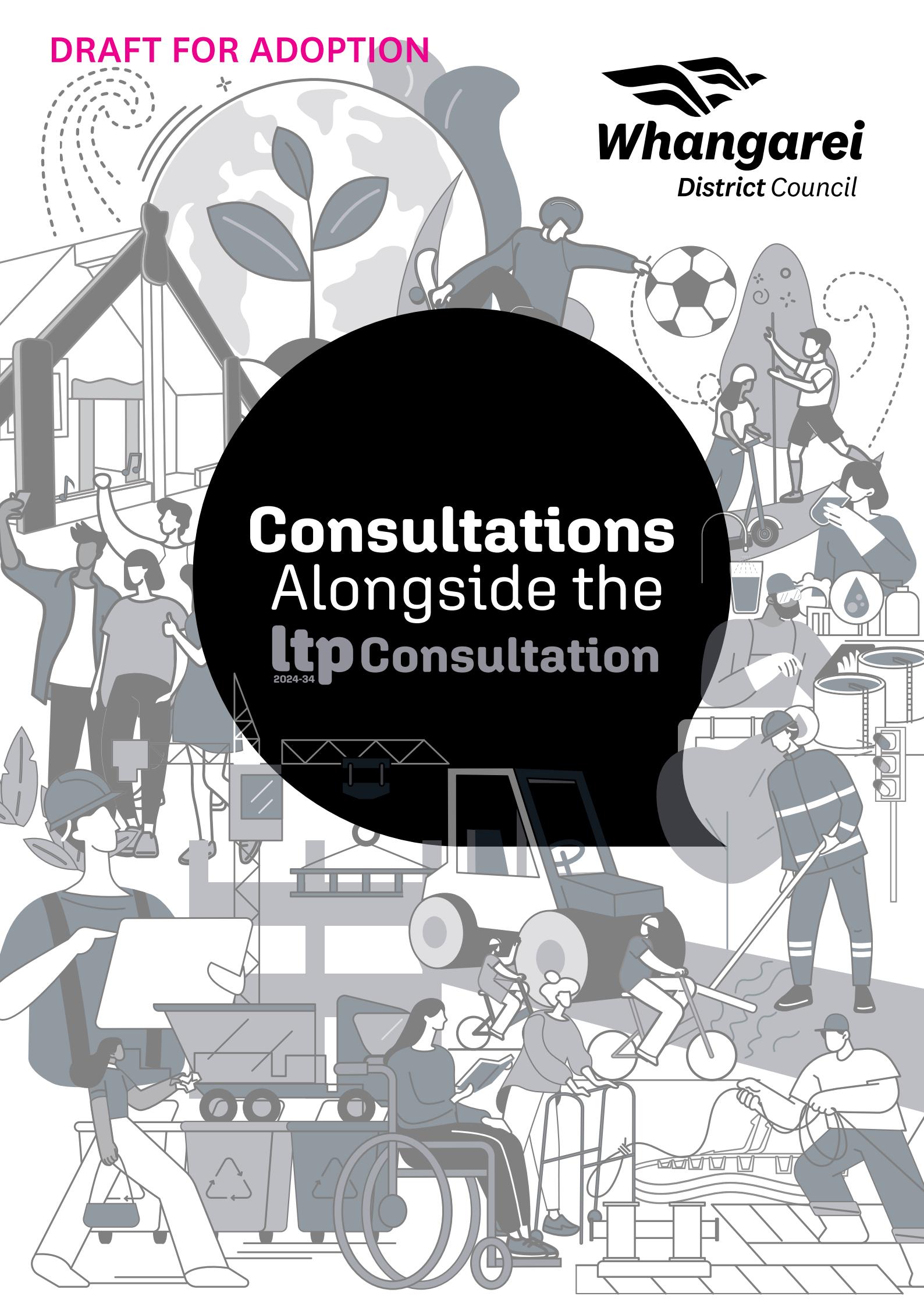


DRAFT FOR ADOPTION



Consultations Alongside the **ltp** Consultation

2024-34



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Statement of Proposal

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
- lump sum contributions
- fees and charges
- interest and dividends from investments
- borrowing
- proceeds from asset sales
- development contributions
- financial contributions
- grants and subsidies
- regional fuel taxes
- any other source

In setting the Revenue and Financing 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.

Five key considerations must be taken into account when undertaking a fund needs analysis including:

- Community outcomes
- Who benefits
- When the benefits occur
- Exacerbator pays
- Costs and benefits of separate funding.

The overall impact of these factors on current and future social, economic, environmental, and cultural well-being then need to be considered before final funding needs are set. A comprehensive analysis of how Council has complied with section 101(3) and considered the above requirements is included in the Funding Needs Analysis, included as an appendix to this policy.

Council proposes to adopt a Revenue and Financing Policy that provides funding mechanisms to support the 2024–2034 Long Term Plan.

This Revenue and Financing Policy is fundamentally the same as the previous Policy supporting the 2021-2031 Long Term Plan, with some additional and minor changes including:

- addition of Parks and recreation and Coastal systems and flood management activities
- addition information about Council's support of the principles of the Te Ture Whenua Maori Act 1993
- removal of information concerning the legislative process which is now included as part of the Funding Needs Analysis
- inclusion of full Funding Needs Analysis as an attachment to the Revenue and Financing Policy
- summary of overall funding considerations
- changes to anticipated funding streams for the Stormwater Activity
- other minor changes to funding sources.

Reasons for proposal

Council understands that since the current Revenue and Financing Policy was included in the 2021-2031 LTP, it will expire on 30 June 2024. In order to comply with clause 10, Schedule 10 of the Local Government Act, it is necessary to adopt a new Revenue and Financing Policy before adoption of the LTP. Adoption of the policy requires prior consultation under section 102 of the Local Government Act.

3. 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 25 March to 25 April 2024. 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 2024–2034. Information on the 10-year plan consultation and submission process can also be found on the WDC website.

Draft Revenue and Financing Policy

Purpose

The Revenue and Financing Policy is a requirement of the Local Government Act 2002, and outlines Council's funding sources for operating and capital expenditure, and the rationale behind the funding decisions. The policy is supported by the Activity Funding Review for 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.

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. Five key considerations must be taken into account when undertaking a fund needs analysis including:

- Community outcomes
- Who benefits
- When the benefits occur
- Exacerbator pays
- Costs and benefits of separate funding.

The overall impact of these factors on current and future social, economic, environmental, and cultural well-being then need to be considered before final funding needs are set. A comprehensive analysis of how Council has complied with section 101(3) and considered the above requirements is included in the Funding Needs Analysis, included as an appendix to this policy.

Activity groups

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

- | | | |
|------------------------|--|------------------------------------|
| • Transportation | • Coastal systems and flood management | • Planning and regulatory services |
| • Parks and recreation | • Flood protection | • Governance and strategy |
| • Water | • Solid waste | |
| • Wastewater | • Community facilities and services | |
| • Stormwater | | |

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. For example, some activities may be best funded using user charges, others with targeted rates and others from general rates, or a combination of these. 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 property 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, is more cost effective to administer, and provides a greater degree of flexibility with regards to the application of our funding.

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 the category of land use or land zoning. The rating categories to be applied are:

- residential
- rural
- multi-unit
- commercial and industrial
- miscellaneous

Full details of the rating categories and 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.

Targeted rates are used where an activity benefits an easily identifiable group of ratepayers 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. A reserve is maintained to ensure any surplus or deficit is separately identified. This ensures targeted rates are used for the purpose in which they are collected.

User fees and charges are used where the beneficiaries can be identified and charged. They include consent fees, building fees, regulatory charges, parking revenue, licence fees, sales of goods, hire fees and service charges. When setting fees and charges, Council will consider any indirect benefit to the community, the distribution of those benefits and ability to pay. Where there is an identified ‘public good’ element in an activity we would fund this portion through general rates. 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 Council receives funding from Waka Kotahi (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 Generally Accepted Accounting Practices. Council expects to continue to receive substantial subsidies for road maintenance from government or its agencies. In the event that the availability of external funding is reduced, Council would consider alternative funding sources, and/or review it’s maintenance programme. Refer to Council’s Financial Strategy for further information.

Additional subsidies and grants may be received to contribute towards the costs involved in recovering from extreme weather events and other natural disasters.

Other Income Various other revenue streams are received by Council and are used to reduce the requirement from general revenue, and are used to fund activities in the same way that rates do. Some items are unexpected and therefore unbudgeted (eg insurance proceeds, legal settlements, other reimbursements) .

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 provide a capital grant to a community organisation to fund a community facility, or for addressing unexpected external events such as storm damage, pandemics, and changes in the availability of external funding (see below). In specific circumstances, borrowing may be used to fund operating expenses when Council considers it is prudent to do so.

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 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 the Local Government Funding Agency 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. Rental income from Council's:

- pensioner housing stock is used to fund the expenses of operations and maintenance. 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.
- investment properties is used to fund associated ownership and maintenance costs and to create a return on investment. Any excess income is used to fund the Governance and Strategy Activity to reduce the requirement from general revenue.
- community properties is used to fund the expenses of operating and maintaining these 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. If legislation under which enforcement fees are charged specifies the application and use of that revenue, this will be adhered to.

Other sources of operating expense funding

Council also funds operating expenditure from other sources including:

Reserves:

Other reserves and ring-fenced funds

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

Subject to meeting any specified conditions associated with these reserves 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 will be reserved at the end of the year to provide funding for the project in a future year once the conditions are met, unless Council resolves not to.

Use of general surpluses from previous financial periods

Generally operating surpluses will be used to reduce debt.

Trusts and bequests

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 Council. Each year, Council may expend money, of an operating or capital nature, from its trusts and bequests in accordance with the specified conditions of those funds.

If 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 programme for the year), is utilising debt, if there is projected headroom under the net debt cap for the year. Unbudgeted remedial works may lead to an unbalanced budget in any given year. If it is determined that there is no headroom under the net debt cap, then council will look to defer operational and capital expenditure planned in the year to accommodate funding the repairs and/or renewals required. The use of debt would only occur after exhausting all other avenues of funding including Waka Kotahi subsidies, insurance claims and reprioritizing existing operational budgets.

Summary of funding sources of operating costs by activity

The Funding Needs Analysis applies the funding sources above to each of Council's activities. The table below indicates the proportion of each revenue stream used to fund the operating expense of providing each activity. The proportion is displayed as a range and are indicative only. Actual percentages may vary due to changes in expenditure requirements and external factors such as the availability of external funding and the volume of services provided.

Council may modify the allocation of funding when it considers the overall impact of any allocation of liability for revenue needs on the community under s101(3)(b).

Example of Funding Sources and Banding

Range name	% Range	Range name	% Range
- Unlikely	0%	D High	60%-80%
A Minimal	0%-20%	E Most	80%-100%
B Low	20%-40%	F Potential to be used	
C Moderate	40%-60%		

Activity groups					
	Governance and Strategy		Wastewater		Solid Waste
	Transportation		Stormwater		Planning and Regulatory Services
	Water		Flood Protection		Community Facilities and Services
	Parks and Recreation		Coastal Systems and Flood Management		

Operational expenditure funding sources						
Activity/department	User Fees	Subsidies/ grants etc.	Other	Rental Income	Targeted Rates	General Rates
 Iwi Liaison	-	-	-	-	-	
 Strategy & Governance	-	-	A	-	-	
 Economic growth – District Development	-	-	-	-	-	

Operational expenditure funding sources						
Activity/department	User Fees	Subsidies/ grants etc.	Other	Rental Income	Targeted Rates	General Rates
 Economic growth – Property *	-	-	E	E	-	-
 Economic growth – Marina Facilities	-	-	-	E	-	-
 Economic growth – Airport Facilities	-	-	-	-	-	E
 Roading Network	-	B	A	-	-	C
 Carparking	E	-	-	A	-	-
 Footpaths	-	-	-	-	-	E
 Water	A	F	-	-	E	-
 Wastewater	A	F	A	-	E	-
 Stormwater	-	F	F	-	E	F
 Flood Control (Hikurangi Swamp)	-	-	-	A	E	-
 Rubbish/Recycling Collection and Disposal	B	F	A	-	F	D
 Litter Control	A	F	-	-	-	E
 Resource Consents	C	-	-	-	-	C
 RMA Compliance	A	-	A	-	-	D
 Building Consents/Swimming Pool Inspections	D	-	-	-	-	B
 Building and Environmental Monitoring	-	-	-	-	-	E
 Food Premises	C	-	-	-	-	C
 Health Act Registered Premises	A	-	-	-	-	E
 Alcohol licensing	E	-	-	-	-	A
 District Plan Development	A	-	-	-	-	E
 Noise Management	-	-	A	-	-	E

Operational expenditure funding sources						
Activity/department	User Fees	Subsidies/ grants etc.	Other	Rental Income	Targeted Rates	General Rates
 Animal Management	D	-	A	-	-	B
 Parking Enforcement	-	-	E	-	-	-
 Warrant of Fitness Enforcement	-	-	E	-	-	-
 Gambling Act	E	-	-	-	-	-
 Bylaws	-	-	-	-	-	E
 Sport and Recreation Facilities	A	-	-	-	-	E
 Parks Reserves and Natural Areas	-	-	-	-	-	E
 Play areas, walking Trails, Coastal	-	-	-	-	-	E
 Cemeteries and Crematorium	C	-	-	A	-	C
 Libraries	A	-	-	-	-	E
 Pensioner Housing	-	-	-	E	-	A
 Community Safety	-	-	-	-	-	E
 Community Development, Community buildings & spaces and Residential Strategic property	-	-	-	D	-	B
 Community Funding	-	A	A	-	-	E
 Venues and Events	A	-	A	-	-	E
 Village Planning	-	-	-	-	-	E
 Civil Defence	-	-	-	-	-	E
 Visitor Information Services	A	-	A	-	-	E
 Public Toilets	-	-	-	-	-	E
 Customer Services	A	-	-	-	-	E
 Coastal System and Flood Management		F	-	-	F	E

* Investment property generates surplus revenue after allowing for investment property operating expenses. This investment property surplus is used to fund the Strategy & Governance Activity, and any residual surplus if any is used to fund overall operating expenses like general rates.

Note: Support Services is not shown as a separate activity because it incurs in providing support to the wider organisation are allocated over the activities and departments delivering WDC's external services.

Funding Sources of Capital Expenditure

For the purpose of this Policy capital expenditure represents costs associated with the purchase and improvement of property, plant and equipment, and intangible assets, and for the repayment of debt.

Property, plant and equipment are tangible assets that are held by Council for use in the provision of its goods and services (for example: infrastructure assets such as land, roads, bridges, parks, 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 2024-34, 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 based on the funding needed to deliver the activities in the current Long Term Plan
- the activity operating 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 and/or debt repayment. 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

Rates are primarily used to fund our everyday operating expenses, including depreciation and interest costs on debt, however 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

These 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 (such as local road sealing) 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. However, it is not appropriate or sustainable for all capital expenditure to be funded from borrowings. In periods of low capital expenditure, or increased funding, borrowing will be reduced. This is achieved by applying operating surpluses to reduce debt.

Proceeds from investment property sales

These will be invested in the property reinvestment reserve and the funds may be used to purchase other commercial properties in the future. Any funds in the reserve may be used to fund capital expenditure in other activities, via internal borrowing, 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, Council's intention is to set rates at a level that offsets the calculated non-cash depreciation cost. This funding is then used to fund renewal of capital expenditure. In the event that Council sets a budget where operating revenue doesn't meet operating expenses, depreciation will not be fully funded; resulting in a portion of asset renewals being funded by borrowings. Further information about Council's Everyday Funding benchmark is included within the Financial Strategy.

Development contributions

These 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

These may be used to fund capital expenditure in accordance with the Resource Management Act 1991. Council does not currently receive any Financial contributions.

Lump sum contributions

When undertaking a major project Council has the option to seek lump sum contributions to the capital cost of the project. Lump sum contributions are provided for in the Local Government (Rating) Act 2020 and have requirements placed on how they are used. Where a lump sum payment option is proposed ratepayers can elect to pay the lump sum or not. If not, the rating unit will be liable to pay targeted rates

Council does not presently plan to seek lump sum contributions.

Grants and subsidies

Grants and subsidies are used when Council is successful in making an application to various funding packages available. Council receives funding from Waka Kotahi (NZTA) as well as other central government funding packages. Waka Kotahi (NZTA) provide capital subsidies (accounted for as operating revenue) to fund agreed transportation capital projects. Other central government funding is available for various other capital projects.

Reserves

Reserves including retained earnings from operating surpluses from previous years may be used to fund capital expenditure. Reserves for specific activities can be created through the collection of targeted rates, or through a commitment made to fund a future obligation.

The table below 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 and Grants	Reserves	Property sales
Renewals	✓	✓	✓		✓	✓	
Level of service		✓	✓		✓	✓	
Growth		✓	✓	✓	✓	✓	

By expenditure type:	General rates*	Targeted rates*	Borrowings	Development Contributions	Subsidies and Grants	Reserves	Property sales
By activity group:							
Transportation	✓	✓	✓	✓	✓		
Water		✓	✓	✓	✓	✓	
Solid waste	✓		✓		✓	✓	
Wastewater		✓	✓	✓	✓	✓	
Stormwater	✓	✓	✓	✓	✓	✓	
Flood protection		✓	✓			✓	
Parks and recreation	✓		✓	✓	✓		
Community facilities and services	✓		✓		✓	✓	
Coastal systems and flood management	✓	✓	✓		✓		
Governance and strategy	✓		✓		✓		✓
Planning and regulatory services	✓		✓			✓	
Support Services	✓		✓			✓	

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

Council generally uses the following hierarchy when considering the funding of capital projects:

1. Grants, subsidy or other income, which are budgeted as operating revenue;
2. Development Contributions for growth related projects in accordance with the Development Contributions Policy
3. Reserve funds such as Council's Property Reinvestment Reserve
4. Targeted rates; and finally
5. General rates and/or debt.

Several of the above funding sources could be applied to a single project. The funding of a project is usually set as part of the Annual Plan or Long Term Plan, however this can be subject to change depending on the availability of external funding.

Te Ture Whenua Maori Act 1993

Section 102 (3A) of the Local Government Act 2002 requires that Council's revenue and financing policy supports the principles set out in the Preamble to Te Ture Whenua Maori Act 1993:

Nā te mea i riro nā te Tiriti o Waitangi i motuhake ai te noho a te iwi me te Karauna: ā, nā te mea e tika ana kia whakaūtia anō te wairua o te wā i riro atu ai te kāwanatanga kia riro mai ai te mau tonu o te rangatiratanga e takoto nei i roto i te Tiriti o Waitangi: ā, nā te mea e tika ana kia mārama ko te whenua he taonga tuku iho e tino whakaaro nuitia ana e te iwi Māori, ā, nā tērā he whakahau kia mau tonu taua whenua ki te iwi nōna, ki ū rātou whānau, hapū hoki, a, a ki te whakangungu i ngā wāhi tapu hei whakamāmā i te nohotanga, i te whakahaeretanga, i te whakamahitanga o taua whenua hei painga mō te hunga nōna, mō ū rātou whānau, hapū hoki: ā, nā te mea e tika ana kia tū tonu he Kooti, ā, kia whakatakototia he tikanga hei āwhina i te iwi Māori kia taea ai ēnei kaupapa te whakatinana.

Whereas the Treaty of Waitangi established the special relationship between the Maori people and the Crown: And whereas it is desirable that the spirit of the exchange of kawanatanga for the protection of rangatiratanga embodied in the Treaty of Waitangi be reaffirmed: And whereas it is desirable to recognise that land is a taonga tuku iho of special significance to Maori people and, for that reason, to promote the retention of that land in the hands of its owners, their whanau, and their hapu, and to protect wahi tapu: and to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu: And whereas it is desirable to maintain a court and to establish mechanisms to assist the Maori people to achieve the implementation of these principles.

Council supports the principles of the Te Ture Whenua Maori Act 1993 Preamble:

- recognising that land is a taonga tuku iho of special significance to Maori people
- to promote the retention of that land in the hands of its owners, their whanau, and their hapu
- to protect wahi tapu
- to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu

Council funds the Māori Outcomes team that supports the organisation to build cultural capability within Council and undertake Māori engagement through general rates. Council's rating and development contribution policies specify relief for the revenue sought on whenua Māori .

Overall funding consideration

Section 101(3)(b) requires Council to consider the overall impact of the allocation of liability for revenue needs on the current and future social, economic, cultural and well-being of the community. This allows Council, as a final measure, to modify the overall funding mix that would otherwise apply after detailed analysis undertaken as part of the Funding Needs Analysis required by s101(3)(a).

After considering the overall funding mix, the following adjustments have been made:

- Council recognises the importance of achieving the Everyday Funding Benchmark (referred to in more detail within the Financial Strategy), but also recognises that it will take time to address the current funding gap.
- Council may review the level of the Uniform Annual General Charge (UAGC). This is a regressive tax by nature and may be used as a tool to help to address affordability concerns. Refer to the Rates Funding Impact Statement for further detail.
- Debt will be used to fund the Stormwater Activity for year one. Council has considered the impact on the community of the large general rates increase in year one. While additional funding is required to fund the Stormwater Activity, to avoid further rates increases this activity will be funded by debt in the short-term. Council considers this to be prudent in the short-term only, to ensure future ratepayers are not burdened. Targeted rates have been budgeted to fund this activity from year two of the Plan.
- The existing Water Reserve will be used to provide additional funding for the Water Activity in years one and two of the Long Term Plan. This is a short-term approach to reduce the impact of further rates increases in the early years of the Plan. Council recognizes that large water rates increases will be required for years three and four in order to ensure the activity has adequate funding to avoid significant debt accumulating by year ten, and has factored these increases into the Long Term Plan.

Statement of Proposal Draft Rates remission and Postponement Policy and Discount for Early Payment of Rates in Current Financial Year Policy

Purpose

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.
- supports the principles of the Te Ture Whenua Maori Act 1993 Preamble:
 - recognising that land is a taonga tuku iho of special significance to Maori people
 - to promote the retention of that land in the hands of its owners, their whanau, and their hapu
 - to protect wahi tapu
 - to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu

Background

Rates relief policy is governed by the following statutes:

- 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) 8) provides that Council adopts rates remission policy postponement policy on Māori freehold land.
- 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.

- 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.
- Section 102 (3A) of the LGA requires that Council's rates remission and postponement policies support the principles set out in the Preamble to Te Ture Whenua Maori Act 1993:

Nā te mea i riro nā te Tiriti o Waitangi i motuhake ai te noho a te iwi me te Karauna: ā, nā te mea e tika ana kia whakaūtia anō te wairua o te wā i riro atu ai te kāwanatanga kia riro mai ai te mau tonu o te rangatiratanga e takoto nei i roto i te Tiriti o Waitangi: ā, nā te mea e tika ana kia mārama ko te whenua he taonga tuku iho e tino whakaaro nutia ana e te iwi Māori, ā, nā tērā he whakahau kia mau tonu taua whenua ki te iwi nōna, ki ō rātou whānau, hapū hoki, a, a ki te whakangungu i ngā wāhi tapu hei whakamāmā i te nohotanga, i te whakahaeretanga, i te whakamahitanga o taua whenua hei painga mō te hunga nōna, mō ō rātou whānau, hapū hoki: ā, nā te mea e tika ana kia tū tonu he Kooti, ā, kia whakatakototia he tikanga hei āwhina i te iwi Māori kia taea ai ēnei kaupapa te whakatinana.

