



SPEAK UP

FOR KAIPARA
KŌRERORERO MŌ KAIPARA

TE PUKAPUKA UIUINGA CONSULTATION DOCUMENT
TE MAHERE ROA LONG TERM PLAN 2024-2027



KAIPARA
DISTRICT

TE HUARAHI
WHAKAORANGA
ROADMAP TO
RECOVERY

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NAU MAI
WELCOME



We've prepared this Long Term Plan 2024 – 2027 consultation document to help your thoughts and feedback on our plans and proposals for the next three years.*

In this document you will find information about the key topics we need your feedback on, highlights from the infrastructure and financial strategy, and links to further supporting information.

It's really important we hear from you so that your views can help inform our decisions.

At the back of this document you can find the ways to give us your feedback, as well as places and events you can come and see us during the consultation period. There are many ways you can share your voice with us.

Read on and when you're ready, speak up for Kaipara!

Make sure you submit your feedback by 11.59pm, Saturday 4 May 2024.

**We have prepared this Long Term Plan consultation document and the source documents in following with the Severe Weather Emergency Recovery Legislation Act 2023 and the Severe Weather Emergency Recovery (Local Government Act 2002 Long Term Plan) Order 2023.*

WHAT IS A LONG TERM PLAN?

The Long Term Plan (LTP) sets Council's direction for the years ahead, and the projects and services that are planned to get us there. A Long Term Plan normally looks ten years ahead, and by law we must review and consult with the community on it every three years. A lot can happen in that time! Everything we do has to be in line with Council's legal obligations, infrastructure needs and community priorities.



TE REREKĒTANGA O TĒNEI MAHERE ROA WHY OUR LONG TERM PLAN IS DIFFERENT THIS TIME AROUND

This time around however, we are doing things a little differently.

Kaipara District was significantly affected by the extreme weather events of 2023. Our district suffered major, long-lasting damage to its critical infrastructure during the extreme weather events. Across Kaipara, storm flooding and Cyclone Gabrielle caused considerable damage, particularly to roads and footpaths. Over 120 slips were reported and 104 individual roads impacted – the highest on record for a single event. Estimated costs to repair our local roading network alone sit in the realm of \$34 million.

While we have already completed many recovery repairs, our infrastructure team and contractors are still working on a number of sites. The repairs needed for these sites are significant and complex and will take some time to work through. We have provisioned for \$9.2 million of road recovery repairs in this Long Term Plan period.

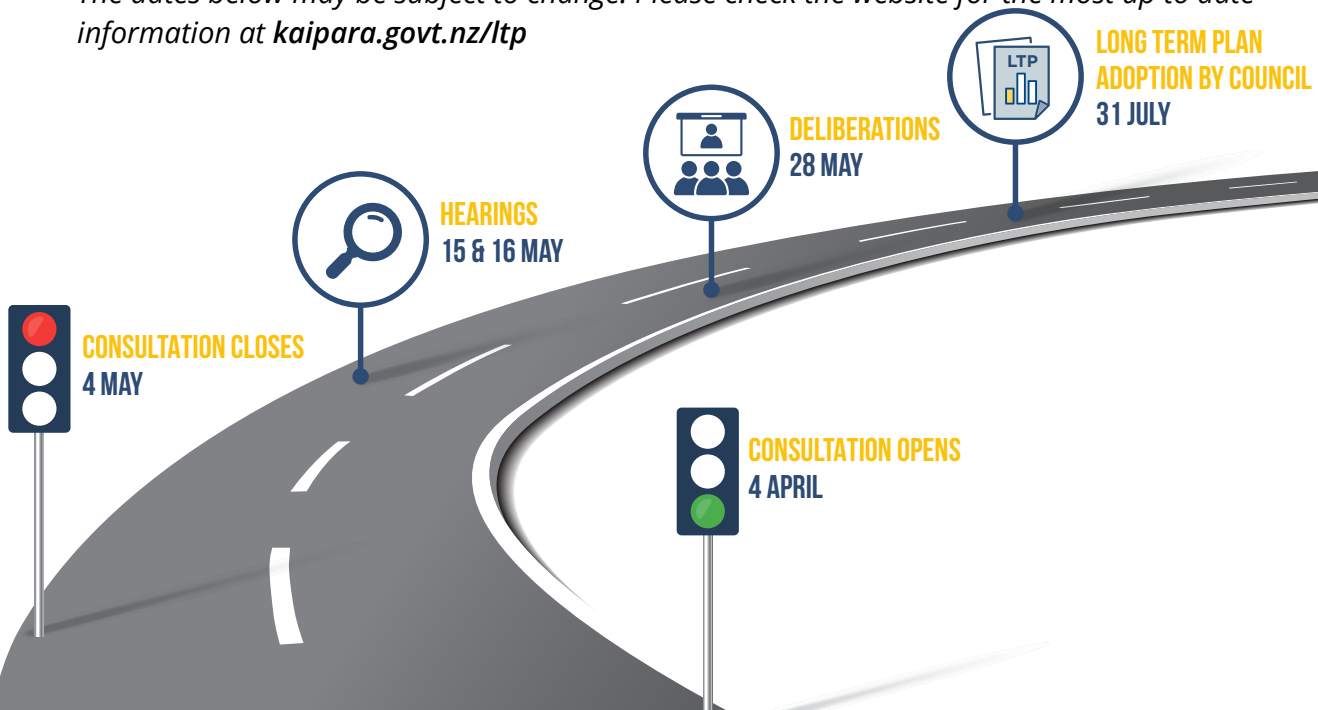
Because of the significant impact to our district, central Government offered us a breather in the form of the Severe Weather Emergency Recovery acts. We are one of eight councils around Aotearoa New Zealand which is able to adopt a three-year, unaudited long term plan with a focus on recovery.

