800 932 463).



Long Term Plan 2018-28 Feedback Form

The closing date for feedback is Sunday 8 April 2018

As you can see from this consultation document, we have had to make some big decisions to fit within our budgets. We want you to tell us how you think we should spend rates money but we also need you to be mindful that the more we do, the more rates funding will be needed. If one project comes in or is moved forward, another project must go or be moved back.

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.

A Have Your Say Event is scheduled for 6.00pm Thursday 5 April 2018, Cafler Suite, Forum North.

Alternatively, you can attend a hearing which is scheduled for 20 April (additional days will be the 23 and 24 April if required).

How to get this form to us

Mail to: Long Term Plan feedback,
Whangarei District Council,
Private Bag 9023,
Whangarei 0148

Fax to: 09 438 7632

Email to: mailroom@wdc.govt.nz

Deliver to: Customer Services, Forum North, Rust Ave, Whangarei or Ruakaka Service Centre, Takutai Place, Ruakaka

Your details

Name

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

Organisation name

Postal Address

Work phone

Home phone

Mobile

Email

Do you wish to be heard in support of your submission? ☐ Yes ☐ No

If you do wish to be heard, tell us which one you prefer ☐ Have Your Say Event (5 April)
☐ Traditional hearing (20 April)

Your feedback

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

Key issue – continuing focus on core assets – addressing stormwater renewals see page 8

- ☐ Option 1: Don't increase funding on stormwater renewals
- ☐ Option 2: Increase funding to fund stormwater renewals

Why?

Key issue – getting set-up for the future – where should our Civic Centre be? see page 11

Which site do you prefer for our new civic centre?

- ☐ Option 1: Forum North
- ☐ Option 2: RSA
- ☐ Option 3: New CBD development

Why?

Any other comments?

Key issue – keeping the place nice and making it even better – increased community led funding see page 17

- ☐ Option 1: Don't increase funding for Community led projects
- ☐ Option 2: Increase funding for Community led projects

Why?

Rates structure review see page 22

- ☐ Option 1: Modified status quo
- ☐ Option 2: Transport fixed rate on capital value, plus modified status quo

Why?

Any further comments?

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.