Whereas the Treaty of Waitangi established the special relationship between the Maori people and the Crown: And whereas it is desirable that the spirit of the exchange of kawanatanga for the protection of rangatiratanga embodied in the Treaty of Waitangi be reaffirmed: And whereas it is desirable to recognise that land is a taonga tuku iho of special significance to Maori people and, for that reason, to promote the retention of that land in the hands of its owners, their whanau, and their hapu, and to protect wahi tapu: and to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu: And whereas it is desirable to maintain a court and to establish mechanisms to assist the Maori people to achieve the implementation of these principles.

This statement of proposal includes rates remission and postponement policies and the policy on the early repayment of rates in current financial year (discount). These are referred to as the 'rating policies' and can be classified as follows (using current policy number):

Financial assistance and support

1. Policy 21/101 Remission of penalties
2. Policy 21/102 Remission of excess water supply rates
3. Policy 21/103 Remission of sewerage disposal rates: educational institutions
4. Policy 21/104 Remission of sewerage disposal rates: non-residential
5. Policy 21/105 Postponement of rates – extreme financial hardship
6. Policy 21/106 Postponement and/or remission of rates and charges on properties Affected by fire or natural calamity
7. Policy 21/107 Remission of general rates for qualifying residential properties.

Addressing anomalies and enabling economic development

8. Policy 21/108 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)

9. Policy 21/109 Remission of 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) on unsold subdivided land and remission of general rates on unsold commercial land
10. Policy 21/110 Remission of rates for community, sports and other organisations
11. Policy 21/111 Postponement on specific farmland properties
12. Policy 21/112 Remission or postponement of rates and penalties for miscellaneous purposes.

Environmental enhancement

13. Policy 21/113 Remission of rates on voluntarily protected land.

Māori Freehold Land

14. Policy 22/114 Remission of rates on unoccupied Māori Freehold Land
15. Policy 22/115 Postponement of rates on Māori Freehold Land.

Rate relief provided under current policies is shown below. The amounts are for 2023-24, excepting penalties and water leaks which are for 2022-23:

Policy	Amount (\$)	Number
Financial assistance and support		
Penalties	335,000	4,887
Water leaks	701,200	525
Wastewater: educational institutions	330,500	76
Wastewater: non-residential	8,900	7
Extreme financial hardship	-	-
Fire or natural calamity	8,300	10
Qualifying residential properties	490,300	323
Addressing anomalies and enabling economic development		
UAGC and/or targeted rates	334,700	347
Developer's	505,800	615
Community and sports	320,700	90
Specific farmland properties	72,800	10

Policy	Amount (\$)	Number
Miscellaneous purposes.	104,100	4
Additional Separately Used and Inhabited Parts of a Rating Unit not used	105,900	151
Environmental enhancement		
Voluntarily protected land	305,100	349
Māori freehold land		
Unoccupied Māori Freehold Land	277,400	207
Postponement on Māori Freehold Land	-	-
Total	3,900,700	7,601

1. Proposal

Overall, the policies appear to meet Council's and the community's current needs. However, some issues have been raised by customers and staff since the last review. A summary per policy is listed below:

Policy	Objective and items to consider	Suggested changes
Financial assistance and support		
Remission of penalties	To assist and incentivise ratepayers who wish to address arrears and to assist ratepayers who normally pay on time	No change
Remission of excess water supply rates	To assist ratepayers who are unaware of a water leak.	Clarify wording
Remission of sewerage disposal rates: educational institutions	To ensure schools are fairly rated in line with rolls.	No change
Remission of sewerage disposal rates: non-residential	To ensure businesses are rated fairly. Some buildings with low occupancy could be eligible	No change

Policy	Objective and items to consider	Suggested changes
Postponement of rates – extreme financial hardship	To assist ratepayers in financial distress.	Clarify the wording to make it clear this is just for the owner's place of residence
Postponement and/or remission of rates and charges on properties Affected by fire or natural calamity	To assist ratepayers when their property is catastrophically damaged. It may take some time to process claims with the Earthquake Commission and insurers when a property's future viability is uncertain	Clarify the wording in light of severe weather events property damage, refer 3.1.1
Remission of general rates for qualifying residential properties	To assist ratepayers with high-value residential homes.	No change
Addressing Anomalies and Enabling Economic Development		
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)	To provide relief for ratepayers operating a business from home.	No change
	To provide relief for ratepayers providing accommodation to a dependant family member.	No change
	To provide relief for commercial ratepayers with a large number of SUIPS in excess of their use of services	No change
	To provide relief for farming operations with non-contiguous blocks that are jointly used	No change

Policy	Objective and items to consider	Suggested changes
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) on unsold subdivided land and remission of general rates on unsold commercial land	To provide relief during the first five years of a development.	No change
Remission of rates for community, sports and other organisations	To enable community organisation to support the Clarify wording for businesses operated for community purposescommunity.	
Postponement on specific farmland properties	There are 12 properties using this remission.	Refer 3.1.2
Remission or postponement of rates and penalties for miscellaneous purposes		No change
Environmental Enhancement		
Remission of rates on voluntarily protected land	To assist the protection of the environment	Clarify the wording
Māori freehold land		
Remission of rates on unoccupied Māori Freehold Land (Policy 09/611)	To assist where the property is unoccupied or unused and to enable economic development.	Update to include reference to Te Ture Whenua Maori Act 1993 Preamble, refer 3.1.3
Postponement of rates on Māori Freehold Land)	To assist where the property owners change, and the new owners agree to pay current rates.	No change

Policy	Objective and items to consider	Suggested changes
Early Payment of Rates		
Discount for early repayment of rates in current financial year	Discount is 0%.	No recommendation to increase discount given current economic conditions and little impact on the number of annual rates paid in full by 20 August. To be included in the same policy document as remission and postponement policies.
Early Payment of Rates for Subsequent Years	Council does not have a policy for payment of future year's rates and S56 of LGRA allows Council to adopt a policy	No change

3.1.1 Natural calamities and fire

Recent extreme weather events have increased the number of properties damaged and eligible for remission. There are two types of damage: that to building and land.

- Buildings - Properties are inspected by the building team and different coloured stickers:
 - Red – vacate immediately, unsafe to occupy
 - Yellow (1) – safe to occupy but with restrictions e.g. can't use deck
 - Yellow (2) – retrieve your belongings, unsafe to occupy
 - White – inspected and safe to occupy.
- Land -
 - Entire property no longer viable
 - Part of property damaged, remedial work required to halt or repair damage, resulting either land restored fully or partly.

Currently, there are 5 red, 5 yellow (1) and 11 yellow (2) stickered properties.

While the current policy allows for remission or postponement of rates, how it is applied should be considered.

What is the process?

1. Revenue team is notified of damage to property by the property owner or some other channel (e.g. building team, the press). We proactively or reactively contact the owner and send them an application for rates relief to complete.
2. We evaluate the application and apply any remission as per the following matrix:

Nature of damage	Value-based general rates	UAGC	Targeted rates
Fire damages building, which can no longer be used	No relief, the property is rated as vacant land.		Water supply charge and sewerage rates remitted from the beginning of the instalment that the fire occurred. Rates will be charged from date advised of replacement building (part of building consent process)
Flood or landslide causes damage to vacant land	No immediate relief, partial or full remission once EQC and insurance determines the land's viability. In some cases, remedial work is required, and rates are remitted until the work is completed. In other cases, the property may be partially viable or not viable, the property is revalued and rates remitted from the date of damage.	No immediate relief, possible full remission if EQC and insurance determines land is no longer viable to be used. The property is revalued, and rates remitted from the date of damage. In some cases, remedial work is required, and rates are remitted until the work is completed.	Hikurangi Swamp and Road Seal rates- no immediate relief, possible full remission once EQC and insurance determines land is no longer viable to be used.

Nature of damage	Value-based general rates	UAGC	Targeted rates
Flood or landslide damages building, and occupiers issued with notice to vacate	As above	As above	As above, water supply charge and sewerage rates remitted from date of damage.

3. The property owner is informed of the outcome. The property is flagged with an identifier so that no penalties are added, and the property status is reviewed with the owner before the end of the rating year.
4. When the owner receives notification from EQC, rates are adjusted according to outcome.

Negotiating the process with the different organisations that determine the property's outcome can be challenging and take considerable time. In the meantime, we suggest to ratepayers that they pay their rates if they think they will be able to return to their home and can afford to, as relocation costs should be covered by insurance. However, for any owners uninsured or inadequately insured, is this sufficient help? Conversing with some ratepayers, they remain in rental accommodation, almost a year after being asked to leave their homes. Insurance payments may no longer cover the rent and would it be fairer to remit all the rates while they are paying rent and rates?

Recommendation: that rates are remitted on properties red and yellow 2 stickered, until the ratepayer can reuse it.

3.1.2 Postponement on specific farmland properties

There are 10 properties benefiting from this relief. The policy currently requires the repayment of postponed rates if the property is transferred to anyone other than the owner's spouse or estate. However, in some cases where the ownership structure is being changed e.g. to facilitate family succession, we would like to be able to waive the need to repay the postponed rates.

In any case, if the farm is subdivided or sold to an external party the postponed rates would be payable.

Recommendation: that policy is amended to allow this.

3.1.3 Whenua Māori

The Local Government (Rating of Whenua Māori) Amendment Act of 2021 added to the purpose of the Local Government (Rating) Act 2002 (LGRA): "to facilitate the administration of rates in a manner that supports the principles set out in the Preamble to Te Ture Whenua Maori Act 1993", namely:

- recognising that land is a taonga tuku iho of special significance to Maori people
- to promote the retention of that land in the hands of its owners, their whanau, and their hapū

- to protect wahi tapu
- to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu.

There were significant changes to the LGRA to enable the above principles including: un used whenua Māori was made non-rateable, provision for separate rating areas to be created so that occupiers could be eligible for a rates rebate and unrecoverable rates to be written off.

As required by 30 June 2022, rates remission and postponement policies for whenua Māori were reviewed and changes were consulted on. Relief is provided on unoccupied land that does not meet the requirements of the LGRA facilitating the development and retention of the whenua for Maori. Schedule 11, of the Local Government Act 2002 provides direction on rates relief for whenua Māori, in our remission policy this is referenced to enable further relief.

Rates relief for papakainga housing is included in the community organisations remissions and extends to papakainga housing assist those temporarily in need. Whanau permanently occupying papakainga housing could be eligible for a rates rebate (up to \$750 2023-24) if a separate rating area is established by the occupants.

Recommendation: that no changes to the policies are made

Specific reference to the Preamble to Te Ture Whenua Maori Act 1993 has been included in policy objectives and reconsidered. Current remission policy provides for rates remission on the part of a property that is unused. This enables development (only rating the part used) and protects the unused land. The conditions and criteria where part of the 2022 consultation and no issues have been encountered since their implementation.

3.1.4 Abandoned land

There are some small and low value rating units whose owners are unknown or are deceased (without succession or representation). Council therefore cannot deliver the rates notices. The rating units are typically created when they omitted in a property transaction e,g, transfer, amalgamation or subdivision. These rating units have failed to be sold, are unlikely to be purchased, or are uneconomic to sell, as provided in sections 77-83 of the Local Government (Rating) Act 2002, as abandoned land. There are 32 such properties with capital values from \$1,500 - \$20,000.

A new policy is proposed to remit the rates on these rating units. This will enable Council to identify the cost of the rates on these rating units and minimise administration costs.

Recommendation: that this new policy is implemented.

2. 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.

3. 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 125 March to 25 April 2024. 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 2024-34. Information on the 10-year plan consultation and submission process can also be found on the WDC website

Draft Rates remission and Postponement Policy

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Legislative Requirement and Relevant Legislation

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

- Section 102 (3) of the Local Government Act 2002 (LGA) provides that Council may adopt a rates remission policy and (or) a rates postponement policy.
- Section 102 (2) of the LGA provides that Council must adopt a rates remission and postponement policy on Māori freehold land.
- Sections 55 and 56 of the Local Government (Rating) Act 2002 (LGRA) provide that Council may adopt policies for the early payment of rates in the current year and for subsequent years.
- Sections 108, 109 and 110 of the LGA require that Council reviews rates remission and postponement policies at least once every 6 years using a consultation process that gives effect to section 82 of the LGA.
- Section 102 (3A) of the LGA requires that Council's rates remission and postponement policies support the principles set out in the Preamble to Te Ture Whenua Maori Act 1993:

Nā te mea i riro nā te Tiriti o Waitangi i motuhake ai te noho a te iwi me te Karauna: ā, nā te mea e tika ana kia whakaūtia anō te wairua o te wā i riro atu ai te kāwanatanga kia riro mai ai te mau tonu o te rangatiratanga e takoto nei i roto i te Tiriti o Waitangi: ā, nā te mea e tika ana kia mārama ko te whenua he taonga tuku iho e tino whakaaro nūitia ana e te iwi Māori, ā, nā tērā he whakahau kia mau tonu taua whenua ki te iwi nōna, ki ō rātou whānau, hapū hoki, a, a ki te whakangungu i ngā wāhi tapu hei whakamāmā i te nohotanga, i te whakahaeretanga, i te whakamahitanga o taua whenua hei painga mō te hunga nōna, mō ō rātou whānau, hapū hoki: ā, nā te mea e tika ana kia tū tonu he Kooti, ā, kia whakatakototia he tikanga hei āwhina i te iwi Māori kia taea ai ēnei kaukain te whakatinana.

Whereas the Treaty of Waitangi established the special relationship between the Maori people and the Crown: And whereas it is desirable that the spirit of the exchange of kāwanatanga for the protection of rangatiratanga embodied in the Treaty of Waitangi be reaffirmed: And whereas it is desirable to recognise that land is a taonga tuku iho of special significance to Maori people and, for that reason, to promote the retention of that land in the hands of its owners, their whanau, and their hapu, and to protect wāhi tapu: and to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu: And whereas it is desirable to maintain a court and to establish mechanisms to assist the Maori people to achieve the implementation of these principles.

Purpose

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

- providing financial assistance and support to ratepayers
- addressing any rating anomalies and enabling economic development
- ensuring the environment is protected
- recognising the particularities of ownership, inaccessibility and other factors specific to Māori freehold land
- supports the principles of the Te Ture Whenua Maori Act 1993 Preamble:
 - recognising that land is a taonga tuku iho of special significance to Maori people
 - to promote the retention of that land in the hands of its owners, their whanau, and their hapu
 - to protect wahi tapu
 - to facilitate the occupation, development, and utilisation of that land for the benefit -of its owners, their whanau, and their hapu.

Policy

Policy 0080 includes 17 policies.

Procedures, Processes, Standards & Guidelines

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

Adopted

This Policy was reviewed in 2024 and this revised Policy was updated as follows:

Date of meeting: -06-2024

By: Whangarei District Council

Financial assistance and support

Policy 24/101 Remission of Penalties

Objectives of the Policy

Penalties are added where rates have not been paid by the due date

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

Criteria and conditions

1. Penalties on rates may be remitted when one or more of the following criteria are met:
 - a. Where the ratepayer meets the payment conditions agreed with Council to resolve rates arrears.
 - b. Where the ratepayer has an otherwise good payment history and has not received a penalty remission within the past and current financial year.
 - c. Where there are extenuating circumstances, such as significant family disruption, illness or accident.
 - d. Where the ratepayer pays rates by direct debit according to the payment conditions agreed
2. The remission will apply to the period in which the application is approved and may not necessarily be backdated to previous years.
3. 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 24/102 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 by the ratepayer on notification to it of a leak or damage by the Council. Any remission will only apply from the previous reading date to the date of repair and consequential meter reading.
3. A remission will not normally be granted where the leak is the result of incorrect installation. The fault must not be in the internal reticulation (above ground) and the like, where the ratepayer should be aware of the problem and able to take immediate remedial action.
4. That rating units used for residential purposes and rating units used for small businesses with usages equivalent to the average household 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. Where that is less than the actual consumption recorded, any excess consumption over and above that charged is remitted.
5. That rating units used for business purposes with water usages more than the average household 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. Where that is less than the actual consumption recorded, any excess consumption over and above that charged is remitted. However, in extenuating circumstances, e.g. leak difficult to find, extremely high quantity leaked, any further remission will only be given at the discretion of the Water Services Manager or Revenue Manager.
6. Any remission under this policy is usually 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. However, in extenuating circumstances, e.g. leak difficult to find, owner absent, multiple internal pipelines, any further remission will only be given at the discretion of the Water Services Manager or Revenue Manager. Where appropriate the cost of water production (as determined by the Water Services Manager) may be used to calculate a remission.

Delegations

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

Policy 24/103 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 sewerage disposal rate that is disproportionate to the institution's impact on the sewerage infrastructure.

Criteria and conditions

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

1. 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. 2. The ratepayer is one of the educational establishments defined in the Local Government (Rating) Act 2002 Schedule 1 Part 1 Clause 6.
3. 3. The remission is calculated as the difference between the number of pans of any educational establishment in any one year subject to the relevant sewerage disposal targeted rate and the lesser of:
 - a. The actual number of toilet pans in the establishment minus one (the ratepayer will be charged for at least one pan), or
 - b. The notional number of toilet pans in the establishment. The notional number is calculated as one pan per 20 pupils/staff, and
 - c. If the calculation of the number of pans remitted does not result in a whole number, then the Council rounds up or down in accordance with the Swedish rounding approach.
4. 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 rating year to which the charge relates.
5. 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 rating year to which the charge relates.
6. The policy does not apply to pan connections in school houses.

Delegations

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

Policy 24/104 Remission of Sewerage Disposal Rates: Non-Residential (excluding accommodation facilities and educational institutions)

Objective of the Policy

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

Criteria and conditions

Council may remit differential sewerage 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 unit is categorised as commercial and industrial for the purposes of the general rate (excluding such properties with accommodation and those used as educational institutions).
3. The rating unit provides toilet pans subject to the relevant sewerage disposal targeted rate in excess of their actual requirements in any one year for example, as set out in statute or bylaw.
4. The remission is calculated as the difference between the number of pans and 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, and
 - c. If the calculation of the number of pans remitted does not result in a whole number, then the Council rounds up or down in accordance with the Swedish rounding approach.
5. The number of staff and customers is the number of staff and customers at 1 March in the rating 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 24/105 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 objective of this policy is assisting residential 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 postponement 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 rating unit is categorised as residential for rating purposes and is used 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. The ratepayer will be required to pay rates that are not postponed.
7. The ratepayer must make acceptable arrangements for payment of future rates, for example by setting up a system for regular payments.
8. Council will charge a postponement fee 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. This is payable when the costs are incurred.
9. 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.
10. 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.
11. 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.
 12. Postponed rates will be registered as a statutory land charge on the rating unit's Record 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 24/106 Postponement and/or Remission of Rates on Properties Affected by Fire or Natural Calamity

Objective of the Policy

This policy recognises that where a rating unit has been physically damaged to the extent that the land or buildings are irretrievably damaged, where it cannot be inhabited, used or otherwise occupied for an extended period, 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.

Specifically:

1. The sewerage disposal rate and water supply charge will be remitted for the period that the rating unit cannot be inhabited, used or otherwise occupied.
2. The general rates may be postponed for the period that the rating unit cannot be inhabited, used or otherwise occupied. The general rates may be remitted if the property is irretrievably damaged and has a negligible land value e.g. \$1,000 after the value has been reassessed by the Council's valuation service provider in accordance with 6, below.
3. All rates that have been postponed and not remitted under this policy become due and payable immediately on:
 - a. the ratepayer(s) ceasing to be the owner or occupier of the rating unit; or
 - b. until a date specified by the council as determined by the council in any particular case.
4. 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.
5. 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.
6. If an application is approved, Council may direct its valuation service provider to inspect the rating unit and prepare a valuation that will consider 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. The value-based general rates will be calculated at the new value from the next rating year.

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 24/107 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 properties categorised as residential for value-based general rates, 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 rating unit is categorised as residential for value-based general rates.
2. 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.
3. The land value of the residential rating 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.
4. There are less than 2 dwellings on the rating unit.
5. 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.
6. 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.
7. The remission will not be backdated and is applicable for the period that the rating unit meets the conditions and criteria 1-6.

Delegations

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

Policy 24/108 Remission of Rates on Abandoned Land

Objective of the Policy

There are some small and low value rating units whose owners are unknown or are deceased (without succession or representation). Council cannot deliver the rates notices. The rating units are typically created when they are omitted in a property transaction: transfer, amalgamation or subdivision. These rating units have failed to be sold, are unlikely to be purchased, or are uneconomic to sell, as provided in sections 77-83 of the Local Government (Rating) Act 2002, abandoned land.

The objective of the policy is to remit the rates on these rating units. This will enable Council to identify the cost of the rates on these rating units and minimise administration costs.

Criteria and conditions

Council may remit rates wholly for rating units under the following circumstances:

1. Meet the definition of abandoned land as prescribed in Section 77(1) of the Local Government (Rating) Act 2002, and
2. The land value of the rating unit is 5% or less the average residential land value, such value being assessed as at 1 July of each rating year, and
3. Council's efforts to find a ratepayer to rectify the ownership have been unsuccessful.

Delegations

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

Addressing anomalies and enabling economic development

Policy 24/109 Remission of Uniform Annual General Charges (UAGC) and/or targeted Rates applied on a Uniform Basis to certain Separately Used or Inhabited Parts of Rating Units (SUIPS) and/or rating units.

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) or each rating unit may result in inequity (refer definition of SUIP at the Funding Impact Statement of the current Annual Plan or Long Term Plan). Council assesses the following targeted rates on a uniform basis:

- the Sewerage Disposal Targeted Rate (for residential properties and other non-residential properties);
- the Water Supply Rate (only in respect of the uniform charge for those properties that are not metered); and
- the Roading Seal Extension Rates (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 second or more UAGC and 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 second or more UAGC and uniform targeted rates where the rating unit is used for residential purposes and a SUIP within the rating unit is occupied by a dependant member of the ratepayer's immediate family on a rent-free basis.
- c. Category C: Relief from the obligation to pay the UAGC and uniform targeted rates where rating units, including farming rating units, are used in conjunction with each other for a single purpose, but are not contiguous or adjacent.
- d. Category D: Partial relief from the obligation to pay the UAGC where the number of SUIPs may result in commercial ratepayers being required to pay a disproportionate share of general rates.