While the emergency recovery order means this consultation document does not require a formal audit report, the information contained within this document and in the source documents have been prepared to the best of our ability with information available to Council at the time.

And there's more

In December 2023 the new Government announced that it would repeal the Three Waters legislation. Councils have been given additional time to finalise their long term plans, as provided for in clause 46 of Schedule 1AA of the Local Government Act (inserted by the Water Services Acts Repeal Act 2024). We are planning to adopt our Long Term Plan 2024 – 2027 by 31 July 2024.

The dates below may be subject to change. Please check the website for the most up to date information at kaipara.govt.nz/ltp



TE KARERE O TE KOROMATUA TE HUARAHI MŌ KAIPARA

MAYOR'S MESSAGE A ROADMAP FOR KAIPARA



Greetings,

This consultation document for the Long Term Plan 2024 – 2027 outlines our proposed plans to recovery — a roadmap for Kaipara. The direction for the next three years affects all of us who live in this beautiful district, so now the time has come to hear from you.

When we first commenced the long term plan preparations, we did not foresee the severe weather events which would cause major damage to roading and other infrastructure, saddling us with millions in recovery costs. Combined with significant pressure from compounding inflation and interest rates means we have more work to do and less money to do it with. For example, over the past three years the cost of building bridges has shot up by 38%, while wastewater systems have increased by 30% and roads and water supplies have jumped by 27%.

The resilience, quality and dependability of our roading network, the infrastructure most significantly impacted by the weather events, is a key priority for this Council. In addition to dealing with recovery repairs, we are taking a forward-thinking approach to find better ways of doing things. Smarter, cheaper, faster comes to mind. Recently, Council commissioned an independent report to consider options around the way roading and transport services are provided in our district. This work is ongoing. Council has also decided to put our roading and maintenance contract out to the open market to ensure we have an up-to-date

contract that will deliver best value for money and allow our contractors to deliver high quality work for our district. We are also using this time to catch up and plan for the future, supporting our vibrant communities and advocating for our district at every opportunity. We will be taking full advantage of external funding where we can.

Kaipara's economy, particularly our farmers and growers, have been hard hit both by weather and recessive economic conditions. This has flow on effects to our small and medium businesses reliant on a stable regional economy. As a responsible Council, we must take these economic conditions into account, and we have been working hard to set rates to the minimum possible. During this Long Term Plan consultative process and all the way up to adoption of the Long Term Plan (planned for late July), we will continue to investigate ways we can make further inroads to reduce costs.

The consultation period opens on Thursday 4 April. Get involved and tell us what you think about any part of the plans we have. I, along with the rest of the elected members, look forward to talking with you at events around the district, and hearing your thoughts and feedback. Speak up for Kaipara and let's shape our future together.

Craig Jepson
Mayor, Kaipara District

OVERVIEW

The past years have tested us. It's been more than a year since the first of the extreme weather events hit Kaipara and recovery takes time, resource, and money. The damage to roads and other infrastructure has left a legacy that we need to address.

Our mission in this Long Term Plan 2024 – 2027 is to restore our infrastructure for the future and get back on track. What we have laid out is first and foremost a recovery budget. We have prepared a more resilient, solid path that we can build on as our district continues to grow.

Combined with significant post-covid inflation and interest rate hikes, the money we are currently collecting through rates will not stretch far enough to address the damage or to continue the levels of service that our community should expect.

Having our three waters infrastructure remain with us has altered our course for the future. We remain burdened with significant debt with big interest costs, and it also means we have to front the cost of maintenance and operations to continue running these services. That is no small burden.

This is a lean budget, a period of belt-tightening. We've been through our work programmes with a fine-tooth comb, searching for savings across the organisation and identifying operational efficiencies wherever we can. We've stripped out discretionary spending, found smarter ways of doing things, deferred some capital works, and focussed on the core services that our community relies on.

In spite of our best efforts, we are confronted with a significant rates hike for the first year of this plan (averaging 15.1% after growth), reducing in the later years (8.4% average after growth in the second year and 3.4% average after growth in the final year). We acknowledge that the proposed rate increase for the first year of this LTP is considerable, and affects everyone.

Our projected rate picture is based on Option 1 among the specific topics (4-8) for which we seek your input, as well as the plans laid out in this document and the more detailed information in the source documents.

To help us prepare for the future, we are also asking for your ideas on projects like our community hubs. However, we recognize that you may have other views or ideas about how we should be doing things. There are some tough decisions ahead, and now's the time to hear from you, the residents and ratepayers of Kaipara District, that this affects. Do you have an opinion on what we should keep doing, or do more of? Or what we should stop doing?

Let us know. Remember, you can give feedback on any of the information in the consultation or any of the other source documents that feed into it.

A QUICK LOOK AT THE NEXT THREE YEARS

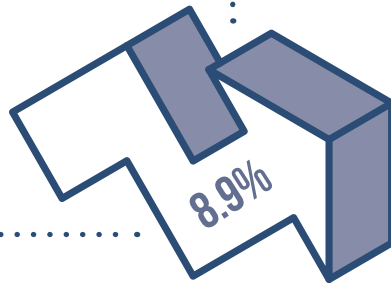


We are budgeting to spend **\$318.298 million** on our district over the next three years. This number includes all our projected capital and operating costs.