Criteria and conditions

The Council may remit the rates referred to in paragraphs a)-d) where a rating unit meets the following criteria:

1. In relation to Category A the relevant rating unit is both owned and occupied by the ratepayer;
2. In relation to Category B, the rating unit is owned by the ratepayer and 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 dependant first degree relative of the ratepayer (parent, child or sibling), or other dependent Council considers, in its absolute discretion, is equitable.
 - c. the dependant relative or other dependent has no ownership interest in the rating unit.
3. 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. The rating units are not required to be owned by the same person or persons.
4. In relation to Category D, the commercial rating unit:
 - a. has more than 5 SUIPs and an average floorspace per SUIP of less than 3.5 times the average of all improved commercial properties calculated at least triennially after the general revaluation;
 - b. Council is satisfied that the impact of the number of SUIPs may result in the ratepayer being required to pay a disproportionate share of general rates; and
 - c. the number of UAGCs remitted will equal the difference between the commercial rating unit's floor space divided by 3.5 times less the average of all improved commercial properties' and the actual number of SUIPs. If the calculation of the number of uniform rates to be remitted does not result in a whole number, then the Council rounds up or down in accordance with the Swedish rounding approach.
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, the ratepayer must inform Council within 30 days. The change in circumstances may mean that some or all of the SUIPs or rating units are no longer eligible for a remission under this policy in future rating years.

Delegations

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

Policy 24/110 Remission of Uniform Annual General Charges (UAGC) and/ Uniform 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 Uniform 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 value-based commercial and industrial category general rates for subdivided land 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.

Criteria and conditions

1. In relation to subdivided land not categorised as commercial or industrial for rating purposes, the Council may remit the second and more UAGC and uniform targeted rates where the rating units that have been created as a result of a subdivision meet the following criteria:
 - a. a. The subdivided rating units are owned by the same ratepayer; and
 - b. b. The ratepayer on the rating information database at the time the application is made is the person who subdivided the land; and
 - c. c. The land was lawfully subdivided and is vacant; and
 - d. 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; and
 - e. e. The land has remained unsold for up to 5 rating years after subdivision.
2. In relation to subdivided land categorised as commercial or industrial for rating purposes, the Council may remit up to 20% of the value-based general rates, in addition to 100% of the UAGC and uniform targeted rates where the rating units that have been created as a result of a subdivision meet the following criteria:
 - a. a. Criteria 1 a-e of this policy.
3. In relation all subdivided land:
 - a. a. The remission is available for a maximum of five rating years, per deposited plan and cannot be backdated to previous rating years. The Council applies the remission itself when it considers that the conditions and criteria are met.
 - b. b. The remission will cease when the property is no longer meets the criteria in paragraphs' 1-3(a) above.

Delegations

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

Policy 24/111 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.
4. Māori Freehold Land used for papakainga, for the purpose of providing temporary or transitional housing assistance to those in need.

The policy will not apply in respect of:

5. Societies or associations of persons operating for private pecuniary profit, or which charge tuition fees.
6. Land owned or used by a society or association of persons for business purposes or like, despite the profits being for community purposes.
7. 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.
8. To be considered for rates remission under this policy, the ratepayer must apply 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.

9. The rates remission for the following uses is:

Land Use	Remission	Rates Excluded
Community, games or sports	50%	Excludes water supply
Health, libraries, museum or similar institution	100%	Excludes water supply and sewerage services
Public halls	100%	Excludes water supply
Papakainga	50%	Excludes water supply and sewerage services

Delegations

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

Policy 24/112 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, the land value has increased significantly, and the rates set are 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 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. 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. 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 most of the 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 under this policy, the ratepayer must apply for rates postponement 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

12. Council will charge a postponement fee 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. This fee payable when the costs are incurred.

When Postponed Rates Become Payable

13. 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 in any part of the land is transferred to or becomes invested in some person or other party other than:
 - i. the owner's spouse; or
 - ii. the executor or administrator of the owner's estate; or
 - iii. the beneficiaries of a trust on dissolution of the trust, unless this results in the subdivision of the property, with different owners; or
 - iv. at the discretion of Council when the circumstances of the rating unit or the ratepayer are comparable to the above, but are not actually covered exactly by those scenarios.

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 Record 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 24/113 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:

- 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
 - 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
 - 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 or postponement 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. If the ratepayer is deceased Council may apply for the remission on their behalf.
 2. Postponed rates will be registered as a Statutory Land Charge on the Record of Title.
 3. Council will charge a postponement fee 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. This fee is payable when the costs are incurred.
 4. Any postponement is valid for the year in which the application was made.
 5. 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 a date specified by the councilas determined by the council in any particular case.
 6. 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.

Environmental enhancement

Policy 24/4 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 a QEII Open Space Covenant or similar permanent conservation covenant. That the covenant must be registered on record of title(s).
2. The land is not inhabited, used or otherwise occupied and no building structures are within the boundaries of the covenanted area.
3. Where part of the covenanted area is not inhabited, used or otherwise occupied and no building structures are within the boundaries of the covenanted area, Council may remit the general and targeted rates on that area.
4. 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

Māori Freehold Land

Policy 24/115 Remission of Rates on Māori Freehold Land

Objectives of the Policy

Some Māori freehold land and general land that ceased to be Māori land under Part 1 of the Māori Affairs Amendment Act 1967, in the Whangārei District is unoccupied and unproductive. This land creates a significant rating burden on the Māori owners who often do not have the ability or desire to make economic use of the land. Often this is due to the nature of the ownership or it is isolated and marginal in quality.

The objective of the policy is:

- to recognise situations where there is no occupier, or no economic or financial benefit is derived from the land
- where part only of a block is occupied or used, to grant remission for the portion of land not occupied or used
- to encourage owners or trustees to use or develop the land.
- where the owners cannot be found, to take into account the statutory limitation of time for the recovery of unpaid rates
- to support the principles of the Te Ture Whenua Maori Act 1993 Preamble:
 - recognising that land is a taonga tuku iho of special significance to Maori people
 - to promote the retention of that land in the hands of its owners, their whanau, and their hapu
 - to protect wahi tapu
 - to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu
- any other matter in accordance with schedule 11 of the Local Government Act 2002.

Conditions or Criteria

1. The land must be Māori freehold land (as defined in the Local Government (Rating) Act 2002) or the land is general land that ceased to be Māori land under Part 1 of the Māori Affairs Amendment Act 1967 which does not produce any income.
2. The land or portion of the land must not be “used”. This includes leasing the land, residing on the land, maintaining livestock on the land, growing exotic forest for future harvesting, using the land for storage or in any other way. Land that is maintained to reduce fire risk, or land that is unfenced and grazed by wandering stock for no income by the owners is not “used”.
3. In order to encourage the development of the land, the rating unit may be apportioned into used and non-used portions and the rates will be remitted on the percentage of non- used land. Any “used” dwellings (occupied dwellings) or activities using the land

for commercial or agricultural purposes will be rated the general and targeted rates per separately used or inhabited parts of a rating unit.

4. To be considered for rates remission under this policy, the owner, occupier or ratepayer must apply for rates remission under this policy, provide information in the prescribed form on how the relevant criteria and conditions are satisfied and complete relevant statutory declarations as may be required by Council.
5. However, if the owners of an unoccupied block cannot be found, the Council may apply a remission without the need for a request.
6. If the circumstances of a ratepayer who has been granted a remission under this policy changes, the ratepayer must inform Council within 30 days. The change in circumstances may mean that the rating unit or part of the rating unit, is no longer eligible for a remission under this policy in future rating years
7. All land identified under this policy for remission, will be reviewed triennially.

Delegations

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

Policy 24/116 Postponement of Rates on Māori Freehold Land

Objectives of the Policy

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

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

Conditions and Criteria

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

1. The land must be Māori freehold land, as defined in the Local Government (Rating) Act 2002 or the land is general land that ceased to be Māori land under Part 1 of the Māori Affairs Amendment Act 1967.
2. The owners, occupiers or ratepayers has applied for rates postponement under this policy and provided information in the prescribed form on how the relevant criteria and conditions are satisfied and has completed relevant statutory declarations as may be required by Council.
3. The owners, occupiers or ratepayers agree payment conditions with Council to pay current and future years' rates.
4. The rates will remain as a statutory charge against the property until six years from the date they were assessed and will then be written off.

Delegations

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

Early Payment of Rates

Policy 24/200 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 Council's Annual Plan or Long Term Plan.

Delegations

Administration of discount under this policy will be delegated to officers as set out in Council's delegation manual.

Statement of Proposal

Draft Development Contributions Policy

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.

Under the LGA, Council may require development contributions to assist in funding the cost of investing in infrastructure to support growth. Council adopted its first Development Contributions Policy in 2005.

The Development Contributions Policy (the 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 Policy at least once every three years and must, before making a final decision, consult on the outcome of the review in accordance with the requirements of sections 82 and 82A of the LGA.

Council has chosen to consult on the proposed amendments to the Policy using the Special Consultative Procedure provided in Section 83 of the LGA concurrently with the 2024-2034 Long Term Plan Consultation Document.

This Statement of Proposal and the consultation process being used meets the requirements of sections 82, 82A and 83 of the LGA.

Overview of proposal

Council is proposing to amend the Policy. The Policy allows Council to charge and collect development contributions to recover the cost of infrastructure put in place to service growth. Development contributions are required from those undertaking development such as subdivisions, new dwellings, changes in land use and new or altered non-residential developments.

- The review process identified that changes are necessary due to legislative requirements, equity, and efficiency and that the Policy could be improved through using a structure, format and words that are easier to read and understand.

The following list provides an overview of the substantive changes proposed:

- 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.

- Any pro-rata rate applied for a dwelling less than 100m² will be no less than 40% of a full HUE for the relevant catchment. This change is based on the average occupancy that is possible and maintains the relationship between impact and services. This ensures adequate recovery of costs based on occupancy and removes the risk of under-recovery based on square meterage.
- Libraries will be collected only the first year of Policy (2024-2025) as the project growth costs will have been recovered by then and Council must stop collecting contributions when that has occurred.
- Capping of water and wastewater charges in some catchments. Development contribution charges are calculated in accordance with the LGA requirements and follow the required methodology. Elected Members have reviewed the charges and made decisions about capping the charges based on a range of wider considerations that include environmental benefits, public health benefits, economic considerations, equity, and network benefits.
- That Council will not require development contributions on Māori freehold land. This change is proposed as a result of the requirement for Council to consider the preamble of the Te Ture Whenua Māori Act 1993. The land this provision applies to forms less than 4% of the land holdings in the District. This change is informed by Council's Housing Strategy and is aligned to the Papakainga provisions of the District Plan.
- The inclusion of a new inner city residential transport catchment. A new catchment has been included for the Transport Activity. This has been included for residential uses in a defined catchment and reflects the lesser impact where journey to work and proximity to daily services lessens the impact on the transport network. This change is informed by Council's Housing Strategy.

More detailed information on the reasons for the proposed changes and the reasonably practicable options analysis can be found in Appendix 1.

Consultation overview

Consultation on the proposed amendments to the Policy will be publicly notified on Council's website. People interested in the proposal will be able to provide written submissions between 25 March and 25 April 2024. This will be followed by a hearing where anyone can provide their feedback to Council in person, either in support of their written submission or as their only form of feedback if this is their choice.

A copy of the Draft Development Contributions Policy and how to make a submission, can be found at www.wdc.govt.nz.

Appendix 1: Assessment of Reasonably Practicable Options

Issue	Proposed Changes	Reason
Contribution charges and schedules require updating with: <ul style="list-style-type: none"> • new projects being added in the LTP • projects being updated as required completed/ status changed or • removed because capacity has been reached 	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.	Reviewing, updating, and amending the information that the charges are based on ensures that the correct level of charges is set, as required by the LGA. Note: Council does not seek to recover the full cost of growth and some of that cost is recovered from other sources including rates.
There is no minimum HUE charge for residential households.	The 40% minimum residential charge is proposed to reflect actual occupancy and associated impact on Councils services.	This change is proposed for equity, and it reflects the anticipated impact on Councils services. To do nothing may lead to an inequitable recovery of impact.
The library activity which council recovers costs for, is reaching the point of being fully recovered.	Council will stop collecting contributions for this activity when it is fully recovered.	Council can only collect contributions for growth impact when the project is fully recovered it must cease to collect. This is required for compliance.

Issue	Proposed Changes	Reason
Development contribution charges are calculated in accordance with the LGA, and the methodology described in the Policy. This can produce charges that Council wishes to cap or modify for various reasons	Capping of Water and Wastewater charges in selected catchments is proposed in the Policy.	The charges are capped because Council wants to ensure connections are being made especially in coastal areas so that there are not adverse public health or environmental outcomes. To ensure that there are no perverse outcomes where the actual charges are so high growth would be limited because of affordability. That there are equitable outcomes in terms of capping, the rational generally being linked to the cost of on-site provision. Where Council has existing systems they can deteriorate if there is not sufficient capacity uptake.
Council must consider the Preamble to the Te Ture Whenua Māori Act 1993	Council will not require development contributions on Māori freehold land.	The land this provision applies to forms less than 4% of the land holdings in the District. This change is informed by Council's Housing Strategy and is aligned to the Papakainga provisions of the District Plan. The financial impact of this is low as there are systemic issues to effecting housing on the subject land.
For residential in the inner city area households have less impact on the transport network as they are within walking distance to work and shopping and other services	A new catchment has been included for the Transport Activity this has been included for residential uses only in a defined catchment.	The new catchment reflects the lesser impact where journey to work and proximity to daily services lessens the impact on transport services. This aligns with the Housing Strategy.

Draft 2024 Development Contributions Policy

**Adopted XX Month Year by Whangarei District Council ,
in force from 1 July 2024**

This Development Contributions Policy replaces the previous 2021 Development Contributions Policy and comes into force on 1 July 2024.

How to read this Policy

This Development Contributions Policy document contains the following key elements:

- The ‘operational’ part of the Policy – the ‘what’, ‘when’ and ‘how much’ for assessing and calculating development contributions.
- Related information, relevant provisions of the LGA, or examples that assist the reader or user of the Policy to understand how it is applied and used on a day-to-day basis.
- Council’s chosen policy direction. These are the elements of the Policy that Council can determine, but which must be aligned with legislative requirements.
- The content that the Policy is required to include under the LGA that provides the detail considered by Council in developing the Policy.

For ease of reading and to avoid repetition, all references to:

- GFA means gross floor area
- LGA means the Local Government Act 2002
- NBEA means the Natural and Built Environments Act 2023
- RMA means the Resource Management Act 1991
- ‘s’ or ‘ss’ in this document mean the relevant section(s) of the LGA, unless otherwise stated (i.e., section 106 or s106; sections 199A-199P or ss199A-199P)
- ‘Section’ or ‘Part’ means a reference to another section or part in the Policy
- ‘the Policy’ mean this Development Contributions Policy, unless otherwise stated.
- ‘Council’ means the Whangarei District Council and includes staff acting in accordance with delegated authority.
- LTP means the 2024-2034 adopted Long Term Plan of the Whangarei District Council, unless otherwise specified.
- ‘a person’ means a person who either individually or on behalf of an organisation has applied to Council for a building consent or a resource consent or made a request for authorisation.

- For the purposes of this Policy, where the term ‘Project’ is used, this includes planned or completed programmes and projects

of capital expenditure intended to deliver defined Levels of Service.

See Appendix 1 for meaning of words.

Part 1 – Introduction

1. About this Policy

1.1 The Whangarei District has experienced sustained growth since 2000. Council is required to plan for the future in a prudent and efficient manner. This Development Contributions Policy (the Policy) is a sustainable response to local governments overarching purpose of promoting the social, economic, environmental and cultural well-being of communities in the present and for the future.

1.2 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 create the need for or are the primary beneficiaries of infrastructure should pay an appropriate portion of the cost and that ratepayers in general should not bear a disproportionate portion of the costs.

1.3 Development contributions are a fee we charge for new developments to contribute to the costs of building the infrastructure needed to support that development. This revenue is a critical funding source that will ensure Whangarei District Council can provide key infrastructure needed for the growing District.

1.4 Charging development contributions enables the Council to recover a fair, equitable, and proportionate share of the cost of the capital investment needed to service growth development from those who cause and/or benefit from that investment.

1.5 The LGA provides the statutory framework and requirements for a development contributions policy and Council has developed the Whangarei District Council Development Contributions Policy in accordance with these requirements.

1.6 This document is detailed in nature so that it meets all the legal requirements set out in the LGA. It provides clear, transparent information for developers and those building homes or commercial buildings to understand how the charges are calculated and what their development contribution payments are being used for.

2. Policy objectives

197AB

2.1 To state clearly what development contributions will be charged by Council and in what circumstances.

2.2 To ensure that developers contribute fairly to the funding of infrastructure and facilities to service growth over the long term.

2.3 To provide development contributions revenue as part of the overall funding mix for Infrastructure and facilities to support new development

2.4 To provide a thorough explanation of how development contribution charges are calculated and the underlying methodology.

2.5 To provide transparency about the approach used to ensure these charges recover only a fair and equitable portion of the capital expenditure required to service growth. This will enable the community to understand how and in what proportion growth is funded

2.6 To reflect the development contributions principles set out in s197AB and to meet all relevant additional statutory requirements.

3. Date of effect

198(2A)

3.1 This Policy applies to any consent application or request for authorisation for a service connection submitted, with all required information, on or after 1 July 2024. Applications or requests submitted (accompanied by all required information) before 1 July 2024, even if granted on or after that date, will be subject to the relevant previous Development Contributions Policy.

4. Policy review

82, 106,201A(5)

4.1 The Policy must be reviewed at least every three years. A review of the Policy must include consultation that gives effect to the requirements of s82. Usually, Council undertakes a review of the Policy in conjunction with the review of the LTP, however amendments to the Policy between LTP cycles can also occur if required. These must also be consulted on.

4.2 Despite Section 4.1 above, in accordance with s201A (5), Council may make changes to the Schedules of Assets in Part 12 without consultation, subject to those changes meeting the necessary legislative requirements.

5. Supporting documentation

106(3)

5.1 Council is required under s106(3) to make available for public inspection the full methodology that demonstrates how the calculations for development contributions charges are made.

5.2 The Cost Allocation Methodology summarised in Part 11 of the Policy is available for public inspection at all Council offices and can be accessed on our website www.wdc.govt.nz.

5.3 The full methodology as stipulated in s106(3) is however a software package. A viewing of this software package can be arranged on request.

6. Summary of changes from previous policy

- Any pro-rata rate applied for a dwelling less than 100m² will be no less than 40% of a full HUE for the relevant catchment.
- Libraries will be collected only the first year of Policy (2024-2025) as the project growth costs will have been recovered
- Capping of water and wastewater charges

- Provisions relating to the Te Ture Whenua Act have been incorporated into the Policy
- The inclusion of a new inner city residential Transport catchment

7. Financial Contributions

106(2)(f)

Whangarei District Plan contains provisions for the taking of financial contributions under the Resource Management Act. These may apply in the following circumstance:

- Legacy situations for applications lodged prior to 19 April 2005
- Where development contributions would normally be payable but the consent applicant e.g., the Crown has a statutory exemption from paying development contributions.
- Council reserves the right to continue to impose financial contributions under the RMA, as set out in 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.
- S106(2) has been amended to refer to Environmental Contributions under the Natural and Built Environment Act 2023. However, until the provisions in that Act are in effect in the Whangarei district, the LGA can be read as if it has not been amended, that is, as if it still refers to the RMA and financial contributions.

Part 2 –Development contributions assessments

8. Activities for which development contributions are charged

199, 106(2)(d)

8.1 Council can require development contributions for the following:

- reserves
- network infrastructure
- community infrastructure

8.2 Within these Activities Council has, in accordance with s106(2)(d), identified the following sub-activities for which development contributions may be charged:

- reserves
 - Parks and reserves
- Network infrastructure
 - Transport and roading
 - Water
 - Wastewater
- Community infrastructure

- Libraries including the land on which the library is situated

Related information

Any reference to Activity or Activities in this Policy means the three sub-activities as provided in Section 8.2, the use of the term activity or activities should be inferred from the context.

9. Test for development

197, 198, 199, 200

9.1 Under s198, Council may require a development contribution to be made when a:

- resource consent is granted under the RMA, for subdivision and land use consent applications
- building consent or certificate of acceptance is granted under the Building Act 2004

9.2 Council is prohibited from charging development contributions in the circumstances set out in s200. These being:

- where a resource consent condition is imposed for the same purpose;
- where the same reserve network infrastructure or community infrastructure has been or will be funded or provided by the developer or a third party
- where Council has already required a development contribution for the same purpose in respect of the same building work.

9.3 In accordance with s199, a development contribution may only be required if the effect of the development, either individually or cumulatively with other developments, is to increase demand for reserves, network infrastructure or community infrastructure, and as a consequence the Council will incur (or already has incurred) capital expenditure on reserves, network infrastructure or community infrastructure to meet that demand.

9.4 On receiving an application for a consent or authorisation, Council will:

- confirm whether the application relates to a ‘development’ as defined in s197
- determine whether alone or in combination with other developments the effect of the development under consideration is to require new or additional assets or assets of increased capacity and, as a consequence, Council will incur (or has already incurred) capital expenditure to provide appropriately for this
- ensure that this Policy provides for a development contribution being required in the circumstances
- check that Council is not prohibited by s200 from requiring a contribution in relation to the development.

9.5 If Council is satisfied that the application meets the requirements provided in Sections 9.1 to 9.4 above, it will assess the application in accordance with section 10 below.

10. Assessment

10.1 Council will assess the development contributions payable in relation to an application as follows:

- Identify the Catchments in which the proposed development is located.
- Calculate, by Activity for the relevant Catchments, how many Household Unit Equivalents (HUEs) are contained within the development (see Section 11).
- Identify what credits in HUEs (if any) are applicable, by Activity.
- Deduct any credit HUEs from the demand HUEs. This is to obtain the net increase in demand (additional HUEs) by Activity for the development.
- Determine the charge for each Activity by multiplying the additional HUEs for each Activity by the relevant amount in the applicable Catchment from the Development Contribution Charges Schedule (Section 13).
- Total the results for each Activity.
- Add GST.

10.2 Assessments will generally be made at the time of the earliest application for consent or authorisation for service connection relating to a development.

10.3 For clarity, should Council not require development contributions on the first consent or authorisation for a development, this does not prevent Council from assessing contributions on a subsequent consent or authorisation for the development. The Council may also require a development contribution to be made for the same purpose as it has earlier required a development contribution from the same development, to reflect an increase in the scale or intensity of the development since the original contribution was required.

10.4 An applicant may request a calculation of contributions when a Project Information Memorandum or Project Assessment under the Building Act 2004 or a Certificate of Compliance under the RMA is lodged. This affords the applicant an early indication of the likely development contribution liability. However, this amount is not binding, and a contribution will only be required at a time specified in Section 9.1 and invoiced in accordance with Part 3 of this Policy.

11. Determining Household Unit Equivalents (HUEs)

Schedule 13 cl. 2

11.1 A Household Unit Equivalent (HUE) is the unit of demand used to calculate development contribution charges. A HUE represents the demand an average dwelling generates for the Activities development contributions are collected for.