Of this \$318.298 million, we are proposing that **\$172.305 million** will be funded by rates. The amount we are proposing to collect in rates is 59.29% of our total revenue for 2024/2025. In 2025/2026 it will be around 56%, and 57.6% of revenue in 2026/2027.

We are looking at an **average rates rise of 8.9%** after growth over the next three years.



Council looks after more than **\$1 billion of plant, property and equipment assets** (as of June 2023).

Our debt levels will average **\$67 million** over the next three years.

For context, our debt limit is \$100 million, so we could still borrow more if we needed to.



**Revenue includes rates, fees and charges income we collect from the services we provide and external funding.*

WHAT WILL KAIPARA LOOK LIKE IN THE NEXT THREE YEARS?

We are one of the few districts in New Zealand that stretches from the west coast to the east coast; from expansive Ripiro Beach on the Tasman Sea to the sandy beach at Mangawhai Heads on the Pacific Ocean. Our district includes two harbours, Kaipara and Mangawhai.

All areas are expected to grow in the next three years and beyond, supported by strong net migration figures for New Zealand and the emphasis on regional migration in work visa rules.

- Kaipara is projected to reach a population of 35,700 by 2054.
- Agriculture, forestry, and fishing continue to be the largest employers.
- Manufacturing and construction were the largest contributors to economic growth over 2013-2023.

Medium Series Projection			
Population - June	2025	2026	2027
Kaipara Coastal	4,389	4,413	4,436
Maungaru	2,012	2,020	2,029
Dargaville	5,415	5,462	5,504
Ruawai-Matakohe	2,856	2,872	2,887
Otamatea	2,028	2,043	2,056
Maungaturoto	1,515	1,533	1,551
Kaiwaka	2,824	2,864	2,905
Mangawhai (incl Rural and Heads)	7,795	8,022	8,247
Total	28,834	29,230	29,614

**Information taken from Kaipara District Environmental Scan 2023, prepared by Infometrics*

OUR VISION FOR KAIPARA

The vision encapsulates our aspirations for Kaipara District. We want it to be the place to be for all those living here, and those still to come.

HEALTHY ENVIRONMENT

- Support the minimisation of waste and its impact on the environment
- Ensure maintenance and resilience of flood protection systems
- Balance growth with climate adaptation

PROSPEROUS ECONOMY

- Actively promote Kaipara as the place to be
- Promote pro-growth and business friendly initiatives
- Ensure infrastructure keeps pace with growth, utilising economies of scale
- Support tourism and industry with Kaipara as a destination of choice



VIBRANT COMMUNITIES

- Attract and welcome new residents to our district
- Advocate for inclusive communities
- Empower our communities to contribute and thrive

DEPENDABLE ROADING

- Provide tangible roading maintenance improvements
- Improve public access for safe and reliable travel between and within our towns and communities
- Enable seal extension opportunities
- Footpaths are properly maintained and safe
- Crossings are fit for purpose for property type

AFFORDABLE LIVING

- Facilitate growth, accessibility and affordability with land zoning and desirable lot sizes
- Increase affordable land supply through rural and urban growth whilst carefully managing current high growth areas
- Create and promote systems for affordable housing design and pre-approval
- Minimise consenting requirements and costs and streamline consent processes

IN THE PIPELINE FOR INFRASTRUCTURE

Over the three years, our main focus is recovering from the extreme weather events of 2023, then getting on with clearing the backlog of work that has arisen as recovery repairs took precedence. Roothing is our main priority. Our infrastructure needs to be more resilient to withstand the types of extreme weather we are witnessing. Keeping the recovery in focus we need to also start planning ahead to the next horizon, balancing the funds we have available to us, escalating costs, and the needs and wants of our community. You can see further details of the work we have planned in the Infrastructure Strategy.

ROADING

We look after 1,614km of roads across the district and a large number of other roading assets. You've told us that roading is a priority, and pre-engagement feedback for the Long Term Plan indicated that the community is wanting us to improve the state of our roading network.

In recent years we have seen major cost increases, fuelled by several factors like the COVID-19 pandemic and a number of extreme weather events, causing spiralling inflation and increased material costs.

The impact of the extreme weather events on our local roading network was twofold – halting progress on a significant capital works and maintenance programme and creating a backlog of repairs previously not provisioned for. There has also been a further knock-on effect as some emergency repairs must be prioritised over existing projects.

Project costs coming in across New Zealand are up to 50% higher than we had allowed for in the LTP 2021–2031 period. Currently, works are costing up to 42.5% more than 2019 due to inflation, and over the next three years we expect prices will continue to increase at a projected 3–4% per year. For some time now we have been squeezed by these increasing costs, effectively doing less works in maintenance and projects with the same fixed budgets.

If we were to spend the same as we have for the last three years we would see a decreasing level of service each year and an increase in failing assets over time. We have to spend more money if we want to maintain the current road quality.

For the next three years we are planning to spend \$62 million in operational expenditure and \$87 million in capital expenditure, including \$9.2 million dollars of roading recovery. The final budget amounts are subject to New Zealand Transport Agency Waka Kotahi subsidy approval.

DEVELOPING LINCOLN DOWNS, MANGAWHAI

Through the LTP 2021–2031 submission process, Council committed to up to \$375,000 towards investigating and designing an outdoor pursuits park at Lincoln Downs, Mangawhai (in a 50% matched funding model), with the funding focused on forming an access road and a car park. In 2023 the Trackies were issued with a contract for service which allowed them to begin constructing a hiking loop track within the bush block.