11.2 Using HUEs to assess development contributions provides an efficient method to meet the requirement to attribute units of demand to particular developments or types of development on a consistent and equitable basis.

11.3 HUEs are determined:

- as per the categories in this section

- depending on what type of consent application has led to an assessment in accordance with Section 9.

11.4 Charges based on the number of HUEs are calculated in accordance with the Development Contribution Charges Schedule in Section 13.

11.5 Depending on the specific land use activity or service connection, Tables 1-3 in Section 14 provide additional data to support HUE calculations, as they describe HUEs in appropriate unit demands for the specific activities.

11.6 In some cases, the circumstance of a development means an assessment in accordance with the typical development activities in Section 11.7 below is not appropriate, and in these cases a special assessment calculation will be made (Section 11.8).

11.7 This section identifies typical development activities and assessment considerations.

11.7.1 Residential subdivision

Council has determined that it is appropriate to assess in accordance with Section 10 and require development contributions at the time of subdivision. This is because Council has provided services to the lot and capacity has been allocated.

Each new residential lot created by subdivision attracts development contributions at the rate of one HUE per relevant Activity.

Where two or more vacant lots held in one certificate of title are divided into separate titles and no previous contributions had been paid on them, including financial contributions under the RMA, development contributions will apply.

The first single dwelling unit built on a vacant lot with a registered title in existence prior to 1 July 2005, will be assessed as having a credit of one HUE.

If an existing lot does not have connections to Council's water or wastewater services, then on application for a connection, development contributions will be assessed.

11.7.2 Second/subsequent dwellings & multi-unit developments

- Additional dwellings after the first dwelling on a lot will attract development contributions at the rate of one HUE per dwelling. Dwellings for the purposes of this section include but are not limited to integrated, attached, and detached units, sleep outs and minor dwellings as defined in the Whangarei District Plan.
- If an additional dwelling is less than 100 m² of gross floor area (GFA) and in, the Council's opinion, is likely to generate less demand than an average dwelling, Council may apply a pro-rata m² rate reduction in development contributions.
- Any pro-rata reduction applied as per Point 2 above will be to no less than 40% of a HUE. This is to reflect that smaller than average dwellings will still be occupied, and it is occupancy rather than floor space per se that generates demand.
- Where a pro-rata reduction has been applied in accordance with Point 2 above and a subsequent application is then made to expand that dwelling, the development contributions will be assessed accordingly.
- For multi-unit developments, Council may apply a pro-rata m² reduction in development contributions, where it can be demonstrated that one or more units will generate lower demand than an average dwelling.

11.7.3 Home - based commercial activities

- Home-based businesses, and residential dwellings converted to commercial use will be assessed for additional demand greater than the existing residential use. If development contributions are required, these will be charged in accordance with the charges for non-residential land use.

11.7.4 Non-residential subdivision

- Non-residential subdivision will attract development contributions for each new lot created at the rate of one non-residential HUE per new lot (See 14.2).

Any development contributions as per 1. above will be applied as a credit (Section 12) when assessing development contributions for a subsequent construction or Land Use Activity on the same lot.

11.7.5 Non-residential land use

- Non-residential land use will attract development contributions based on the demand a proposed development will place on Council's network infrastructure.

Contributions for Community Infrastructure from non-residential development will not be required as Council considers that non-residential land use impacts are at such a low level that it is administratively inefficient to require contributions.

11.7.6 Rural subdivision and land use

- For clarity, residential subdivision in the rural area is covered by residential subdivision in Section 12.8.1 of this Policy and will be assessed in accordance with that section. Non-residential subdivision in the rural area is covered by section 11.7.4 above.
- Industrial or commercial developments in the rural area, including, but not limited to milking sheds, packing houses, and 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.

For clarity, non-residential sheds, and other farm buildings (including, but not limited to, hay sheds and minor storage sheds) will not attract development contributions if they are assessed to have no additional impact on infrastructure.

11.7.7 Commercial accommodation

- Commercial accommodation is assessed on the number of transitory accommodation rooms. A transitory accommodation room is for a maximum of 2.6 people. The calculation of HUE equivalents for commercial accommodation is based on each transitory accommodation room being the equivalent to 40% of an average dwelling. Managers units will be assessed as a residential land use activity as they are considered a fulltime habitable dwelling unit.

Example of commercial accommodation assessment

The total development contributions arising from a commercial accommodation development with 20 rooms and 1 managers' unit would be:

- Transport and Roading Activity = 9 HUEs (20 rooms x 40% of a HUE = 8 HUEs + 1 HUE (manager's unit)
- Parks and Reserves = 1 HUE (manager's unit)
- Libraries = 1 HUE (manager's unit)

11.7.8 Papakāinga developments and development on Whenua Māori Land

S102(3A) requires this policy to support the Preamble to Te Ture Whenua Māori Act 1993. In order to give that support council has determined that Papakainga developments and developments on Whenua Māori including Māori freehold land will not be subject to development contributions:

The reasons are:

Facilitating Tangata Whenua to live and thrive on their ancestral land promotes the aims of the Preamble and of councils Housing Strategy.

Dwellings in Papakāinga developments are recognised as generating, on average, a lower level of demand for community facilities than an average dwelling.

Development of Marae facilities including educational and training facilities provide community infrastructure and facilitate the overall wellbeing of the communities they serve.

11.8 Special assessment calculations

- In certain circumstances, Council may consider that a development will generate impact on infrastructure which materially differs from that used for typical assessments.
- Generally, a special assessment will be done when the demand for an Activity is expected to be either greater/lesser than double the identified average value for that type of activity, or where a land use is not adequately described within the Land Use Activity Tables (Section 14) of this Part of the Policy.
- It is solely a matter for Council, in its discretion, whether to carry out a special assessment.
- A special assessment uses a ‘first principles assessment’ approach. This means that the development will be assessed on its actual (proposed) demand, as opposed to the average demand identified in the Land Use Activity Tables in Section 14.
- A special assessment may require the applicant to provide detailed calculations of the development’s existing and proposed impact on infrastructure. These calculations will need to be provided by a suitably qualified person.
- The information supplied in point 3 above will be converted to HUEs to undertake an assessment in accordance with section 11.
- 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 2004.
- Council may consider a development agreement an appropriate mechanism to document the outcome of a special assessment.

Examples of land use types that may require a special assessment

- sports or convention centres that may generate large volumes of traffic at specific peak times
- trucking and courier activities that may have a consistent above average road use,
- concrete plants that use significant amounts of water as part of their manufacturing process
- a quarry or quarry extension because it can generate significant vehicle movements but at the same time may not have a building associated with the activity.

12. Credits

12.1 What is a credit?

Credits may be recognised due to previously paid development contributions, financial contributions under the RMA, or historical impact. Credits are calculated in HUEs and describe the existing or historical (i.e., pre-development) level of impact associated with a site. This includes but is not limited to:

- existing residential dwelling units on site
- historical credits of one HUE per Activity on vacant land
- GFA of non-residential buildings on the site
- Previous lawfully established activity or consented buildings on a site

12.2 The number of credits (in HUEs) a site may have will be determined in the same manner as additional demand is determined under Section 12.

12.3 Credits are based on lawfully established activities.

12.4 Credits remain with the relevant site and may not be transferred to another site.

12.5 Credits are not transferable from one Activity to another (i.e., credits for Transport and Roading will only be applied to that activity, credits for reserves to reserves etc.).

12.6 For clarity, surplus development contribution credits are not redeemable by other means (either land or money).

12.7 Council established a base line demand on 1 July 2005 with its first Development Contributions Policy 2005 and all credits are benchmarked against the level of demand generated by lawfully established activity or lawfully consented buildings on the site as of 1 July 2005.

12.8 The following sections detail the specific approaches for credits for residential and non-residential developments.

12.8.1 Residential

- Any undeveloped existing lot with a registered title is deemed to have one HUE credit in respect of an Activity provided to the lot. This excludes small road severances or titles that are unable to be built on.

Cross leases that are converted into ‘Fee Simple’ titles will not attract development contributions if the conversion does not increase demand for Council infrastructure.

12.8.2 Non-residential

- Any undeveloped existing lot with a registered title is deemed to have one HUE credit in respect of an Activity provided to the lot. This excludes small road severances or titles that are unable to be built on.

Credits will not be given if the existing activity is non-residential and a contribution was not required at the time the activity commenced, because that activity did not require any form of consent but placed additional demand on Councils services.

For developments that extend buildings or demolish buildings that are re-built to the same or higher intensity, the assessment of credits will be based on the pre-existing development.

Sites that contained buildings that were demolished or destroyed prior to 1 July 2005 will be deemed to be vacant lots for the purpose of credits.

13. Development Contribution Charges Schedule 201(2), 202

13.1 This Schedule is provided in accordance with ss201(2) and 202. and details the charges per HUE by Activity and Catchment.

2024 Development Contribution Charges

Catchment	Community Wide	Total Charges- Uncapped	Capping Amount	Total Charges
Libraries				
Library - Whangarei City	238	101	240	240
Library - Rural	-	101	101	101
Parks & Reserves				
Coastal Villages	192	1,852	1,910	1,910
Growth Nodes	-	1,852	1,852	1,852
Countryside	-	1,852	1,852	1,852
Rural Villages	-	1,852	1,852	1,852
Satellite Town	-	1,852	1,852	1,852
Urban	148	1,852	1,751	1,751
City	200	1,852	1,746	1,746
Transport and Roading				
North Coastal	1,548	4,751	6,299	6,299
North Rural	4,581	4,751	9,332	9,332
Ruakaka	594	4,751	5,345	5,345
South	4,447	4,751	9,199	9,199
Whangarei City	2,717	4,751	7,469	7,469
Inner City Residential	2,038	3,563	5,601	5,601

	Catchment	Community Wide	Total Charges-Uncapped	Capping Amount	Total Charges	\$
Wastewater						
Hikurangi	630	100	730		730	
Waipu Cove - Langs Beach	1,280	100	1,380		1,380	
Ngunguru	5,021	100	5,121		5,121	
Wastewater - Oakura	7,398	100	7,498		7,498	
Marsden Point - Ruakaka (Capped)	75,901	100	76,001	51,001	25,000	
Portland	91	100	191		191	
Waipu	1,917	100	2,017		2,017	
Tutukaka	-	100	100		100	
Waiotira	2,536	100	2,636		2,636	
Whangarei Heads (Capped)	35,421	100	35,521	10,521	25,000	
Whangarei	3,758	100	3,858			
Water						
Bream Bay North	7,339	224	7,563		7,563	
Bream Bay South	4,992	224	5,216		5,216	
Mangapai (capped)	32,224	224	32,448	18,448	14,000	
Maungakaramea (capped)	39,526	224	39,750	25,750	14,000	
Whangarei (capped)	15,266	224	15,490	1,490	14,000	
Whangarei Heads (capped)	21,909	224	22,133	8,133	14,000	
Whangarei North (capped)	14,481	224	14,705	705	14,000	

* All charges above are GST Exclusive

** Parks and reserves contributions have been calculated at a maximum of \$7,411 per new residential allotment within any catchment to remain within the 7.5% cap set in S203 of the LGA

However, if the market value of a lot created by a subdivision is likely to fall below \$100,000 a valuation supplied by a registered valuer may be provided and the proposed reserve contribution will be calculated at 7.5% of the market value of that lot, which is the maximum value allowed under s203(1). (also refers to 201(1)(d)

Council may require development contributions in accordance with this Schedule when granting:

- a building consent, including a certificate of acceptance
- a resource consent
- an authorisation for a service connection.

See section 15 for invoicing.

14. Land Use Activity Tables

14.1 Table 1 – base demand units for residential HUE

This table assumes an average household occupancy rate of 2.6 people per dwelling,
Based on the Whangarei District population projections as at August 2023 (see significant assumptions for further explanation of the occupancy rate)

Activity	Base Unit per HUE	Demand per HUE	Comment
Transportation and Roading	10 vehicle movements per day		Vehicle movements are 1 in 1 out
Water	m ³ per day	0.75 m ³ or 750 litres	Based on average flow (design average)
Wastewater	m ³ per day	0.8 m ³ or 800 litres	Based on peak flow and providing sufficient capacity to safely and effectively discharge wastewater.
Wastewater Marsden Point Ruakaka Catchment	m ³ per day	0.5m ³ (or 500 litres)	Based on peak flow and providing sufficient capacity to safely and effectively discharge wastewater
Parks and Reserves	per capita basis		Based on assumed average occupancy
Libraries	per capita basis		Based on assumed average occupancy

14.2 Table 2 - base demand units for commercial HUE

Activity	Base Unit per HUE	Demand per HUE	Comment
Transportation and Roading	10 vehicle movements per day	See Table 3 & 3 A Demand calculated per 100m ²	Based on average trip generation tables per land use type
Water	m ³ per day	0.75 m ³ or 750 litres	Based on average flow by landuse type see table 4
Wastewater	m ³ per day	See Table 4 Note that wastewater is based on peak flow of 0.8 m ³ or 800 litres Council must provide adequate capacity to safely and effectively discharge wastewater	See Table 4 Based on average usage by landuse type
Wastewater Marsden Point Ruakaka Catchment	m ³ per day	See Table 4 Note that wastewater is based on peak flow 0.5m ³ (or 500 litres) Council must provide adequate capacity to safely and effectively discharge wastewater	See Table 4 Based on average usage by landuse type

14.3 Table 3 – transport and roading

To establish transport and roading contributions, Council uses Table 3 below, which shows average Vehicle Movements per Day (VMPD) per 100m² of Gross Floor Area converted to HUEs.

However, some Land Use Activities do not rely on GFA, these are separately identified in Table 3A below.

If an activity is not covered by the categories within Tables 3 and 3A, or has identified demand significantly different from the tables, Council may request an assessment be provided by a qualified Traffic Engineer and reserves the right to have any such assessments peer reviewed at the applicant's expense.

Average Vehicle Per Day (VMPD)/100m ² GFA converted to HUEs						
Land Use Activity	VPD/100m ²	% of activity @50%	% of activity @20%	% of activity @3%	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

Average Vehicle Per Day (VMPD)/100m ² GFA converted to HUEs						
Land Use Activity	VPD/100m ²	% of activity @50%	% of activity @20%	% of activity @3%	Reduced VPD/100m ²	HUEs Per 100m ²
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

14.4 Table 3A

The following ACTIVITIES use the indicated factors (instead of GFA) to convert to HUEs .

Activity	Factor	HUEs
Independent Dwelling Unit	per dwelling unit over 100m ²	1.00
Child Care Facilities	per child	1.2
Petrol Stations	Per pump	7.9
Rest Homes	Per bed	2.3

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 influenced 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 some level of traffic activity has multiple causes, and this is reflected in these calculations.

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

- 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.
- 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.
- 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.

14.5 Table 4 – 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 water usage by commercial land-use type	
Use	Ltr/1m²
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

Average water usage by commercial land-use type	
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 used by an industry type.

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, $520 \div 750 = 0.693 \times \$4,357 = \$3019$ Draft until Charges decided on.

Part 3 – Invoices and payments

15. Invoices

15.1 The applicant may request an invoice be issued for development contributions payable, on any occasion that contributions are assessed. Except where the developer has requested and the Council has already issued an invoice, the Council will generate an invoice before the relevant ‘no later than’ date in Section 17.

15.2 Invoices must be paid in full within 30 days of issue, but in no case later than the relevant time specified in Section 17.1. Invoicing and payments are in accordance with the Council’s financial and debt recovery practices.

16. Goods and Services Tax (GST)

16.1 The total end-to-end process for calculation of development contributions is exclusive of GST. Once all the calculations are complete, GST is added to the final amount to be invoiced (See Section 10).

17. Timing of payments

S208

17.1 Development contributions must be paid no later than the following times:

- for contributions required when granting subdivision consent, prior to issue of a S224(c) certificate under the RMA
- for contributions required when granting building consent, when the first inspection of building work is requested or prior to the release of a Code Compliance Certificate under the Building Act 2004
- for land use consents without an associated building consent when Council’s monitoring staff are satisfied the consent has been given effect to.
- When an authorisation for a service connection is granted, prior to actual connection.

17.2 In addition to the powers provided in s208, Council may avail itself of any and all, other legal methods of collecting unpaid development contributions as it sees fit.

Related information

S208 provides Council with a range of powers, should payment not be received as outlined in this Policy.

Part 4 – Postponements, remissions, refunds

18. Remissions

201(1)(c)

18.1 This Policy does not provide for remissions on payment of development contributions.

18.2 In general, the policy does not provide for remissions or reductions to development contributions for the following reasons:

- The greater the number and range of remissions, the less transparent the administration of development contributions becomes.
- If the Council decides to advance particular strategic objectives, it is important that it does so transparently and effectively via a separate means, rather than through remitting or reducing development contributions.

19. Postponements

S201(1)(c)

19.1 This Policy does not provide for postponements on payment of development contributions.

19.2 Council reserves sole discretion to enter into agreements to delay payments in extraordinary circumstances.

20. Refunds

201(1)(c), 209 & 210(1)(a)(b)

20.1 The Council will refund any development contributions that have been paid to the consent holder, when any of the circumstances set out in section 209(1) of the LGA apply. If a development contribution has been paid for a specified reserve purpose, Council will refund the money received for that purpose if the money is not applied to that purpose within 20 years of receiving the money.

20.2 If land was acquired in lieu of a cash development contribution for a specified reserve purpose and has not been used for that purpose, Council will return that land in accordance with section 210(1)(b).

20.3 Except in relation to development contributions or land taken for a specified reserve purpose as provided in this Policy, Council will not refund a contribution where a specific capital Project does not proceed, but will apply the contribution to assets or projects of the same general function and purpose..

20.4 The amount of any refund will be the contribution paid, less any costs incurred by Council in relation to the development and its discontinuation, but may include any interest earned, depending on the circumstances of the case.

Related information

S209 outlines the circumstances in which Council is required to refund money paid or return land, including who the refund must be paid to, or the land must be returned to.

S210 prescribes the circumstances for refunds of money or return of land where this was required for a specified reserve purpose.

- Both sections provide for the retention of money or land to cover costs incurred by Council.

Part 5 – Reconsiderations, objections

21. Reconsiderations

199A(2), 202A(2)

21.1 S199A allows a person who has been charged development contributions to request a reconsideration of the charges.

21.2 Council must, in this Policy state the process for requesting a reconsideration in accordance with s202A(2).

21.3 Council's process is as follows:

- A request for consideration must be made to the Council within 10 working days after the date on which a person has received notice from Council of the assessment of development contributions.

If requested, Council may provide the applicant an extension of time to supply relevant supporting information.

Council may require additional relevant information from the applicant.

The Council will, in accordance with s199B LGA, notify the person of the outcome of the reconsideration within 15 working days after the day it receives all required information in relation to the request.

Council will review the original assessment and prepare a report that will include, but is not limited to, consideration of the following matters:

- the grounds on which the request for reconsideration was made, including any new information provided
- the purpose and principles of development contributions under ss197AA and 197AB
- the provisions of the Policy
- any other relevant matters.

The reconsideration request and report will be provided as part of an agenda report for a public meeting of the Committee of Council with the relevant delegations and Terms of Reference to consider the request.

The Committee will consider the information provided and will make a decision.

Related information

Ss 199A and 199B outline the process and requirements for a reconsideration, including timeframes. A reconsideration request must:

- be in writing
- be lodged with Council within 10 working dates after the date on which a development contributions notice was received
- contain the grounds on which the person believes that:
 - the development contribution was incorrectly calculated or assessed under the Policy or a previous Policy; or
 - Council incorrectly applied the current or previous Policy; or
 - 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 must notify in writing the outcome of a reconsideration request within 15 working days of receiving all required information relating to a request.

A request for a reconsideration cannot be made if an objection under section 199C has already been lodged.

22. Objections

199C-199K, Schedule 13A

22.1 Council will consider objections in accordance with the legislative requirements.

Related information

Objections made under s199c must be lodged within 15 working days, either:

- after the date on which a person has received notice from Council of the assessment of development contributions, or
- after the person has been advised of a decision on a reconsideration request.

A person may lodge an objection regardless of whether a reconsideration request under s199A has been lodged with Council.

Part 6 – other matters

23. Development agreements

207A-207F

23.1 Development agreements allows councils and developers to agree on an alternative way of providing or contributing to the cost of infrastructure outside of the Policy.

23.2 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.

Related information

A Development Agreement is defined in the LGA. Ss 207A-207C provide the framework within which Council can consider a request to enter into a Development Agreement, or by which Council can request a developer to consider entering into a Development Agreement with Council. This also includes that Council must consider any request without unnecessary delay.

24. Acceptance of land or works in place of development contributions

24.1 Council requires development contributions to be paid in cash rather than land. In exceptional circumstances, and at the sole discretion of Council, an offer of land instead of cash may be considered, as part of a development agreement (Section 23).

24.2 Council will only accept land in lieu of a cash development contribution if the following criteria are met:

- Council considers a piece of land offered would adequately meet the purposes for which the contribution is sought or;
- the land in question will be vested as a recreational, scenic or historic reserve under the Reserves Act 1977
- all other matters relating to the acceptance of land in lieu of a cash are satisfactorily agreed in a Development Agreement

24.3 For clarity, Council will not accept land in lieu of a cash development contribution for esplanade reserves for the purpose set out in s229(a) of the RMA or for a local purpose reserve (drainage reserve) under the Reserves Act 1977.

24.4 For clarity, undertaking works in 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.

25. Exemptions

25.1 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.

25.2 The LGA does not bind the Crown (s8) and therefore the Crown is exempt from paying development contributions.

Part 7 – legislative framework and policy approaches

26. Legislative framework

101, 102, 106, 197AA-211,
Schedules 13 and 13A

26.1 In developing and producing this Policy, the LGA requires Council to consider and apply a range of matters provided for in the Act. The LGA also stipulates some specific content requirements for the Policy to provide certainty and support understanding of the various approaches chosen and applied by Council. In many cases, the content in this Policy is informed by multiple sections and subsections of the Act. Parts 7 to 13 of this Policy focus on these legislative requirements.

26.2 Parts 7 -11 of this Policy describe and summarise the methodology, approaches used, including the legislative justifications and significant assumptions, including growth, that inform the Schedules of Assets in Part 12 and the Development Contributions Charges Schedule in Section 13.

26.3 In developing this Policy, Council has also given due consideration to s101. See Sections 29-34 Below..

26.4 The Schedules of Assets in Part 12 are separated into Catchments and the financial split between growth and other funding that are required to be included in this Policy in accordance with s201A(1).

26.5 In accordance with s204(1), 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 ss 205 and 206.

26.6 This Policy is informed by Council's Long Term Plan, and this is noted where appropriate throughout the Policy.

27. Policy approaches and drivers

197AA, Schedule 13

27.1 Council has determined to use development contributions as a funding source for growth related capital expenditure on additional reserves, network infrastructure and community infrastructure, or to increase the capacity of existing reserves, network infrastructure and community infrastructure.

27.2 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.

27.3 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.

27.4 Growth within the District drives a significant portion of Council's capital works. Council considers it equitable that those undertaking a development should contribute 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 relative to the 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.

27.5 Non-growth related capital expenditure is funded by rates and other sources because these costs would have been incurred even if there had been no growth and/or there is a benefit to the wider community. Ratepayers may also contribute to the cost of growth to recognise that there may be benefits from growth that accrue to the existing community.

27.6 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 (Section 46.1) required for current demand (backlog). Development contributions fund only the growth element of infrastructure capital Projects.

Part 8 – Rationale for funding growth with development contributions

28. Introduction

106(2)(c), 101(3)

28.1 In adopting this Policy, Council has determined that the growth community should bear a proportionate share of the cost of providing infrastructure that is required to meet that growth.

28.2 Development contributions promote sustainable development in that they require developers to consider the true cost of their developments, including the cost of Council provided infrastructure.

28.3 Council considers that for ratepayers to fully fund the cost of growth-related capital works would cause unsustainable rate increases and would be inequitable.

28.4 In determining the funding sources for the growth-related components of capital Projects, this section provides Council's considerations for each of the matters required under s101(3) (a) and (b).

29. Community outcomes

101(3)(a)(i)

29.1 Council's Community Outcomes are identified in the LTP. Council needs to consider the community outcomes to which the Activity primarily contributes in relation to its associated Activities, programmes and projects.

29.2 The table below shows the Activities for which development contributions may be required and an assessment of the level of contribution (high, medium, low) to each Community Outcome.

29.3 A more complete explanation of the community outcomes to which each of the Activities primarily contributes is included in the LTP.

29.4 Community Outcomes matrix

Community Outcome	Activity				
	Transport	Parks & Reserves	Library	Water	Wastewater
A thriving local identity	✓✓	✓✓✓	✓✓	✓	✓
A sustainable and resilient future	✓✓✓		✓✓	✓✓✓	✓✓✓
A diverse and inclusive culture	✓✓	✓✓	✓✓✓	✓✓	✓✓
A great place to call home	✓✓	✓✓✓	✓✓	✓✓✓	✓✓✓

30. Distribution of Benefits

30.1 Council recognises that there are benefits for the greater community that flow from the extra capacity in community facilities that is provided in response to growth. These benefits flow to the existing community and the new growth community.

30.2 For each Activity including Projects that require capital expenditure, Council assesses whether the assets being created or modified will benefit, the existing community, the growth community, or both.

30.3 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.

30.4 In summary, the capital expenditure and benefit allocation is analysed as follows:

Capital Expenditure	Explanation
Renewal expenditure	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 the community including the growth community.
New service 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.

30.5 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 higher service level at which the activity is provided. 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.

30.6 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.

30.7 There is recognition of transitional benefits to the existing community and the incoming growth community that may occur in some circumstances because 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 (Section 37) takes account of this transitional benefit where appropriate and allocates it between the growth community and the existing community.

30.8 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.

30.9 The process of cost and benefit allocation uses a modelling tool, which calculates and records:

- The decisions made about the drivers of a Project, i.e., the reasons Council has undertaken the Project and who will benefit from the Project
- the allocation of costs between the beneficiaries
- the share of infrastructure cost that can be attributed to the existing and growth communities, through rates and development contributions respectively.

31. Benefits period

101(3)(a)(iii)

31.1 Council determines:

- within individual Asset/Activity Management Plans, the length of time over which an asset created will provide a benefit to the community, and
- the capacity of that asset and the amount of capacity that will be utilised by the growth community.

31.2 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.

32. Contributions to the need for the Activity

101(3)(a)(iv),
Schedule 13

32.1 The development community is causing the need for the Activity, to the extent that the Activity is servicing growth. Council has estimated the extent of growth within the District, both residential and non-residential and has translated that to the expected household equivalents which constitute that growth (HUEs) in accordance with Schedule 13.

32.2 For each Activity, this then creates a profile of the demand that can be expected for that Activity, and the assets necessary to accommodate that demand over time.

32.3 Council has identified the capital expenditure necessary to provide the capacity to meet the needs of the growth community. This is identified in the Schedules of Assets in Part 12

32.4 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.

32.5 However, Council also 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
- visitors to the District creating additional demand on facilities.

Examples of projects funded, in part, by development contributions

Lower Hātea River Crossing, Port Road improvements including

Funding for the proposed Lower Hātea River Crossing is provided in part by development contributions to the extent that this project is driven by growth. However, Council does not consider that growth (new development) is the sole driver for the project, nor that the new development is the sole beneficiary of the project. New development 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 benefits new development but also the existing community and will improve traffic conditions for the community, as a whole. Council, through workshops and meetings, has formally considered the extent to which these groups (new developments, and existing households and businesses) 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 through development contributions.

33. Transparency of funding

101(3)(a)(v), 197AB, 101(3)

33.1 To support transparency and legislative requirements, this section explains how the Activities (as identified in Part 2, Section 8) are separated and the catchments are established.

33.2 Activities

33.2.1 Funding at an Activity level allows:

- a greater level of transparency and efficiency can be achieved and this assists in defining the appropriate share of actual costs to be paid by the growth community
- the decision making as to why a Project is being undertaken is more transparent and accountable
- consideration of whether ratepayers are being asked to contribute to infrastructure capacity that they do not require. This contributes substantially to intergenerational equity.

33.2.2 Council has however, for the reasons of administrative and economic efficiency, allocated some potential-growth related expenditure over all Activities to the existing community. This is because the cost of determining the proportionate growth component would be greater than the costs likely to be recovered through development contributions.

33.3 Catchments

33.3.1 In determining catchments, Council has endeavoured to balance service delivery considerations, growth patterns, administrative efficiency, benefits, costs and wider considerations of public good and fairness.

33.3.2 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.

33.3.3 Council has modelled several catchment scenarios for each Activity and determined to use those catchments detailed in Part 13 having regard to ss101(3) and 197AB, and taking into account a range of considerations, including:

- the predicted growth within the catchments
- the Projects planned within the catchments and who creates the need for, and will benefit from, those Projects
- the administrative efficiency of managing assets at a practical level
- geographical and technical aspects of Projects
- Levels of Service
- matters of consistency
- balancing of practical and administrative efficiencies with fairness and equity
- the avoidance of district-wide catchments where practical.

33.3.4 In seeking to apportion 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 Projects. Council has separated out these areas and the associated Projects as individual catchments (see Part 13). Capital Projects within the catchments will attract defined, catchment related development contribution charges.

33.3.5 After considering the distribution of benefits and impact on 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.

33.3.6 However, 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. Council balances administrative efficiency and transparency in determining Catchment size and locality.

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

33.4 Capping

33.4.1 Council has, after deliberations and having regard to considerations of fairness and equity, and the overall impact to the community, if it were to charge the full costs of growth to the growth community, decided to place a cap on development contribution charges for

wastewater and water. The funding shortfall arising from these caps will be funded from other sources, predominantly general rates. The reasons for the capping are shown below.

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 water and wastewater systems to promote sustainable development.

Council was also cognisant that where contributions have increased under this Policy, these reflect 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 and capped charges are shown in Table 1 .

34. Impact on community well-being

S101(3)(b)

34.1 General

34.1.1 This Policy will enable Council to provide appropriate levels of community facilities that are necessary to service the growing community.

34.1.2 Ensuring an appropriate balance between the various sources of funding for the provision of community facilities is central to Council being able to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

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

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

Part 9 – Capital expenditure

35. Expenditure expected & expenditure incurred

199(2), 201A(1)

35.1 S199(2) allows for Council to require a development contribution from a development for capital expenditure:

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

35.2 The total estimated capital expenditure Council expects to incur, as a result of growth, to meet increased demand for community facilities, is summarised in the Schedules of Assets in Part 12.

35.3 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.).

35.4 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.

35.5 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. Those ‘Past Projects with Residual Capacity’ are included in Schedule 1 and 2 ??.

35.6 Included in Section 49 are those community infrastructure Projects that were within the definition prior to the commencement of s51 of the LGA 2002 Amendment Act 2014 and which are complete or have been substantially progressed. These library projects are within the revised LGA definition of community infrastructure in force since 2019.

Part 10 – Determination of development contribution charges

36. Calculation summary

202, 201(1)(a)

36.1 This section of the Policy sets out in summary form an explanation and justification of how the development contributions have been calculated for the Development Contributions Charges Schedule (Section 13).

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

- Determined the Activities for which development contributions will be required.

Determined the Levels of Service for each Activity.

Recorded the Catchment where the project provides capacity to meet demand (Part 13).

Summarised the capital Projects (with growth component identified) that are included in determining the development contributions charges. These include completed Projects that were constructed to provide capacity for future demand and that have a remaining surplus capacity (Part 12).

Deducted from the project costs all reasonably anticipated funding from third parties and allocated the costs between growth and non-growth.

Recorded the capacity and life of the Projects, the growth cost share that will be assigned to the demand reported in the Growth Model.

Allocated costs to each Household Unit Equivalent.

Assessed each Activity, (and Project where appropriate) that is to be funded wholly or in part by development contributions against the considerations in s101(3)(a).

36.3 To undertake a cost allocation analysis using the Cost Allocation Methodology (Section 37) to determine the share of cost to growth, Council has considered:

- 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.
- The outcomes of the Cost Allocation Methodology are summarised in this Policy stating the proportion of capital expenditure to be funded by development contributions and other sources of funding (Part 12).

36.4 The Growth Model (Section 41.1) shows the changes in household numbers and a similar level of growth is assumed for business floor areas. Based on this, Council has determined for each Activity and Activity Catchment:

- the changes in demand for service from the existing and growth communities over the capacity life of the Project
- the measures of household and business demand.

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

- Determined the 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.
- Aggregated the outcomes of the funding analysis for each project by Activity and Catchment to determine the development contributions charge for the Activity and Activity Catchment.

36.6 This process includes internal and external reviews of the Projects, cost allocation analysis and funding analysis to test and verify the assumptions and accuracy of the Project data.

37. Cost allocation methodology introduction

106(3),

Schedule 13

37.1 The Cost Allocation Methodology (the CAM) used in this Policy is based on an ‘Outcomes/ Impacts Approach’. The CAM is applied to the programmes of capital expenditure delivering the levels of services defined in the LTP at an Activity level for:

- the 10 years of capital expenditure set out in the LTP
- expenditure on past projects with residual capacity for growth.

37.2 For the purpose of the above, ‘programmes’ are planned capital expenditure designed to deliver defined Levels of Service and ‘projects’ are planned or completed projects delivering the programme. These are described as Projects throughout this Policy. The analysis to determine the cost of growth has been undertaken at both programme and project level as appropriate for that Level of Service.

37.3 The CAM takes the planned costs of a proposed project and assigns them to the following categories:

- renewal
- backlog
- growth
- unallocated.

Only the growth component or part of the growth component of a Project is recovered through development contributions.

38. Summary of cost allocation methodology

197AB(g),

201(1)(a)

38.1 This section provides a summary of the CAM and a high-level description of the process used to determine the Development Contribution Charges Schedule (Section 13).

- 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. Waka Kotahi) is identified and deducted.

Catchments are established after taking into account the principles in s197AB (Section 33.3).

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’ and is not funded by development contributions

Capacity, useful life information and funding periods are used to determine the period over which contributions are identified to be collected.

The Funding Model (Section 39) 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 Part 8.

39. The Funding Model

Schedule 13

39.1 The purpose of the Funding Model is to ensure an equitable assessment of the funding requirements to support development contributions calculations and to provide a consistent and legislatively compliant methodology in accordance with Schedule 13. The Funding Model determines the development contribution charge necessary to fund the total cost of the capital expenditure supporting growth.

39.2 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 (Section 41.1) by Household Unit Equivalents.

39.3 The resulting development contribution charges are provided in the Development Contribution Charges Schedule in Section 13.

39.4 The Funding Model takes into account:

- 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.

Part 11 – Significant assumptions

40. Introduction

201(1)(b)

40.1 Section 201(1)(b) requires the Policy to state significant assumptions underlying the calculation of the schedule of development contributions . Throughout the process of determining the development contributions schedules of this Policy, Council has used the best available information at the time.

40.2 All relevant components of the assumptions provided in this section are reviewed and updated as part of each statutory review. Any significant change to these assumptions may trigger an out of cycle review.

41. Growth

41.1 Council adopted the Whangarei District Growth Strategy (Sustainable Futures 30|50) which sets out a vision for sustainable development within the District. This strategy informs Council's decision-making about how the District will develop.

41.2 The Growth Model for the Whangarei District has been developed using Statistics New Zealand growth projections, with adjustments made where necessary to reflect known areas of higher growth within the District and was last reviewed in August 2023.

The Growth Model assumes:

- Whangārei is growing and is expected to do so for the next 30 years. Our population is anticipated to reach 117,300 in 2034 and 143,100 by 2054. Whangārei's population is projected to grow 1.3% per year between 2024 and 2034 total dwellings will increase from 40,007 homes in 2024 to over 45,405 homes by 2034, and 54,000 by 2054.
- the total business floor area will increase at a similar rate to population growth

41.3 Growth projections are subject to uncertainties as to the quantum, timing and location of growth. Regular reviews will be undertaken as a key component of planning future network and community infrastructure requirements.

41.4 The Growth Model and Sustainable Futures 30|50 provide substantial long-term analysis of the anticipated growth, and guides Council's spatial planning activities.

41.5 Council's growth assumptions for the 10-year term of the LTP inform the Asset/Activity Management Plans and capital expenditure budgets in the LTP. These have been made based on the best information available.

41.6 Additionally, Council's Infrastructure Strategy informs Council decision making in the short and long term and includes scenarios for the Long Term Plan period 2024-2034 and for the Asset Management period 2024-2054 (30 years).

41.7 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.

41.8 The predicted rates of growth have been used to calculate growth in terms of HUEs. Predicted HUEs are shown per Activity and per Activity Catchment within the Funding Model. A HUE is defined as being equivalent to the demand generated by an average dwelling. 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 is used, this approach is considered appropriate in terms of the principles of development contributions and in accordance with Schedule 13.

42. Risks and growth-related assumptions

42.1 There is a risk that the Growth Model assumptions will not eventuate, resulting in a change to the assumed rate of development. However, modelling suggests that any difference between the actual growth and the assumed growth would only have minor impacts on the total development contribution charge for each HUE. While these assumptions are reviewed every three years due to statutory review requirements, Council can also choose to undertake a review earlier if circumstances require.

42.2 That the lag between expenditure incurred by Council and contributions received 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 incurring lower charges in future policies.

43. Capital Projects - assumptions

43.1 To support anticipated growth, Council has assumed the budgeted capital Projects programme of the LTP will be necessary. If the anticipated growth does not occur, it is most likely that the capital Projects programme will be re-sequenced or subtly accelerated or slowed rather than substantially changed.

43.2 Capital Projects may 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.

44. Estimated cost of capital expenditure

44.1 It is likely that actual expenditure will differ from estimated expenditure due to factors beyond Council's control, including, but not limited to:

- changes in the price of raw materials and labour
- the timing of capital Projects occurring.

44.2 Council makes every effort to incorporate these variables into cost calculations and updates all relevant information to inform future reviews.

45. Interest rates

45.1 The interest rates used within the Funding Model are set at 5.83% for interest paid, to account for the borrowing Council has undertaken to complete capital projects in anticipation of growth requirements.

45.2 The interest rate for interest earned on funds received in advance of carrying out growth-related capital expenditure is set at 2.45%.

45.3 Interest will not be included as capital expenditure once an asset is built.

46. Level of Service

46.1 A Level of Service is the standard of a service that Council provides for each Activity.

46.2 The Activity/Asset Management Plans and their defined ‘Level of Service’ statements form the basis of identifying capital Projects required to meet projected growth.

46.3 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.

47. Financial assumptions

106(2B)(2C), 197

47.1 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 Waka Kotahi 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.

47.2 All figures in the Development Contribution Charges Schedule (Section 13) are expressed in 2024 dollars and these will be amended as appropriate in accordance with the Producer Price Index Outputs for Construction (PPI) on an annual basis

47.3 For clarity, and as stated in Section 4, Council may vary the Schedules of Assets from time to time in accordance with S201A(5).

Part 12 – Schedules of Assets

48. Introduction

106(2)(b), 201A

48.1 All projects included in the schedules of assets for both past and future capital expenditure have or are projects included in the relevant Long Term Plans

48.2 This part contains the three different Schedules of Assets for which development contributions will be used.

48.3 The calculations and documentation supporting the capital expenditure are available for examination at the offices of Whangarei District Council.

49. Schedule of Assets 1 – growth related expenditure for past Projects with residual capacity

201A(3), 106(2)(d)

49.1 Schedule of Assets 1 includes only Projects that have expenditure prior to the LTP period. All other Projects (current and future) in the LTP period appear in Schedule of Assets 3

Catchment	Programme/Project Name
Parks and Reserves	
Coastal Villages	Provision of new playgrounds*
Urban Villages	Provision of new playgrounds*
Whangarei City	Provision of new playgrounds*
Community Wide	Provision of new playgrounds*
Community Wide	District reserves
Community Wide	Parihaka Look out
Community Wide	SOP - William Fraser Memorial Park on Pohe Island
Community Wide	SOP - William Fraser Memorial Park on Pohe Island - Park Development
Community Wide	1 Upgrade - Existing pre 2008
Community Wide	3 Cobham Oval
Community Wide	Sport and Recreation Carparks Various*

		\$
Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
91,820	72,475	19,345
135,315	106,805	28,509
115,984	91,548	24,436
140,147	110,620	29,527
3,150,791	2,002,009	1,148,782
444,627	113,313	331,314
10,869,660	1,795,772	9,073,888
1,457,657	241,777	1,215,880
2,680,117	533,841	2,146,276
4,398,994	617,702	3,781,292
1,398,624	662,383	736,241

Catchment	Programme/Project Name
Community Wide	Mountain Bike Trails NEW
Community Wide	Otaika Sportspark Development 4x
Community Wide	Otangarei Sportspark New Toilets
Community Wide	Sportspark and Surface improvement
Community Wide	Whangarei Heads Development new Sportsfields 2x
Community Wide	Whangarei Heads Field Renovations
Community Wide	William Fraser Memorial Park on Pohe Island - ongoing Development
Community Wide	Ruakaka Cemetery development*
Community Wide	Neighbourhood and Public Gardens Land purchase*
Community Wide	New Skateparks*
Community Wide	New Public Toilets*
Community Wide	Ruakaka Sportspark 2x*
Community Wide	Sportsfields Land Purchases*
Parks and Reserves	Sub-Total
Transport and Roading	
North Coastal	Seal Extension Programme*
North Coastal	Sealed Road Pavement Rehabilitation Programme*
North Coastal	LED streetlight Upgrade*
North Coastal	Unsealed Road Metalling Programme*
North Rural	Seal Extension Programme*
North Rural	Sealed Road Pavement Rehabilitation Programme*
North Rural	Unsealed Road Metalling Programme*
Ruakaka	Footpaths Programme

			\$
Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources	
92,011	9,841	82,170	
2,497,935	1,486,271	1,011,664	
138,159	2,807	135,352	
1,950,630	563,836	1,386,794	
844,473	503,552	340,921	
87,651	26,680	60,971	
586,582	64,804	521,778	
46,572	15,381	31,191	
42,693	30,159	12,534	
424,917	57,035	367,882	
436,769	138,019	298,750	
655,192	474,092	181,100	
140,999	103,317	37,682	
32,828,319	9,824,040	23,004,279	
<hr/>			
5,769,633	1,037,420	4,732,213	
13,042,533	819,660	12,222,873	
57,517	2,703	54,814	
3,714,092	234,955	3,479,136	
7,677,567	1,494,841	6,182,726	
8,650,872	618,309	8,032,563	
5,199,728	328,938	4,870,790	
619,376	148,247	471,129	

Catchment	Programme/Project Name
Ruakaka	Seal Extension Programme*
Ruakaka	Sealed Road Pavement Rehabilitation Programme*
Ruakaka	Unsealed Road Metalling Programme*
South	Seal Extension Programme*
South	Sealed Road Pavement Rehabilitation Programme*
South	Unsealed Road Metalling Programme*
South	Footpaths Programme
Whangarei City	New Bus shelters and renewals 2020-2034*
Whangarei City	Cycleway - Raumanga to Onerahi 2012-15 (Unsub)
Whangarei City	Walking & Cycling Improvements 2012-2034 - Subsidised*
Whangarei City	Footpaths Programme
Whangarei City	Gillingham Road Bridge*
Whangarei City	Amenity Lighting 2021-2034*
Whangarei City	CBD Refurbishment & Strategic Footpath Renewals
Whangarei City	Town Basin to CBD*
Whangarei City	Sealed Road Pavement Rehabilitation Programme*
Whangarei City	LED streetlight Upgrade
Community Wide	SOP Cycleways - Programmed Work 2012-2015- (Unsub)
Community Wide	Walking & Cycling Improvements 2006-2012
Community Wide	Minor Improvement Project Footpaths 2020-2034*
Community Wide	Minor Improvement Project Lighting 2020-2034
Community Wide	Minor Improvement Project Public Transport 2021-2030
Community Wide	Minor Improvement Project Safety Improvements 2021-2034*
Community Wide	Minor Improvement Project Sub Seal Extensions 2021-2030

			\$
Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources	
317,989	76,238	241,751	
6,129,330	384,742	5,744,589	
742,817	46,991	695,826	
8,536,563	1,690,302	6,846,261	
8,008,655	584,796	7,423,859	
5,199,728	328,938	4,870,790	
309,687	74,121	235,566	
698,499	20,955	677,544	
877,216	209,044	668,172	
20,672,229	1,697,126	18,975,103	
2,667,816	639,208	2,028,608	
4,588,000	2,451,266	2,136,734	
270,000	202,500	67,500	
1,942,815	465,086	1,477,729	
383,200	59,505	323,695	
10,445,076	934,453	9,510,623	
517,657	24,327	493,330	
63,070	14,596	48,474	
362,509	83,434	279,075	
1,424,508	88,452	1,336,056	
1,209,174	123,047	1,086,127	
1,828,579	166,658	1,661,921	
9,532,890	1,130,302	8,402,588	
910,000	46,006	863,994	

Catchment	Programme/Project Name
Community Wide	Minor Improvement Project Traffic Calming 2021-2034*
Community Wide	Minor Improvement Projects 2018-2021 programme
Community Wide	Minor Improvement Projects 2021-2034
Community Wide	Minor Safety Projects Programme
Community Wide	Dent/ Quay St Realignment
Community Wide	Lower Harbour Crossing
Community Wide	Maunu Road
Community Wide	Mill / Nixon / Kamo Intersection Upgrade
Community Wide	Onerahi Bypass Design
Community Wide	Park N Ride Facilities
Community Wide	Porowini Ave - Maunu Rd - Central Ave Upgrade
Community Wide	Port Kioreroa Intersection & Bridge 4-laning
Community Wide	Port Road Corridor Improvements
Community Wide	Riverside Drive/Onerahi Road
Community Wide	Speddings Road Link
Community Wide	Springs Flat Roundabout*
Community Wide	Urban Intersections Upgrade 2018-2021
Community Wide	Urban Intersections Upgrade 2020-2034*
Community Wide	South End Ave Intersection Upgrade
Community Wide	Replacement of Bridges and Other Structures*
Community Wide	Road Reconstruction Programme
Community Wide	Sealed Road Widening Programme
Community Wide	Minor Road Seal Extension Programme
Community Wide	Sealed Road Pavement Rehabilitation Programme