Over the next three years we are going to work towards developing the land into an outdoor pursuits park. We have budgeted \$350,000 in the third year of this LTP 2024–2027 to design the access and carpark and for resource consent, paid for by financial contributions collected in the Mangawhai area. Through the next LTP period we plan to construct the carpark and access, and design and construct public toilets.

NOT BUDGETED FOR (IN THIS LTP)

Our primary focus for this three year period is recovering from the extreme weather events we faced in 2022 and 2023. We need to focus all our efforts on repairing and then getting back to the level of maintenance and service our communities expect from us at pre-event levels, both in our budgets and in our work programmes, and we need to ensure rates remain affordable. This has meant that some planned or considered projects have had to be deferred or stopped.

With the Three Waters legislation being repealed, Council is in an unfortunate position where investment over the next three years has been significantly reduced to ensure rates remain affordable. For example, a sum of \$154 million over three years was forecasted in what was to be Entity A's Asset Management Plan, compared to less than \$32 million included in the draft budgets for the Long Term Plan 2024–2027.

Deferred work includes plant upgrades for the Mangawhai wastewater treatment plant and wastewater sub surface irrigation. In roading, a number of local road improvements and intersection upgrades, urban gateway treatments and speed reduction interventions, cycle connections and the next stage of the Mangawhai shared path will be planned for the next long term plan period.

SECURING DARGAVILLE'S WATER SUPPLY

One of the projects to be affected by the legislation repeal is work to make Dargaville's water supply more resilient. The Dargaville and Baylys Beach water supply is drawn from the Kaihu River and Waiparataniwha Stream, which dries up during summer. Council monitors the flow rate of the Kaihu River, which can fluctuate significantly, depending on rain and runoff along the length of the rivers. The amount of water the Council can draw from the river is limited, so in the summer months our community often faces water restrictions.

We know there needs to be a solution to increase the security of Dargaville's water supply. If we do not do anything we will continue to see our residents facing water restrictions during summer which leads to decreased business and resident confidence.

We are currently investigating two options – either connecting to the Te Tai Tokerau Water Trust or upgrading the Waiatua Dam. Both are estimated to cost between \$16 and \$17 million. We have set aside approximately \$500,000 for 2025/2026 and 2026/2027 and will be actively seeking external funding to help us realise one of the options.

MANGAWHAI HEADS SLIP REPAIR

Extreme weather events in early 2023 caused a significant landslip at Mangawhai Heads. The slip, which is on Council land, also damaged the Mangawhai Heads Surf Club building. The building is currently closed and the service is utilising temporary facilities.

The cost to repair the slip has been estimated at around \$1.7 – \$1.9 million and we have not provisioned for it in our budgets for 2024 – 2027. Council has agreed to set aside \$150,000 for Mangawhai Heads Surf Beach - Master Plan Development (which includes initial investigations of the wider area).

KAIHU VALLEY TRAIL STAGE 2

In June 2023, the first stage of the Kaihu Valley Trail was opened. The scope of the second stage includes from Donnellys Crossing to Whatoro and Mamaranui to Parore. A business case is being prepared for stage 2, and an NZTA subsidy or other external funding is expected to fund at least part of stage 2.

IMPROVED RECYCLING COLLECTION

As part of the LTP for 2021–2031, we consulted with the community about proposed changes to our recycling services.

Then, in 2023, Council agreed to press pause on any changes to Kaipara’s waste and recycling services while the new waste strategy from central Government was finalised and adopted.

Also in 2023, Council adopted a new Waste Management and Minimisation Plan. Central government decides how much a company must pay to dump rubbish to landfill (per tonnage), or what is spent to close and manage the environmental impacts of a landfill in the future. Coupled with the increasing costs, we have had clear feedback from the community to deliver better solid waste services. We want to help users reduce household waste and improve our services by making recycling easier around Kaipara. However given the focus on our district’s recovery from the extreme weather events, we are not planning to carry out any improvements to our recycling collections until the next long term plan period (2027 – 2037).

We will continue our kerbside collection of refuse and recycling as a user pays service through the purchase of recyclable yellow or blue bags.



There’s more info on what our infrastructure priorities and challenges are and the way we plan to tackle them. Go to www.kaipara.govt.nz/ltp to read our draft Infrastructure Strategy

WHAT'S THE PLAN? WHERE'S THE SPEND AND HOW ARE WE PAYING FOR IT?

Let's talk money. We're planning to spend \$318.298 million of capital and operating expenditure over the next three years to recover from the severe weather events, and support and grow our district.



\$318.298 MILLION
CAPITAL & OPERATING EXPENDITURE



\$140.359 MILLION
TOTAL CAPITAL EXPENDITURE

\$177.939 MILLION
TOTAL OPERATING EXPENDITURE

AREA OF SPEND

CAPITAL SPEND 2024-2027

OPERATING SPEND 2024-2027



Roothing and Footpaths

\$87.958 M

Incl \$9.2m of roading recovery

\$62.021 M



Land Drainage

\$785,000

\$2.641 M



Open Spaces and Facilities

\$13.426 M

\$25.661 M



Wastewater

\$15.555 M

\$16.884 M



Regulatory Functions

\$0

\$25.209 M



Solid Waste

\$4.5 M

\$4.846 M



Stormwater

\$8.681 M

\$4.350 M



Water Supply

\$7.630 M

\$10 M



District Leadership,
Finance and Internal Services

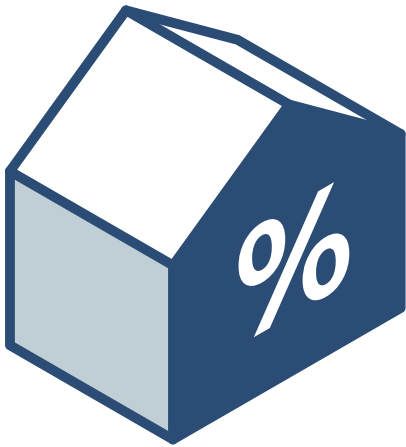
\$1.824 M

\$26.290 M



WHAT DOES THIS MEAN FOR MY RATES?