			\$
Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources	
624,386	39,727	584,659	
11,484,900	1,197,272	10,287,628	
5,037,443	327,694	4,709,749	
11,798,014	1,101,572	10,696,442	
9,049,901	2,069,779	6,980,122	
33,089,803	11,161,951	21,927,852	
68,324	5,926	62,398	
10,741,606	2,707,246	8,034,360	
824,707	71,980	752,727	
-	-	-	
8,361,424	911,244	7,450,180	
3,765,409	1,314,094	2,451,315	
-	-	-	
-	-	-	
4,845,644	781,660	4,063,984	
4,224,000	1,605,220	2,618,780	
2,000,000	371,779	1,628,221	
5,656,585	2,016,568	3,640,017	
56,155	39,308	16,847	
8,065,647	1,610,973	6,454,674	
409,203	40,340	368,863	
1,210,500	132,018	1,078,482	
303,827	75,252	228,575	
23,481,012	3,020,753	20,460,259	

Catchment	Programme/Project Name
Community Wide	Structures Component Renewals 2006-12
Community Wide	Subdivision Contributions*
Community Wide	Traffic Services Renewals 2006-12
Community Wide	Traffic Signals Upgrades
Community Wide	Transport Planning Studies and Strategies Programme*
Transport and Roading	Sub-Total
Water Services	
Bream Bay North	Water Meters
Bream Bay North	Takahiwai Rd
Bream Bay North	Wilsons Dam
Bream Bay North	Emergency Generators
Bream Bay North	Ruakaka Treatment Plant Hydraulic Upgrade
Bream Bay North	Ruakaka Treatment Plant Quality Upgrade
Bream Bay South	Wilsons Dam
Bream Bay South	Ruakaka Treatment Plant Hydraulic Upgrade
Bream Bay South	Ruakaka Treatment Plant Quality Upgrade
Mangapai	Mangapai Plant Upgrade
Mangapai	Mangapai UV
Maungakaramea	Maungakaramea UV
Whangarei City	Water Meters
Whangarei City	2010-2018 Bulk Meters and Pressure Management Actuals
Whangarei City	Kamo Reservoir (Dip Rd) additional capacity and pipe work*
Whangarei City	Three Mile Bush Reservoir and pipework*
Whangarei City	Cemetery Rd Firemain

			\$
Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources	
1,498,742	157,570	1,341,172	
1,099,686	460,398	639,288	
1,396,722	153,739	1,242,983	
1,091,463	167,057	924,406	
507,281	98,742	408,539	
283,061,710	47,867,030	235,194,680	
77,016	77,016	-	
562,387	379,611	182,776	
6,850,330	2,915,628	3,934,702	
48,549	13,871	34,678	
4,487,416	1,938,591	2,548,825	
3,917,353	2,807,436	1,109,917	
2,283,443	971,876	1,311,567	
1,495,806	646,197	849,609	
1,305,784	935,812	369,972	
191,110	48,727	142,383	
142,856	73,015	69,841	
55,830	12,884	42,946	
279,730	279,730	-	
240,058	240,058	-	
1,290,364	850,019	440,345	
73,041	27,333	45,708	
188,122	89,358	98,764	

Catchment	Programme/Project Name
Whangarei City	Kamo Rising Main
Whangarei City	Mains Extension General*
Whangarei City	Hatea River Main Upgrade
Whangarei City	Emergency Generators
Whangarei City	Whau Valley Land Purchase
Whangarei City	Whau Valley New Water Treatment Plant
Whangarei City	Whau Valley UV
Whangarei Heads	McLeods Bay Reservoir
Whangarei Heads	Parua Bay Reservoir
Whangarei Heads	Parua Bay Rising Main
Whangarei Heads	Hatea River Main Upgrade
Whangarei Heads	Whau Valley Land Purchase
Whangarei Heads	Whau Valley New Water Treatment Plant
Whangarei Heads	Whau Valley UV
Whangarei North	Kamo Reservoir (Dip Rd) additional capacity and pipe work*
Whangarei North	Hikurangi Supply Link
Whangarei North	Hatea River Main Upgrade
Whangarei North	Whau Valley Land Purchase
Whangarei North	Whau Valley New Water Treatment Plant
Whangarei North	Whau Valley UV
Water Services	Sub-Total
W&D Wastewater	
WW Hikurangi	Wastewater Pump Stations Upgrades
WW Hikurangi	WWTP PS Remote Monitoring

			\$
Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources	
1,230,021	726,260	503,761	
332,813	332,813	-	
1,205,958	361,787	844,171	
194,196	55,485	138,711	
647,054	323,527	323,527	
18,113,303	6,832,201	11,281,102	
493,045	225,979	267,066	
262,766	255,409	7,357	
362,368	336,327	26,041	
455,191	231,542	223,649	
110,893	33,268	77,625	
67,715	33,857	33,858	
1,440,831	543,471	897,360	
58,005	26,586	31,419	
363,949	239,749	124,200	
2,007,396	75,086	1,932,310	
69,308	20,792	48,516	
37,619	18,810	18,809	
1,029,165	388,193	640,972	
29,003	13,293	15,710	
51,999,794	23,381,598	28,618,197	
121,264	57,082	64,182	
12,646	1,474	11,172	

Catchment	Programme/Project Name
WW Marsden Point-Ruakaka	One Tree Point-Ruakaka Wastewater Network-Upgrades
WW Marsden Point-Ruakaka	One Tree Point Trunk Sewerage System - Upsize P/S & Main*
WW Marsden Point-Ruakaka	Ruakaka South reticulation extension
WW Marsden Point-Ruakaka	Ruakaka Trunk Sewerage System - Ruakaka Bridge PS & Main
WW Marsden Point-Ruakaka	Ruakaka Trunk Sewerage System - Sime Rd P/S & Main
WW Marsden Point-Ruakaka	Ruakaka WWTP - Ocean outfall Preliminary consenting
WW Marsden Point-Ruakaka	Pump Station and Rising Main for Rama Rd
WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Consents
WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Land Purchase
WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Stage 2
WW Marsden Point-Ruakaka	Ruakaka WWTP - Stage 3
WW Marsden Point-Ruakaka	Ruakaka WWTP - Stage 4 Aerators
WW Marsden Point-Ruakaka	Ruakaka WWTP - Stages 1&2 Consents
WW Marsden Point-Ruakaka	Ruakaka WWTP - Stages 1&2 Works
WW Ngunguru	Ngunguru Wastewater Treatment Plant - Upgrades
WW Ngunguru	Ngunguru Wetland renewal/upgrade-subsurface
WW Ngunguru	Ngunguru WWTP Upgrade
WW Oakura	Oakura WW - Extend Reticulation
WW Oakura	Oakura- Disposal Area increase*
WW Oakura	Oakura Wastewater Treatment Plant-Upgrades
WW Oakura	Oakura WWTP
WW Portland	Wastewater Pump Stations Upgrades
WW Waiotira	Wastewater Pump Stations Upgrades
WW Waiotira	WWTP PS Remote Monitoring

			\$
Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources	
2,879,506	1,852,662	1,026,844	
427,000	427,000	-	
350,000	350,000	-	
54,971	54,971	-	
257,667	257,667	-	
1,940,779	1,940,779	-	
1,022,466	1,022,466	-	
359,880	359,880	-	
7,742,222	7,742,222	-	
560,313	560,313	-	
99,030	60,236	38,794	
163,000	160,986	2,014	
610,420	610,420	-	
1,954,573	1,949,023	5,550	
445,441	58,192	387,249	
350,000	151,378	198,622	
1,470,315	57,290	1,413,025	
3,007,876	113,403	2,894,473	
33,839	10,152	23,687	
126,120	11,546	114,574	
3,155,739	113,471	3,042,268	
3,384	2,648	736	
26,932	11,623	15,309	
6,323	737	5,586	

Catchment	Programme/Project Name
WW Waiotira	Waiotira WWTP Upgrade
WW Waipu	Waipu Trunk Main Network Upgrade
WW Waipu	Waipu WWTP Upgrade
WW Waipu	Waipu WWTP Upgrade historic
WW Waipu Cove_Langs Beach	Waipu Cove/Langs Beach Network Improvement*
WW Waipu Cove_Langs Beach	Waipu Cove-Langs Beach WW Network Improvements 2006-2008
WW Waipu Cove_Langs Beach	Waipu Trunk Main Network Upgrade
WW Waipu Cove_Langs Beach	Waipu Trunk Main Network Upgrade 2007
WW Waipu Cove_Langs Beach	Waipu WWTP Upgrade
WW Waipu Cove_Langs Beach	Waipu WWTP Upgrade historic
WW Whangarei	Wastewater Pump Stations Upgrades
WW Whangarei	Okara Pump Stn Upgrade
WW Whangarei	Okara Rising main duplication
WW Whangarei	Otaika Rising main
WW Whangarei	Sewer capacity increase Kamo
WW Whangarei	Sewer capacity increase - Growth areas*
WW Whangarei	Whangarei City Wastewater - Projects (System Upgrades)
WW Whangarei	Whangarei City Wastewater - Projects (System Upgrades) 2006-2009
WW Whangarei	Whangarei City Wastewater - Projects (System Upgrades) 2012-2014

			\$
Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources	
77,352	73,922		3,430
257,019	116,567		140,452
93,303	22,628		70,675
819,636	809,742		9,894
803,700	363,524		440,176
41,839	22,090		19,749
1,699,041	770,228		928,813
21,006	9,869		11,137
21,886	5,308		16,578
167,877	165,851		2,026
2,880,005	1,355,683		1,524,322
1,416,440	287,072		1,129,368
2,863,763	690,063		2,173,700
150,321	125,140		25,181
850,000	440,096		409,904
275,246	127,933		147,313
7,438,343	1,778,805		5,659,538
113,119	30,358		82,761
4,458,039	1,101,641		3,356,398

Catchment	Programme/Project Name
WW Whangarei	WWTP PS Remote Monitoring
WW Whangarei	Historic Whangarei WWTP - Upgrades
WW Whangarei	Whangarei City Wastewater - Network projects- (WWTP Peak Flow Management)
WW Whangarei	Whangarei City Wastewater - Network projects(Hatea Tank & UV Treatment)
WW Whangarei	Whangarei City Wetland Upgrade
WW Whangarei	Whangarei WWTP - Filtration System
WW Whangarei	Whangarei WWTP - Primary Screening & Degritting
WW Whangarei	Whangarei WWTP - Upgrades
WW Whangarei	Whangarei WWTP Upgrade- UV & AS plant
WW Whangarei Heads	Okara Pump Stn Upgrade
WW Whangarei Heads	Okara Rising main duplication
WW Whangarei Heads	Whangarei City Wastewater - Projects (System Upgrades)
WW Whangarei Heads	Whangarei City Wastewater - Projects (System Upgrades) 2006-2009
WW Whangarei Heads	Whangarei City Wastewater - Projects (System Upgrades) 2012-2014
WW Whangarei Heads	Whangarei Heads SS Stages I & II
WW Whangarei Heads	Whangarei Heads Wastewater Network - Upgrades*
WW Whangarei Heads	Whg Hds WW Scheme Stage III
WW Whangarei Heads	Whangarei City Wastewater - Network projects- (WWTP Peak Flow Management)
WW Whangarei Heads	Whangarei City Wastewater - Network projects(Hatea Tank & UV Treatment)
WW Whangarei Heads	Whangarei City Wetland Upgrade

			\$
Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources	
613,344	71,460	541,884	
1,669,582	443,988	1,225,594	
4,374,179	1,996,706	2,377,473	
5,195,274	1,862,081	3,333,193	
231,200	2,465	228,735	
1,500,621	345,908	1,154,713	
2,743,377	502,567	2,240,810	
1,057,543	310,360	747,183	
3,693,014	431,779	3,261,235	
28,907	5,859	23,048	
58,444	14,083	44,361	
151,803	36,302	115,501	
2,309	620	1,689	
90,980	22,482	68,498	
5,736,867	1,945,922	3,790,945	
358,324	52,828	305,496	
18,922,994	4,179,869	14,743,125	
833,177	380,325	452,852	
708,447	253,920	454,527	
40,800	435	40,365	

Catchment	Programme/Project Name
WW Whangarei Heads	Whangarei WWTP - Filtration System
WW Whangarei Heads	Whangarei WWTP - Primary Screening & Degritting
WW Whangarei Heads	Whangarei WWTP Upgrade- UV & AS plant
Community Wide	WW General - Odour Control programme*
W&D Wastewater	Sub-Total
Grand total	

50. Schedule of Assets 2 – growth related expenditure for past community infrastructure Projects with residual capacity

201A(3), 106(2)(d)

50.1 Schedule of Assets 2 includes only Projects that have expenditure prior to the LTP period. All other Projects (current and future) in the LTP period appear Schedule of Assets 3.

Activity	Catchment	Project Name
Libraries	Citywide	New Central Library Building
Libraries	Community Wide	New Central Library Building
Grand Total		

		\$
Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
204,630	47,169	157,461
409,930	75,096	334,834
601,188	70,290	530,898
20,000	2,008	17,992
100,876,575	39,288,663	61,587,912
468,766,399	120,361,330	348,405,069

				\$
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
2,089,716	550,854	1,538,862	10,665	2024/25
6,269,150	1,652,563	4,616,587	69,371	2024/25
8,358,866	2,203,417	6,155,449	80,036	

51. Schedule of Assets 3 – growth related expenditure for current and future Projects included in the LTP

201A(3),
106(2)(d)

51.1 Planned expenditure covers current and future expenditure on Projects in the LTP (including those costs beyond the LTP period). Charges are only calculated on those costs within the LTP period.

Parks and Reserves

Catchment	Programme/Project Name
Parks and Reserves	
Coastal Villages	Provision of new playgrounds*
Urban Villages	Provision of new playgrounds*
Whangarei City	Provision of new playgrounds*
Community Wide	Provision of new playgrounds*
Community Wide	Kioreroa Cemetery Accessway
Community Wide	Maunu Cemetery Development For Burials
Community Wide	Maunu Cemetery roading network
Community Wide	Ruakaka Cemetery development*
Community Wide	Neighbourhood and Public Gardens Land purchase*
Community Wide	Neighbourhood & Public Gardens Park amenity
Community Wide	New Skateparks*
Community Wide	Playground Amenity
Community Wide	New Public Toilets*
Community Wide	Other SOP Park upgrades redevt
Community Wide	Active Recreation marine access points
Community Wide	Sport and Recreation Carparks Various*
Community Wide	Cobham Oval broadcasting towers

\$	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
	143,703	113,426	30,276
	211,772	167,155	44,617
	181,519	143,276	38,244
	219,336	173,125	46,211
	200,000	14,612	185,388
	363,000	363,000	-
	1,150,000	240,996	909,004
	965,792	318,975	646,817
	1,534,920	1,084,274	450,646
	312,500	68,640	243,860
	436,000	58,523	377,477
	696,250	148,924	547,326
	540,000	540,000	-
	400,000	78,943	321,057
	20,000	3,666	16,334
	900,000	426,237	473,763
	1,000,000	213,894	786,106

Catchment	Programme/Project Name
Community Wide	Community Sportsfields Lighting
Community Wide	Sport and Recreation Drainage
Community Wide	Hikurangi Sports Hub
Community Wide	Mangakahia drainage upgrade
Community Wide	Maungakaramea Sportspark development
Community Wide	New indoor court facility
Community Wide	Sport and Recreation Ngunguru upgrades
Community Wide	Oakura Sportspark car park development
Community Wide	Onerahi Field Drainage upgrade
Community Wide	Otaika Sportspark 3 and Building upgrade
Community Wide	Portland Field upgrade 1x
Community Wide	Ruakaka Sportspark 2x*
Community Wide	Sportsfields Land Purchases*
Community Wide	Takahiwai purchase Field expansions
Community Wide	Tikipunga New Sports Fields
Community Wide	Tikipunga Sportspark field upgrades
Parks and Reserves	Sub-Total
Transport and Roading	
North Coastal	Seal Extension Programme*
North Coastal	Sealed Road Pavement Rehabilitation Programme*
North Coastal	Unsealed Road Metalling Programme*
North Rural	Seal Extension Programme*
North Rural	Sealed Road Pavement Rehabilitation Programme*
North Rural	Unsealed Road Metalling Programme*

			\$
Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources	
764,000	546,548	217,452	
1,811,600	386,367	1,425,233	
100,000	63,494	36,506	
189,900	149,250	40,650	
400,000	31,291	368,709	
150,000	42,874	107,126	
602,000	458,341	143,659	
80,000	11,371	68,629	
189,900	50,041	139,859	
1,680,000	736,040	943,960	
501,900	73,279	428,621	
865,000	625,908	239,092	
5,550,000	4,066,750	1,483,250	
530,000	160,625	369,375	
3,000,000	1,450,000	1,550,000	
654,000	126,810	527,190	
26,343,092	13,136,655	13,206,437	
1,555,682	118,323	1,437,359	
7,440,134	875,210	6,564,924	
8,167,663	513,856	7,653,807	
1,555,682	118,323	1,437,359	
8,928,161	1,050,253	7,877,908	
11,434,728	719,397	10,715,331	

Catchment	Programme/Project Name
Ruakaka	Sealed Road Pavement Rehabilitation Programme*
Ruakaka	Unsealed Road Metalling Programme*
Ruakaka	Marsden Point Road
Ruakaka	McEwan Road
Ruakaka	One Tree Point Road Upgrades
Ruakaka	Ruakaka Beach Road Upgrades
South	Seal Extension Programme*
South	Sealed Road Pavement Rehabilitation Programme*
South	Unsealed Road Metalling Programme*
Whangarei City	New Bus shelters and renewals 2020-2034*
Whangarei City	Walking & Cycling Improvements 2012-2034 - Subsidised*
Whangarei City	Gillingham Road Bridge*
Whangarei City	Amenity Lighting 2021-2034*
Whangarei City	Town Basin to CBD*
Whangarei City	Sealed Road Pavement Rehabilitation Programme*
Community Wide	Minor Improvement Project Footpaths 2020-2034*
Community Wide	Minor Improvement Projects 2021-2034*
Community Wide	Minor Improvement Project Safety Improvements 2021-2034*
Community Wide	Minor Improvement Project Traffic Calming 2021-2034*
Community Wide	Park N Ride Facilities*
Community Wide	Port Road Corridor Improvements*
Community Wide	Riverside Drive/Onerahi Road*
Community Wide	Springs Flat Roundabout*
Community Wide	Urban Intersections Upgrade 2020-2034*

			\$
Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources	
3,472,063	408,431	3,063,631	
1,633,533	102,771	1,530,762	
5,913,600	396,848	5,516,752	
1,064,000	74,737	989,263	
840,000	63,617	776,383	
1,960,000	324,033	1,635,967	
1,602,824	121,909	1,480,915	
8,928,161	1,050,253	7,877,908	
11,434,728	719,397	10,715,331	
2,000,000	60,000	1,940,000	
17,875,000	1,467,482	16,407,518	
4,665,000	2,492,405	2,172,595	
765,000	573,750	191,250	
26,000,000	4,037,425	21,962,575	
20,832,375	2,450,589	18,381,786	
10,000,000	620,934	9,379,066	
26,190,000	1,703,703	24,486,297	
35,497,641	4,208,909	31,288,732	
3,441,000	218,939	3,222,061	
4,050,000	915,938	3,134,062	
6,000,000	1,575,908	4,424,092	
18,950,000	5,717,438	13,232,562	
9,570,000	3,636,827	5,933,173	
14,231,800	5,073,627	9,158,173	

Catchment	Programme/Project Name
Community Wide	CBD Car Park Building
Community Wide	Replacement of Bridges and Other Structures*
Community Wide	Subdivision Contributions*
Transport and Roading	Sub-Total
Water Services	
Bream Bay North	Bulk Meters and Pressure Management - 30 yrs
Bream Bay North	Pyle Rd East Fire Main and Capacity Upgrade
Bream Bay North	Ruakaka & Sergeants Pipe Upgrade - 30 yrs
Bream Bay North	Ruakaka Treatment Plant Algal Upgrade
Bream Bay South	Waipu Reservoir - additional capacity
Bream Bay South	Waipu water supply system - Extra capacity
Bream Bay South	Ruakaka Treatment Plant Algal Upgrade
Maungakaramea	Maungakaramea Reservoir - extra capacity
Whangarei City	Kamo Reservoir (Dip Rd) additional capacity and pipe work*
Whangarei City	Reservoir Land Purchase SH14
Whangarei City	Three Mile Bush Reservoir and pipework*
Whangarei City	Bulk Meters and Pressure Management - 30 yrs
Whangarei City	Duplicate across Manganese Point
Whangarei City	Fairway Dr pump station upgrade
Whangarei City	Mains Extension General*
Whangarei City	Mains Extension Glenbervie Sands/Clapham - 30 yrs
Whangarei City	Onerahi Trunk Main - Replacement and upgrade
Whangarei City	Station Road trunk main - Extra capacity
Whangarei City	Vinegar Hill trunk main

			\$
Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources	
10,000,000	5,500,000	4,500,000	
35,245,000	5,168,327	30,076,673	
500,000	117,500	382,500	
321,743,773	52,197,057	269,546,716	
<hr/>			
12,000	12,000	-	
1,400,000	365,070	1,034,930	
500,000	375,000	125,000	
1,125,000	806,250	318,750	
1,300,000	625,040	674,960	
1,400,000	967,776	432,224	
375,000	268,750	106,250	
800,000	500,614	299,386	
1,029,600	678,242	351,358	
600,000	600,000	-	
2,400,000	898,131	1,501,869	
28,000	28,000	-	
750,000	241,571	508,429	
2,610,000	717,750	1,892,250	
250,000	250,000	-	
1,900,000	1,900,000	-	
3,685,000	1,534,950	2,150,050	
1,416,800	596,561	820,239	
2,000,000	1,128,696	871,304	

Catchment	Programme/Project Name
Whangarei City	Poroti WTP upgrade - Water Source
Whangarei City	Poroti WTP upgrade
Whangarei Heads	Fairway Dr pump station upgrade
Whangarei Heads	Onerahi Trunk Main - Replacement and upgrade
Whangarei Heads	Poroti WTP upgrade - Water Source
Whangarei Heads	Poroti WTP upgrade
Whangarei North	Kamo Reservoir (Dip Rd) additional capacity and pipe work
Whangarei North	Fairway Dr pump station upgrade
Whangarei North	Station Road trunk main - Extra capacity
Whangarei North	Poroti WTP upgrade - Water Source
Whangarei North	Poroti WTP upgrade
Community Wide	Renewals of Assets Triggered by Growth/Development
Water Services	Sub-Total
W&D Wastewater	
WW Marsden Point-Ruakaka	One Tree Point Trunk Sewerage System - Upsize P/S & Main*
WW Marsden Point-Ruakaka	Ruakaka WWTP - Upgrade PhaseII funding
WW Marsden Point-Ruakaka	Ruakaka WWTP-Disposal
WW Oakura	Oakura - Network extension
WW Oakura	Oakura- Disposal Area increase*
WW Waipu Cove_Langs Beach	Waipu Cove/Langs Beach Network Improvement*
WW Whangarei	Sewer capacity increase - Growth areas*
WW Whangarei	Te Hape sewer extension
WW Whangarei Heads	Whangarei Heads Wastewater Network - Upgrades*

			\$
Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources	
36,000,000	12,659,166	23,340,834	
546,094	419,605	126,489	
270,000	74,250	195,750	
1,815,000	756,020	1,058,980	
2,000,000	703,287	1,296,713	
43,439	33,378	10,061	
290,400	191,299	99,101	
120,000	33,000	87,000	
123,200	51,875	71,325	
2,000,000	703,287	1,296,713	
31,028	23,841	7,187	
2,000,000	1,000,000	1,000,000	
68,820,561	29,143,408	39,677,152	
<hr/>			
753,000	753,000	-	
24,300,000	20,005,093	4,294,907	
60,000,000	59,996,221	3,779	
1,143,000	20,515	1,122,485	
260,000	78,000	182,000	
2,905,000	1,313,968	1,591,032	
14,300,001	4,457,674	9,842,327	
2,500,000	805,085	1,694,915	
142,962	21,077	121,885	

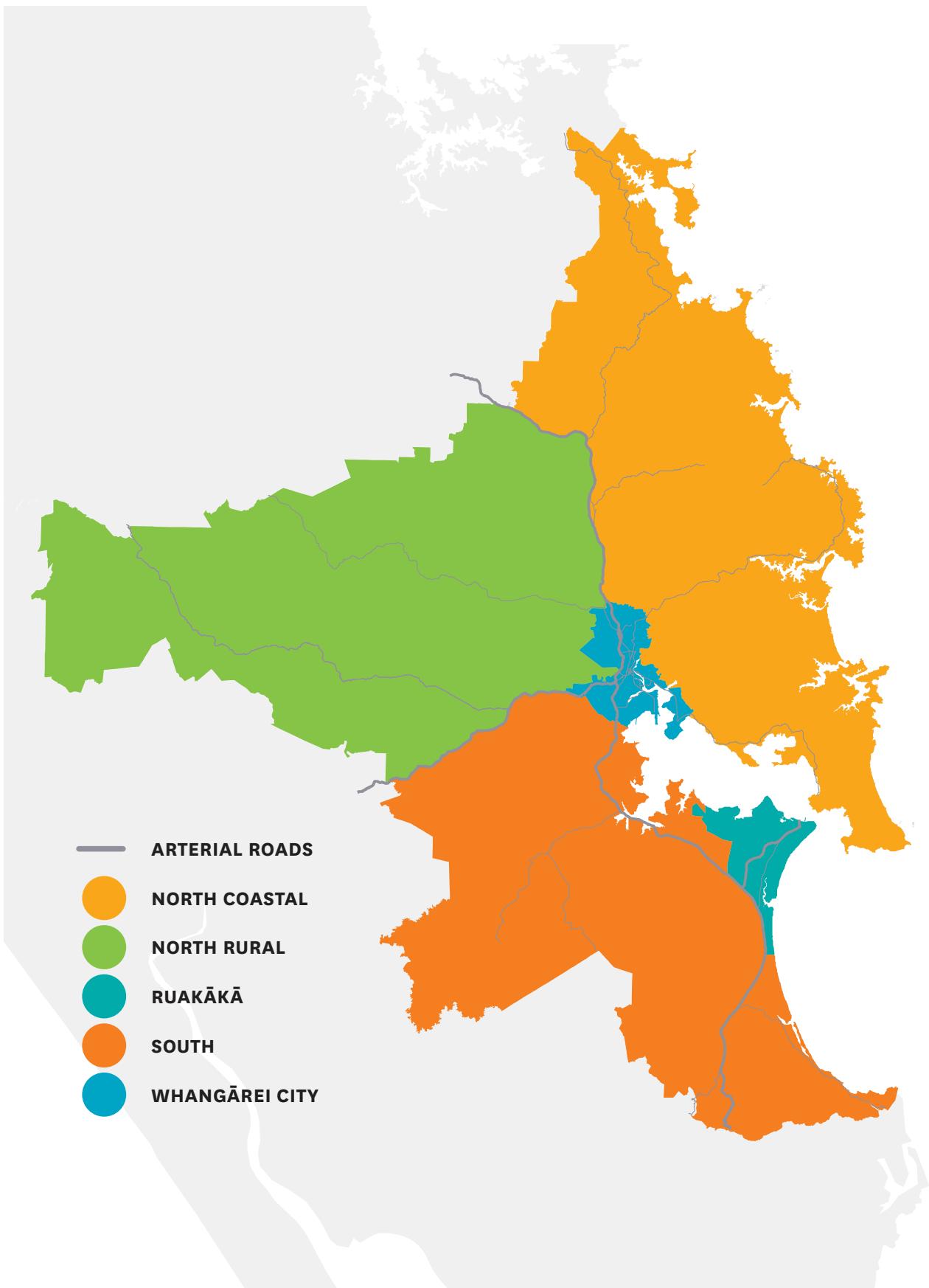
Catchment	Programme/Project Name
WW Whangarei Heads	Pressure WW system connections - Onerahi area
Community Wide	Laboratory Facilities Upgrade
Community Wide	Laboratory Software upgrade
Community Wide	SCADA upgrade - replacement
Community Wide	WW General - Odour Control programme*
W&D Wastewater	Sub-Total
Grand total	

51.2 Financial contributions as a funding source are expected to be so minimal as not to be material to Council's funding of infrastructure.

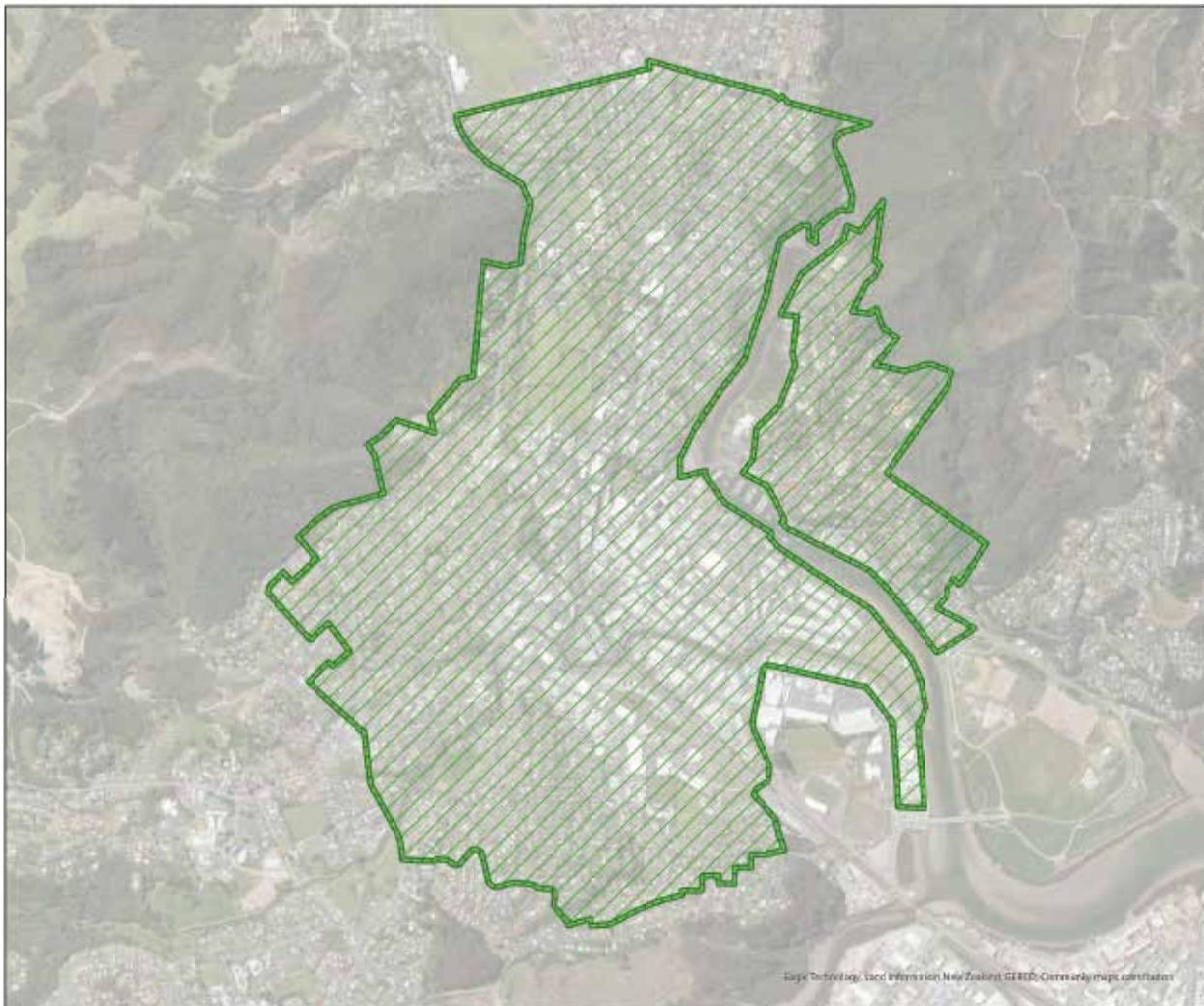
			\$
Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources	
2,000,000	217,857	1,782,143	
365,000	104,016	260,984	
200,000	56,995	143,005	
1,350,000	836,943	513,057	
200,000	20,085	179,915	
110,418,963	88,686,529	21,732,434	
527,326,388	183,163,648	344,162,740	

Part 13 – Catchments

52. Transport and Roading Catchments

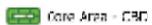


53. Inner City Transport Catchment

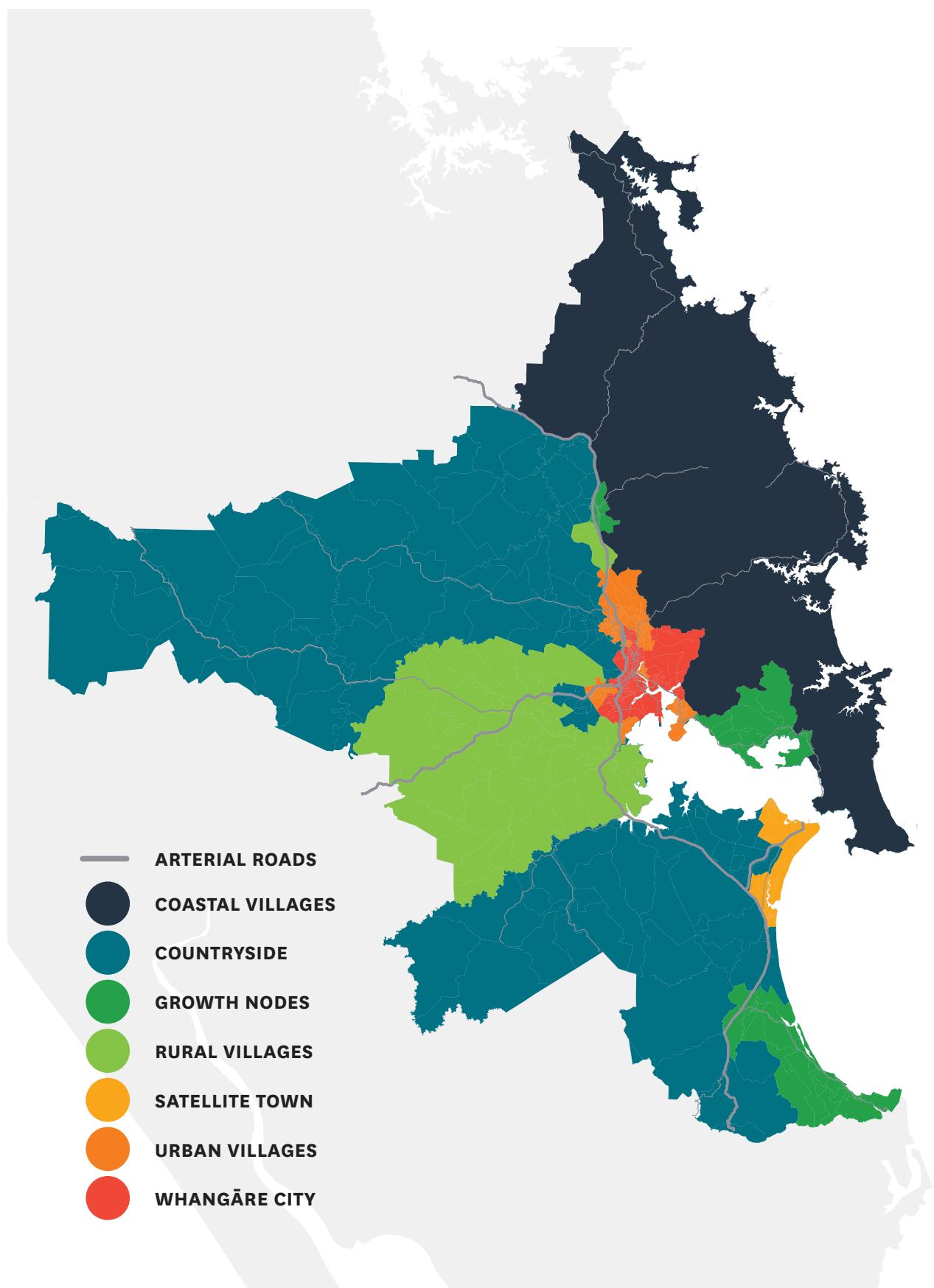


Legend

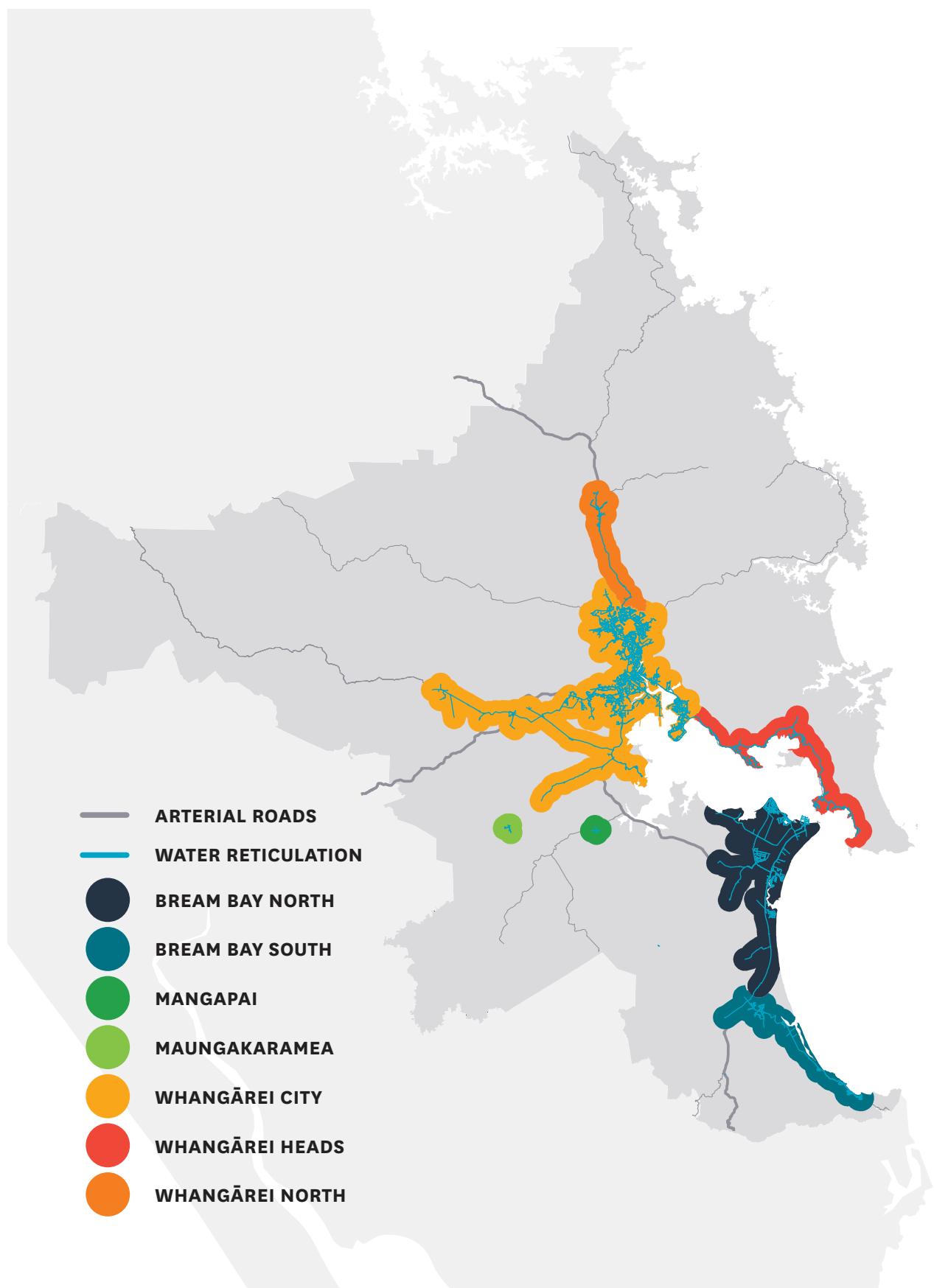
Custom Zones



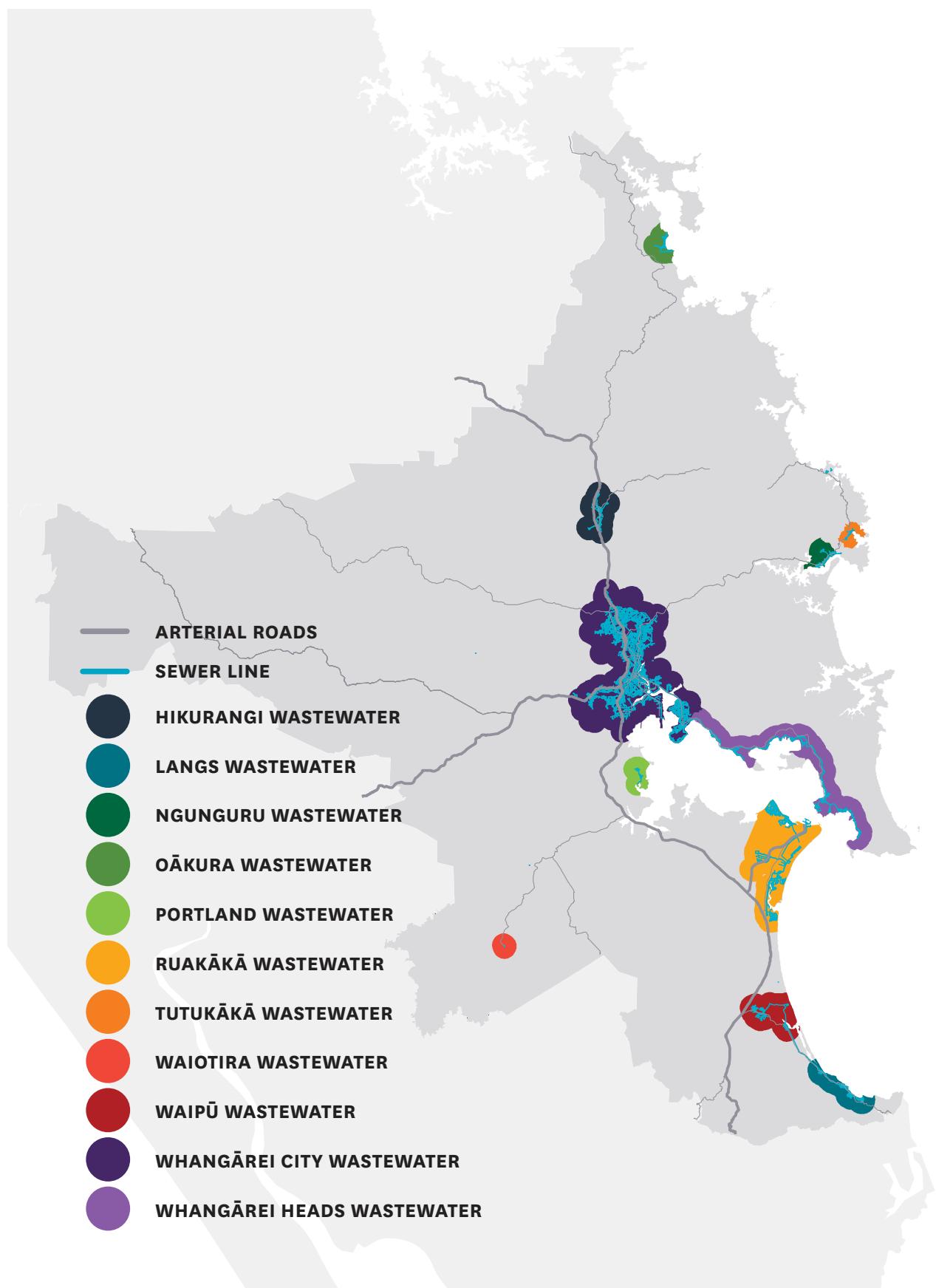
54. Parks and Reserves Catchments



55. Water

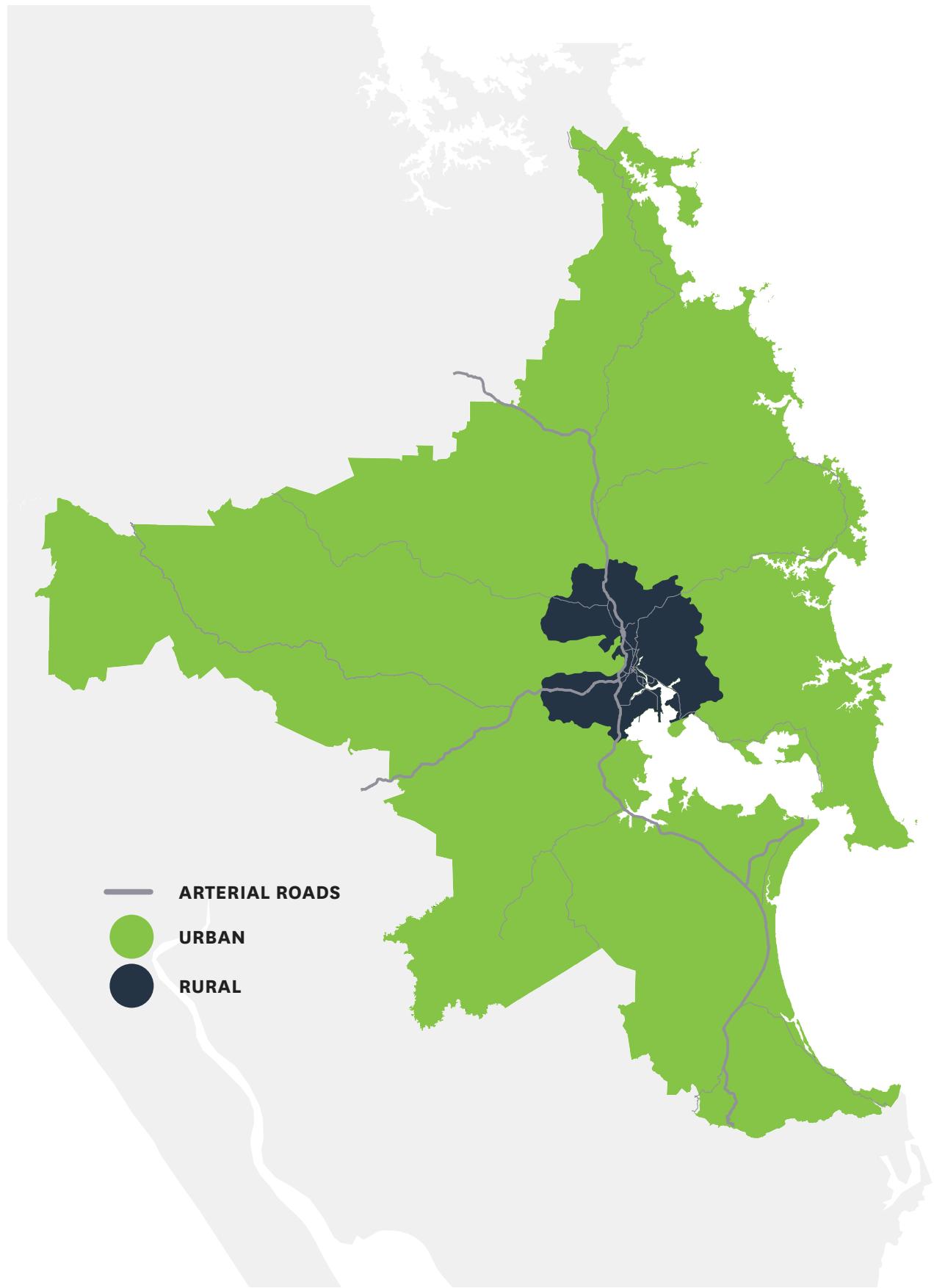


56. Wastewater



57. Library Catchments

57.1 These Catchments only apply to past Projects in accordance with section 50.1 of this Policy.



Appendix 1

Meaning of words

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
- community infrastructure

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)

Average dwelling means a dwelling with an occupancy rate of 2.5 people.