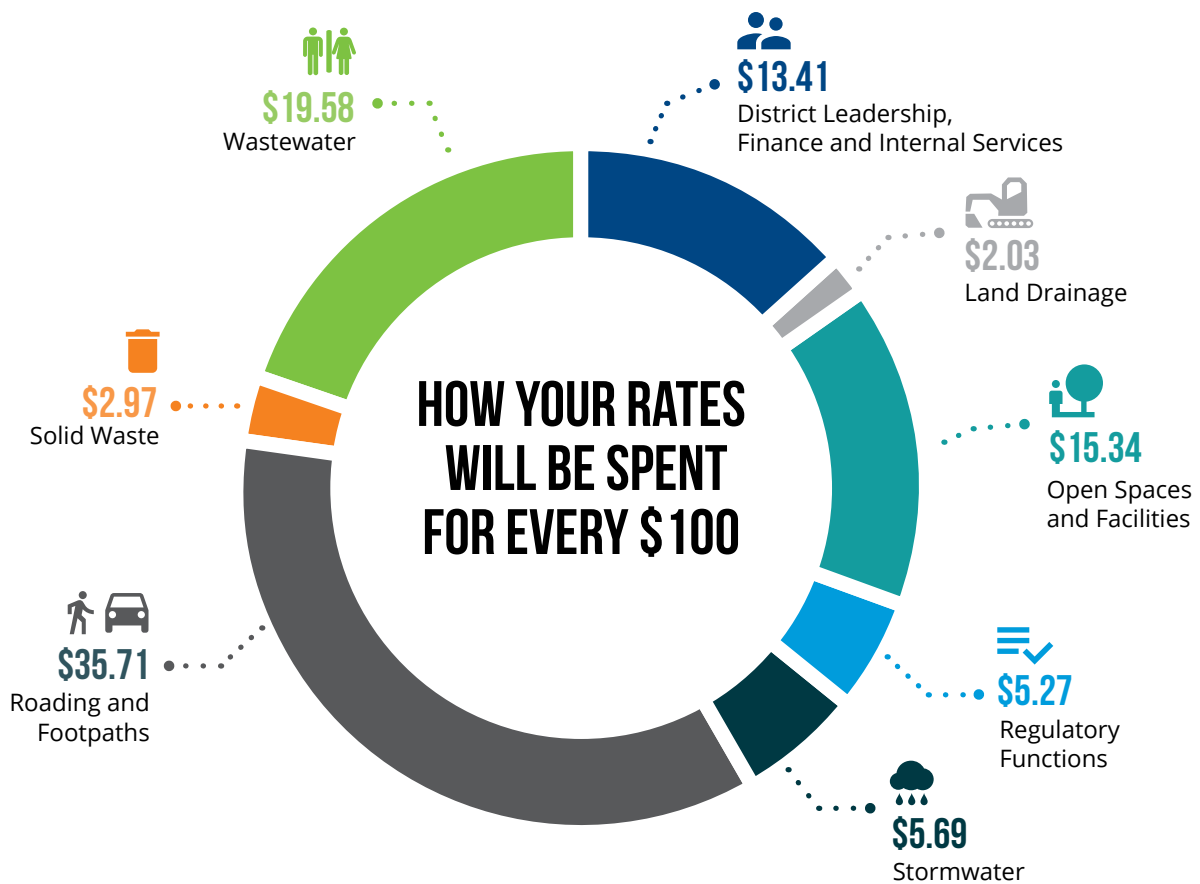
On average, rates (after growth) are projected to rise over the next three years.



YEAR 1	15.1%
YEAR 2	8.4%
YEAR 3	3.4%

How much you pay in rates depends on:

- the value of your property
- the type of property you have (e.g. residential, commercial, industrial, forestry) and
- the services your property is rated for.



Excludes water. Infographic figures are based on the projections of 2024-2025 (Year 1 of the LTP).

SAMPLE PROPERTIES

District Area	Land Value 2023/2024	Total Rates 2023/2024	Land Value 2024/2025	Rates 2024/2025							\$ change	Amount of change per week
				Value-based general rates	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates 2024/2025		
Residential Properties												
Baylys Beach	170,000	1,613	355,000	731	800	405	-	-	189	2,125	513	9.86
Dargaville	111,000	2,615	205,000	422	800	313	1,439	-	435	3,410	794	15.28
Glinks Gully	270,000	2,864	380,000	783	800	-	1,439	-	189	3,211	346	6.66
Kaiwaka	215,000	2,890	330,000	680	800	246	1,439	-	415	3,580	690	13.27
Mangawhai	360,000	3,601	580,000	1,195	800	433	1,439	-	515	4,382	781	15.02
Maungaturoto	190,000	2,626	305,000	628	800	-	1,439	-	169	3,036	410	7.89
Pahi	305,000	1,670	425,000	876	800	-	-	-	415	2,091	420	8.09
Paparoa	210,000	1,399	295,000	608	800	-	-	-	415	1,823	424	8.15
Ruawai	90,000	1,538	180,000	371	800	-	-	594	225	1,991	453	8.71
Te Kopuru	70,000	2,356	155,000	319	800	86	1,439	-	189	2,833	477	9.17
Tinopai	220,000	1,428	310,000	639	800	-	-	-	179	1,617	189	3.64
Lifestyle Properties												
Kaiwaka	385,000	1,899	460,000	948	800	-	-	-	415	2,163	264	5.08
Mangawhai	540,000	3,268	730,000	2,331	800	-	-	-	269	3,400	131	2.52
Maungaturoto	310,000	2,171	440,000	1,405	800	-	-	-	169	2,374	203	3.90
Paparoa	250,000	1,906	390,000	1,245	800	-	-	-	415	2,461	555	10.67
Pastoral Properties												
Kaihu	262,000	1,969	404,000	1,290	800	-	-	-	189	2,279	310	5.96
Kaiwaka	1,600,000	7,877	2,200,000	7,025	800	-	-	-	269	8,093	217	4.17
Pouto	1,200,000	6,118	1,860,000	5,939	800	-	-	-	189	6,928	810	15.58
Waipoua	950,000	5,660	1,310,000	4,183	800	-	-	568	189	5,740	80	1.55
Dairy Properties												
Maungaturoto	1,220,000	6,196	1,720,000	5,492	800	-	-	-	169	6,461	265	5.09
Pouto	1,740,000	9,886	2,480,000	7,919	800	-	-	2,851	189	11,758	1,872	36.00
Ruawai	1,640,000	14,662	2,350,000	7,504	800	-	-	6,440	225	14,970	308	5.92
Tokatoka	1,090,000	5,621	1,580,000	5,045	800	-	-	965	-	6,810	1,189	22.86

District Area	Land Value 2023/2024	Total Rates 2023/2024	Land Value 2024/2025	Rates 2024/2025							\$ change	Amount of change per week
				Value-based general rates	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates 2024/2025		
Horticultural Properties												
Central	550,000	3,636	630,000	2,012	800	-	-	360	189	3,360	-276	-5.30
Forestry Properties												
Waipoua	1,320,000	18,222	1,980,000	6,322	800	-	-	-	8,728	15,850	-2,372	-45.61
Commercial Properties												
Dargaville	147,000	3,015	205,000	655	800	313	1,439	-	189	3,395	380	7.31
Mangawhai	170,000	3,109	235,000	750	800	176	1,439	-	269	3,434	324	6.24
Maungaturoto	235,000	3,123	305,000	974	800	-	1,439	-	169	3,382	259	4.97
Industrial Properties												
Dargaville	143,000	2,990	315,000	1,006	800	481	1,439	-	189	3,915	925	17.78

Rating valuations form only a part of the calculation of your rates invoice. We use land values to set General Rates and rates for stormwater. Valuations are not used to set the Uniform Annual General Charge (UAGC) or targeted rates such as for water and wastewater etc. The new rating valuations will be used to calculate rates from 1 July 2024 onwards.



View the projected rate applied to your property at www.kaipara.govt.nz/rates-property-search

DEBT – THE FOUR LETTER WORD

Why do we need to borrow money?

We plan and carry out capital or one-off projects that improve and enhance our facilities and infrastructure networks. These projects are often significant in terms of upfront cost and resulting asset lifetime. Many projects require large chunks of money to build, but the benefits to our communities are often intergenerational, so it makes sense to spread the cost of the asset over many years rather than burden those paying rates right now with the full amount.

If we were to just use rates to pay for these projects rates would skyrocket. A \$5 million project to upgrade water infrastructure, for example, would require an 11% average rates rise, leaving very little headroom for funding any other cost increases that Council manages from year to year.

To make sure construction costs for assets are sustainable and spread fairly, Council will often fund the initial cost of the asset through debt. The resulting interest costs, and repayments are charged through rates over a longer period of time.

Council also uses debt as an interim funding source for growth related projects that will be ultimately funded by future development contributions.

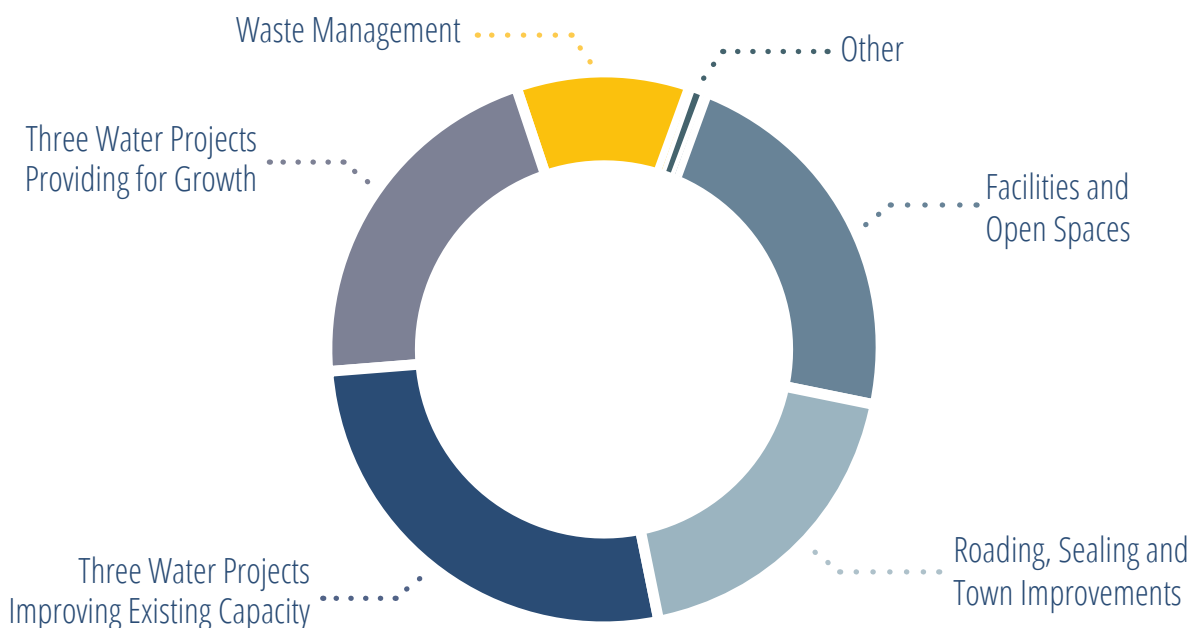
What are we borrowing in the next three years?