Base Units

The demand of an average dwelling for each activity

Catchment

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

Commercial

means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).

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 land, or development assets on land, owned or controlled by the Council for the purpose of providing public amenities, and includes land that the Council will acquire for that purpose.

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.

Council

'Council' means the Whangarei District Council and includes staff acting in accordance with delegated authority.

Credits

Where development contributions or financial contributions for a particular property have previously been 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 where a development contribution may be assessed under this policy.

Development Agreement

Means a voluntary contractual agreement made under Ss 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 Māori 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 in accordance 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). 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 can be made when the average usage tables within the Policy are not sufficiently accurate. Where possible the actual (potential) demand a commercial development will place on infrastructure will be established using reports from suitably qualified persons .

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, as per the Goods and Services Act 1985

HUE

Household Unit Equivalent (HUE) Is a measured ‘unit of demand’ relating to a development and means the demand for Council services, equivalent to that produced by an average dwelling.

Industrial

means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or good. It includes any ancillary activity to the industrial activity.

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

Methodology

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

Network Infrastructure

network infrastructure means the provision of roads and other transport, water, wastewater, and stormwater collection and management as defined by the LGA.

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.

Papakāinga Developments

As defined in the District Plan

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 this relates to the provided capacity for the period between implementation and the current year.

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 or park, including the cost of providing improvement necessary to enable that land to function for its intended purpose including its purpose under the Reserves Act 1977

Residential

means the use of land and building(s) for people's living accommodation, 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 One household (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

This means activities selling, exposing, displaying or offering: of goods, merchandise or equipment for sale or direct hire to the public. It includes any ancillary activity to the commercial activity (for example administrative or head offices)

Rural

Means the area of the District comprising the Rural Zones in the Whangarei District Plan.

Site

Has the same meaning as in the District Plan being:

- a) an area of land comprised in a single record of title under the Land Transfer Act 2017; or
- b) an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the Council; or
- c) the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or
- d) despite paragraphs (a) to (c), in the case of land subdivided under the Unit Title Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.

Subdivision

Has the same meaning as contained in the Whangarei District Plan

- a) the division of an allotment:
 - i) by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or
 - ii) by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or
 - iii) by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or

- iv) by the grant of a company lease or cross lease in respect to any part of the allotment;
or
 - v) by (the deposit of a unit plan or) an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or
- b) an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.

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

Statement of Proposal

Draft 2024 Significance and Engagement Policy

1. Purpose

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

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

The significance and engagement policy has an important role in the engagement with the community to ensure delivery of these outcomes. The significance and engagement policy is reviewed every three years, and has not been updated since it was adopted in 2020.

This Statement of Proposal is to bring the changes to the significance and engagement policy to consultation under Sections 82 and 83 of Local Government Act 2002, for the 2024-25 year.

2. Background

For every decision that Council makes we need to work out how important or significant, it is for our community. We have criteria to help us to do this. Even if we determine that consultation is not required, we will still consider your views and preferences in the decision-making process.

Council needs to have a significance and engagement policy to respond to the requirements set out in the Local Government Act 2022 (LGA). The LGA requires every local authority to have a policy on significance and engagement.

The purpose of the policy is to make sure council takes a consistent and transparent approach in determining the significance of a decision and the appropriate level of engagement for that decision.

We are committed to the principles for local authorities in section 14 of the LGA including:

- Conducting our business in an open, transparent and democratically accountable manner.
- Making ourselves aware of, and having regard to, the views of all communities
- When making decisions, taking account of diversity of the community, the interests across the district the interests of the future as well as current communities, and the likely impact of any decision on these interests.
- Providing an opportunity for Māori to contribute to our decision-making process.

3. Summary of changes

There are two areas of the policy in which we are proposing changes.

Criteria:

We are proposing to update the wording of the criteria around Net financial cost/revenue of implementation, page 6.

The wording will be changed to help explain this criteria more clearly, see last box below.

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 for the entire project >10% of total revenue in financial year commenced, or Net ongoing operating expenditure >2.0% of total revenue in any one of the following three financial years . Note: CAPEX projects this starts after practical completion, OPEX spend is at point of an expected decision to proceed.

Strategic assets:

In 2023 Council moved into a new building, bringing together the majority of our staff into one location. Once staff had vacated the administration area of Forum North, this prompted a review of the list of strategic assets within the significance and engagement policy. This has led to some changes to page 14 of the policy.

The following changes have been made to the list of strategic assets:

- Update of the Forum North asset to specify the Forum North Entertainment Centre
- Addition of Te Iwitahi, Civic Centre
- Clarification to the listing related to libraries to explicitly include the central library.

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 25 March to 25 April 2024. This will be followed by formal hearings where any submitter may choose to speak to their submission.

Details on how to make a submission, can be found at www.wdc.govt.nz/HaveYourSay

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

Draft 2024 Significance and Engagement Policy

Engaging our communities

The purpose of local government includes enabling democratic local decision-making and action by, and on behalf of, communities.

Sometimes the way we engage with you is set by legislation, and there are many steps to follow. Sometimes we can choose.

Our policy:

- guides how we engage with communities about important Council decisions
- enables us to identify the significance that we place on decisions about issues, proposals, assets, and services
- provides clarity about how and when communities can expect to be engaged in decisions made by Council.

Community engagement is...

- a process
- that involves all or some of the public
- focusing on decision making or problem solving

Engagement can occur at many levels depending on the significance, circumstances and nature of an issue.

Literal Greek translation of democracy = power belongs to the people.

	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 have criteria to help us to do this. Even if we determine that consultation is not required, we will still consider your views and preferences in the decision-making process.

How communities want to engage

Partnership with Māori

Whangārei District Council has obligations and commitments to Māori and is committed to enabling genuine participation in decision making. In Whangārei, Te Kārearea Strategic Partnership Forum was formed late in 2012 between Te Huinga (which advocates for the hapū of Whangārei) and Whangārei District Council. A Strategic Relationship Agreement developed in 2014 formed the basis for discussions between the partners. In September 2020, a Standing Committee of Council was established to further strengthen Māori participation in decision making.

Expectations of community engagement

Through feedback provided, for example via submissions, conversations with Council's Advisory Groups, and through elected members, we know that communities expect the following:

- opportunities for early and meaningful input into significant decisions
- visibility of upcoming consultations
- involvement of a cross section of the community demographics, for example, young people, older people, people experiencing disabilities, multi-cultural groups
- innovative solutions for community engagement that work for the audience with feedback tools that are easy to use
- face to face engagement to enable human connection, and interactive discussions, combined with online engagement to give people time to think about their responses
- for online engagement, posts that have a real life connection through local content, with good use of images and video, are more likely to be 'clicked on'
- involving our communities in activities with purpose rather than presenting our opinions
- going where the people are by tapping into existing events across the district
- for youth, taking the opportunity where there is a captive audience
- using influencers in the community to get to hard to reach communities
- making sure information is available at the places people go to on an ordinary day.

Our policy

Why we need a policy

The Significance and Engagement Policy (“the policy”) has been developed in response to the requirements set out in the Local Government Act 2002 (LGA). The LGA requires every local authority to have a policy on significance and engagement.

The purpose of the policy is to make sure Council takes a consistent and transparent approach in determining the significance of a decision and the appropriate level of engagement for that decision.

Appendix 1 defines some of the words we use in this policy.

The audience

The policy is prepared for the Whangarei community so they can understand how Council will determine the significance of proposals and decisions, and what level of engagement they can expect.

It also assists Council staff to assess the significance of issues, proposals, decisions, and matters to determine what type of engagement, if any, is required.

Our commitment to the community

It is essential we understand the views and preferences of people likely to be affected by, or who have an interest in, a decision. Under section 78 of the LGA, local authorities must consider these views and preferences when making decisions.

We will consider significance and engagement in the early stages of a proposal before decision-making occurs. If appropriate, we will reconsider it as a proposal develops.

We are committed to the principles for local authorities in section 14 of the LGA including:

- conducting our business in an open, transparent and democratically accountable manner
- making ourselves aware of, and having regard to, the views of all communities
- when making decisions, taking account of diversity of the community, the interests across the district, the interests of the future as well as current communities, and the likely impact of any decisions on these interests
- providing an opportunity for Māori to contribute to our decision making process.

	We see engagement as an opportunity to strengthen relationships with our communities.
	We aim to improve our engagement so that we reach people who would not normally engage with Council.

Determining significance

Before every material issue requiring a decision of Council to proceed, the degree of significance will be considered using this policy.

To determine the degree of significance of a decision to proceed, we apply the five criteria set out below. A decision is typically considered significant if two or more of these criteria and 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 for the entire project >10% of total revenue in financial year commenced, or Net ongoing operating expenditure >2.0% of total revenue in any one of the following three financial years . Note: CAPEX projects this starts after practical completion, OPEX spend is at point of an expected decision to proceed.

Consideration of engagement and consultation

Council will consider, on a case-by-case basis, whether some form of engagement or consultation on a decision is appropriate. In general, the more significant a decision, the greater the likelihood of community engagement. There will, however, be some decisions where it is not appropriate to carry out any form of engagement or consultation, e.g. emergency works.

In considering engagement (if it will occur and, if so, what form it will take), the Council will consider the Council's available resources, and the significance, nature, and particular circumstances of the decision.

In some situations, we must formally consult with you using a form of consultation set out in legislation. For example, the Special Consultative Procedure (SCP) must be used for bylaws, and statutory planning documents like the Long Term Plan (LTP). The process for SCP is set by the LGA, which governs everything we do.

Find out more about engagement and consultation in our Community Engagement Guide in Appendix 2.

Strategic assets

Strategic assets are those assets owned or otherwise controlled by the Council which are vital for delivering services to Whangarei. Appendix 3 lists the Council's strategic assets.

Implementation

If a decision is determined to be significant (ie to have a high degree of significance):

- a report to Council will include an assessment of significance of the issue, the degree of engagement proposed, an engagement plan and a staff member recommendation.
- the final decision will be made by Council.

If a decision is determined not to be significant:

- 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, the report will include an assessment of significance of the issue, and note any engagement proposed. Council will still consider the views and preferences of the community in the decision making process and where the matter is considered in public will at a minimum inform the community of the issue
- where the decision is made by an elected member or staff member acting under delegated authority, it is not necessary to formally document the assessment of significance or engagement, as these matters are likely to be of low significance.

Under section 80 of the LGA, if Council makes a decision that is significantly inconsistent with this policy, it must clearly identify the inconsistency, the reasons for the inconsistency, and any intention to amend the policy to accommodate the decision.

Consultation principles

If we determine that consultation is required, we will carry out consultation in a way that meets the principles in section 82 of the LGA.

Principle	What this means
Clarity	Council will provide clear information about the purpose of consultation, and the scope of the decision Council will make after considering the community views.
Accessibility	Council will provide access to relevant information, in a form people can understand. This means we need to engage in ways that show we understand the makeup of our communities, respecting cultural and individual differences.
Encouragement	Council will encourage people to present their views.
Opportunity	Council will provide reasonable opportunity for people to present their views in a way that suits those people's needs and preferences.
Commitment to Māori	Council will make sure processes are in place when consulting with Māori.
Open mindedness and fairness	Council will receive community views with an open mind and give due consideration to those views when making decisions.
Transparency	Council will provide access to a clear record of decisions made and available explanatory materials.

Engagement

Even if consultation is not required, we may determine that some other form of engagement is appropriate.

There is a wide range of tools for engagement. Differing levels of engagement may be required during different stages of decision-making on an issue. Levels of engagement may also be different for different stakeholders.

Appendix 1 – 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 —

- a) the district or region
- b) any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision, or matter
- c) 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—

- a) any asset or group of assets listed in accordance with section 76 AA (3) by the local authority
- b) 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
- c) any equity securities held by the local authority in—
- d) a port company within the meaning of the Port Companies Act 1988;
- e) an airport company within the meaning of the Airport Authorities Act 1966”.

Appendix 2 – Community Engagement Guide

There are many ways that Council can engage communities in its decision making.

This section goes into more detail about the legislative requirements that Council must follow in some situations.

It also describes Council's approach to carrying out engagement, which is based on the International Association of Public Participation framework.

In some cases, the law says that Council must use a more formal process for engagement requiring specific procedures to be followed. This is known as a Special Consultative Procedure.

Special consultative procedure

Legislation requires us to use a Special Consultative Procedure (SCP) for consultation on certain decisions, including:

- adoption or amendment of a Long-Term Plan (in accordance with section 93A of the LGA, which requires use of a special consultation document)
- unless already explicitly provided for in the LTP and having been the subject of consultation that complies with section 93E of the LGA, a decision to:
 - alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of Council, including commencing or ceasing such an activity, or
 - transfer the ownership or control of a strategic asset (as listed in Appendix 2)
- 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 of a Local Approved Products (Psychoactive Substances) Policy
- adoption 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).

A SCP requires Council to:

- prepare and adopt a statement of proposal
- make sure the information is publicly available for at least one calendar month
- provide an opportunity for people to present their views to Council and consider submissions with an open mind.

For this type of consultation, we need to follow the principles of consultation in section 82 of the LGA. How we apply these principles (clarity, accessibility, encouragement, opportunity, commitment to Maori, open mindedness and fairness, and transparency) is described earlier in our policy.

Less formal consultation

For consultation that does not require a SCP, we still need to follow the principles in section 82 of the LGA. A statement of proposal is not required, nor is there a minimum time period for making the information publicly available. We do however need to provide an opportunity for people to present their views to Council and consider submissions with an open mind.

Certain instances of non-SCP consultation must comply not just with section 82 of the LGA, but also section 82A. This requires Council to prepare and provide a proposal-type document as part of the consultation.

We will consult with you in a way that complies with both sections 82 and 82A for the following types of decision:

- adopting or amending the annual plan if required under section 95 of the LGA (if there are significant or material differences from the year of the Long Term Plan to which the Annual Plan relates)
- 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 Rates on Māori Freehold Land.

Other forms of engagement

Council engages with the community on many levels. This can be by way of consultation as described above, or to communicate or seek feedback in a more informal way.

The table on the next page describes the types of engagement Council might undertake for different types of issues.

The majority of decisions that Council make fall into the inform and consult categories, whilst involve, collaborate and empower are most often used to meet specific legislative requirements.

For any individual project or decision, Council may engage at many levels, at different times. Responding to community preferences is important to Council.

We also try and schedule our engagement so that the community does not become overwhelmed with requests for feedback. We call this ‘consultation fatigue’.

No engagement or consultation

There are some things that we will not typically carry out any form of engagement for:

- emergency management activities during a state of emergency
- decisions to act where it is necessary to:
 - comply with the law
 - save or protect life, health or amenity
 - prevent serious damage to property
 - avoid, remedy or mitigate an adverse effect on the environment
 - protect the integrity of existing and future infrastructure and amenity
- decisions that are public excluded, for example, the awarding of sensitive contracts
- any decisions that are within the delegations of our staff, for example, regulatory and enforcement activities
- organisational decisions, for example, staff changes and operational matters that do not materially reduce a level of service.

Type of engagement		
	Inform	Consult
Goal	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives, opportunities and/or solutions.	To obtain feedback on analysis, alternatives and/ or decisions.
Types of issues we might use this for	<ul style="list-style-type: none"> • Water restrictions • Flood and storm warnings • Emergency works • Annual Plan* 	<ul style="list-style-type: none"> • Council strategies • Long Term Plan • Annual Plan*
Examples of communication and engagement tools	Website Public notices Newspaper Media releases Social media Radio Face to face presentations Community events	<ul style="list-style-type: none"> • Formal submissions and hearings • Focus or advisory groups • Surveys • Public meetings • Inviting feedback through website and social media
When the community can expect to be involved	We would generally advise the community once a decision is made, or when milestones are achieved.	We would advise the community once a draft decision is made and generally provide the community at least 4 weeks to participate and respond.

*Under section 95(2A) of the LGA, consultation is not required if the Annual Plan does not include significant or material differences from the content of the Long Term Plan for the financial year to which the proposed Annual Plan relates

Involve	Collaborate	Empower
To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public (or stakeholders) in each aspect of the decision, including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
<ul style="list-style-type: none"> • District Plan 	<ul style="list-style-type: none"> • Joint Management Plans 	<ul style="list-style-type: none"> • Electoral voting system (FPP or STV) • Introduction of Maori Wards
<p>Website Public notices Newspaper Media releases Social media Radio Face to face presentations Community events</p>		
<ul style="list-style-type: none"> • Focus or advisory groups • Workshops • Surveys • Public meetings • Inviting feedback through website and social media 	<ul style="list-style-type: none"> • Focus or advisory groups • External working groups with expert advice 	<ul style="list-style-type: none"> • Binding referendum • Local body elections
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 provide the community with a greater lead in time to allow them time to be involved in the process, working to statutory timeframes in most cases.

Appendix 3 – Strategic Assets

Section 76AA(3) of the LGA requires this policy to list the assets which Council considers to be strategic assets. Our strategic assets are those vital for delivering services to Whangarei.

We consider strategic assets as whole networks because it is the group of assets as a whole that delivers the service. Therefore, we will treat a group of assets as a strategic asset only where a decision affects the whole of the assets in the particular group, or if it would materially alter the nature of that group. For instance, the sale and purchase of particular parcels of land for development

of the transportation and traffic network is unlikely to be a decision that affects the whole of that network or materially alters the nature of the network.

The LGA deems shares in a port or airport company, and assets required to provide affordable housing as part of Council's social policy, to be strategic assets.

The following is our list of strategic 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 roads, footpaths, cycleways and shared paths, street lighting and parking
- Wastewater network and treatment plant(s)
- Water treatment, storage and supply network
- Stormwater network
- Reserves, sports fields and facilities (including Okara Park)
- Te Iwitahi, Civic Centre
- Forum North Entertainment Centre
- Hikurangi Swamp drainage scheme
- Libraries (including Central Library).

Fees and charges

Please refer to separate agenda item – graphics layout to be completed after adoption.

Have your say

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.

CONCURRENT CONSULTATIONS

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 25 March to 25 April 2024. This will be followed by formal hearings where any submitter may choose to speak to their submission.

GIVING US YOUR FEEDBACK

Fill in the online submission form on our website [**www.wdc.govt.nz/HaveYourSay**](http://www.wdc.govt.nz/HaveYourSay)

Or you can tell us:

- via email to mailroom@wdc.govt.nz
- in person, by dropping off a completed feedback form at any Council Service Centre, or by calling our contact centre on +64 9 430 4200 (0800 932 463)
- by post, by sending your feedback to our mailing address as shown on the feedback form

You may also like to support your formal submission by posting or messaging on Facebook, www.facebook.com/WhangareiDC.

How to make your feedback as effective as possible

- Use the feedback form and attach extra information, if required. This means we have all the information we need to process your feedback.
- Provide us with your contact details so we can email you, write to you or call you to keep you informed.
- Submissions on operational issues will be directed through our customer requests process.

Feedback form

Consultations alongside the LTP 2024-34 Consultation Document

The closing date for feedback is Thursday 25 April 2024

Points to remember when submitting your feedback

- Please print clearly. Make sure it can be easily photocopied, read and understood.
- All feedback is considered public under the Local Government Official Information and Meetings Act, so it may be published and made available to elected members and the public.
- Your feedback will not be returned to you once lodged with Council. Please keep a copy for your reference.
- You can also attend a hearing, scheduled between 2-9 May, to speak to your submission.

How to get this form to us

Mail to: Long Term Plan feedback, Whangarei District Council, Private Bag 9023, Whangārei 0148

Email to: mailroom@wdc.govt.nz

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

Your details

Name

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

Organisation name

Postal address

Best number to contact you on

Email

Do you wish to be heard in support of your submission at a traditional hearing between 2-9 May?

Yes No

Your feedback

Please give us your feedback on these policies

Draft Revenue and Financing Policy

Draft Rates Remissions and Postponements Policy and Discount for Early Payment of Rates in Current Financial YearPolicy

Draft Development Contributions Policy

Draft Significance and Engagement Policy

Draft Fees and Charges