As at June 2023, we had debt of approximately \$44 million. This existing debt is mainly from the Mangawhai Community Wastewater Scheme. We're expecting to take out a further \$9 million of net debt before the end of this financial year, 2023 – 2024. We're estimating that our starting point at the beginning of this long term plan period will be around \$53 million.

Across the next three years we're planning to borrow another \$28.5 million and pay down \$9 million of existing debt (so all up, our net debt growth will be \$19.5 million).

The \$28.5 million of new debt is being used for capital projects over the next three years across the categories shown below:

FORECAST NEW DEBT 2025 - 2027



Our total external debt levels are expected to look like this:



YEAR 1 \$62 M

YEAR 2 \$66.6 M

YEAR 3 \$72.54 M



For more information, go to www.kaipara.govt.nz/ltp to read our draft Financial Strategy
You can also read: draft Revenue and Financing Policy

Full list of source documents (also available at kaipara.govt.nz/ltp):

- Vision and Community Outcomes
- Significance and Engagement Policy
- Environmental Scan 2023
- Significant Forecasting Assumptions
- Infrastructure Strategy
- Financial Strategy
- Revenue and Financing Policy
- Treasury Policy (includes Investment, and Liability and Management Policies)
- Development Contributions Policy
- Financial Contributions Policy
- Rates Remission and Postponement Policies
- Activity Management Plans



Specifically, Council is seeking feedback on:

- Revenue and Financing Policy – New targeted rates for Library, Dargaville Sportsville and Mangawhai Museum
- Financial Contributions Policy – Minor changes
- Rates Remission and Postponement Policies - Minor changes
- Development Contributions Policy – Increased contributions as a result of high inflation and interest rates, and less connections than forecast (forecast growth capital based on 7 years 2024 - 2031)

You can submit any comments on those on the same feedback form at www.kaipara.govt.nz/ltp

We are also consulting on Fees and Charges for 2024/2025, go to www.kaipara.govt.nz/haveyoursay

NGĀ WHAKATAUNGA MŌ KAIPARA THE KEY DECISIONS FOR KAIPARA

Over the next pages we will be asking for your input on some key decisions.

Option 1 for topics 4–8 have been included in the draft budgets and rates modelling for the draft Long Term Plan.

Give us your feedback by filling out the submission form at the back of this document or go to www.kaipara.govt.nz/ltp to share your thoughts online.

We will also be out and about across the district during April so you can speak directly with elected members and Council staff before submitting any feedback – for more details see page 46.



We need your feedback by 11.59pm on Saturday 4 May 2024

TOPIC 1.

COMMUNITY HUBS – DARGAVILLE AND MANGAWHAI



WHAT IS A COMMUNITY HUB?

A community hub is a public space that brings together a range of activities, programmes and services. Community hubs are important as they can provide an open and accessible space, with services and activities that enhance community wellbeing. More and more, libraries have become the centre of their communities. It is an increasing trend, both here and overseas, to combine library services with other community services in one area.

BACKGROUND

The previous Council decided to build community hubs in Dargaville and Mangawhai using two tranches of Government funding provided through the Better Off Funding package.

The external funding from central government (Better Off package) will pay for the pre-construction phase of both the community hubs: community engagement, design development, detailed design through to consenting and site works. We expect to undertake this work through the first and second year of this Long Term Plan 2024–2027.

DARGAVILLE

After community consultation as part of the last LTP, Council agreed to develop a new building adjacent to the Northern Wairoa War Memorial Hall and Municipal Building to house a community hub that included a library.

We also indicated that we would look to form a community trust to facilitate the development of the community hub and library in Dargaville.

MANGAWHAI

The current library is in the village and has historically been run by volunteers. In December 2023 Council agreed to establish Mangawhai as a branch library with paid professional staff in the existing Mangawhai Library space as a stop-gap measure and to improve the level of service until suitable library facilities are available. Through the previous LTP we considered locations for a new, larger library facility to meet the community needs in the village or at Mangawhai Central, and the community told us that the village was their preferred location for library services. At this stage we do not have a confirmed location for the community hub. Council is not in a position to fund land purchase in the next three years, and so would look to build it on Council-owned land. A potential location is the Mangawhai Community Park. If the location is confirmed at the community park, the facilities could be consolidated with Council offices, chambers and a service centre, as well as civil defence facilities for the community.

Supported by Mangawhai's rapid population growth and development, we would look to fund the build of the community hub in Mangawhai by future development contributions and debt.

ISSUE

The community hub will include library services. We want to hear from the community about what other services you think are important to have in the hub, so that we can start to plan the design.

Aside from library services, community hubs can house a number of different facilities, depending on the needs of the people it is servicing. The two Kaipara community hubs could each include a library, digital facilities, meeting rooms, or a multi-purpose flexible space that can be used for events, activities and learning, as well as a range of community support and other services.

DARGAVILLE

ASIDE FROM LIBRARY SERVICES, WHAT FACILITIES OR FUNCTIONS DO YOU THINK ARE IMPORTANT TO PROVIDE IN THE DARGAVILLE COMMUNITY HUB?

Let us know your ideas in the submission form

MANGAWHAI

ASIDE FROM LIBRARY SERVICES, WHAT FACILITIES OR FUNCTIONS DO YOU THINK ARE IMPORTANT TO PROVIDE IN THE MANGAWHAI COMMUNITY HUB?

Let us know your ideas in the submission form

TOPIC 2. URLICH PARK (MOIR STREET RESERVE) – WHAT’S NEXT?

BACKGROUND

Mangawhai has seen rapid growth in recent years and shows little signs of slowing down. To support the growing population, the Mangawhai Spatial Plan identified a need for public access to sporting and recreational facilities to complement other facilities in the Mangawhai area. In 2021, Kaipara District Council owned just one active public recreation space in Mangawhai – the Mangawhai Community Park – housing multiple functions, including the Historic Village, Mangawhai Museum, and Mangawhai Activity Zone (MAZ).

Finding flat, centrally located land is increasingly difficult to come by in Mangawhai, so in September 2022 Kaipara District Council agreed to purchase a 5.8 hectare block of land in the village for future sports and recreational facilities using reserve contributions. Reserve contributions are funds collected from developers or property owners who are subdividing their land and can only be primarily used in their catchment area to purchase or upgrade open spaces, in this case from the Mangawhai area. The unanimous Council decision came after community engagement showed strong support to purchase the land. The land is located on Moir Street, close to the Mangawhai Domain and within walking distance to Mangawhai Beach School and the village shops.

When we first asked the community if they supported the land purchase back in 2022, people also shared some ideas about what they thought Mangawhai needed in this space. These included playing fields that complement what is already provided at the Mangawhai Domain, a public swimming pool, indoor multi-purpose sports facilities, and created public green spaces and dedicated parkland.

SPORTS AND RECREATIONAL SPACES IN THE MANGAWHAI AREA



- Lincoln Downs Mountain Bike Park - Outdoor pursuits
- Ulrich Park - Future sports and recreation
- Mangawhai Community Park - Play, Civic and Recreation
- Mangawhai Domain - Competitive sports (non-Council asset)



ISSUE

Right now the land is bare grassy farmland. It has no buildings or facilities and is being grazed by a local farmer. The grazing lease will expire in the next two years.

A recent needs assessment carried out for the Mangawhai area recommended the development of Ulrich Park for suburban open space by 2033 to meet any gap in community provisions.

Before developing any sports and recreational facilities, we need to hear from the community about what they want to see.

Once we have heard from you we would also need time to design the area. In the second and third year of this LTP period we plan to work on developing an initial concept design, reaching detailed design and consenting process in 2026–2027. We are planning to spend around \$200,000 from financial contributions (funded by growth) to undertake this initial planning and consenting work.

We would look to start construction during the next LTP period (that's 2027–2037) with a focus on basic access first.

WHAT KINDS OF SPORTS AND RECREATIONAL FACILITIES DO YOU WANT TO SEE DEVELOPED IN URlich PARK (MOIR STREET RESERVE)?

Let us know your ideas in the submission form

TOPIC 3.

CLIMATE RESILIENCE AND ADAPTATION PROGRAMME

BACKGROUND

Under its Long Term Plan 2021–2031, Kaipara District Council committed \$1.5 million over 10 years to a climate change work programme focused on mitigation and adaptation.

Mitigation is reducing our greenhouse gas footprint by finding different ways of functioning as a Council and by encouraging carbon removal/sequestration. It means supporting and enabling our community to do the same.

Adaptation is increasing our resilience and ability to thrive in a changing environment. Adaptation means planning for how we grow, develop and make decisions on how best to respond to climate change. For Council, this included utilising climate change data and projections to help make decisions on locations and designs of future infrastructure such as parks, roads, stormwater drains or community facilities. These approaches were planned out through the previous LTP period (2021–2031) within Council’s dedicated climate change work programme, and mapped via three workstreams; Climate Smart Policy, Climate Action, and Adaptive Pathways Planning (including the Ruawai Adaptive Pathways programme).

Ruawai Adaptive Pathways was Council’s adaptation planning pilot project. Through the pilot, Council was working to support the Ruawai community to set up a plan to prepare for, and respond to increasing coastal hazards, flood hazards and sea level rise.

In November 2023, Council agreed to pause the Ruawai Adaptive Pathways programme including any Council expenditure relating to the programme. No further work on the Ruawai Adaptive Pathway programme was undertaken from that point, with the agreement that formal consultation on the Ruawai Adaptive Pathway programme and the wider climate smart/resilience programme would provide further direction for the Council for the next LTP period.

Outside of the work of the Ruawai Adaptive Pathways programme, the Ruawai and Raupo communities have a level of climate resilience provided for through the land drainage scheme, for which Council collects a targeted rate. This funds things like the maintenance of drains and outlets by weed spraying and machine cleaning, and if necessary, replacing floodgates. Across the district, climate resilience is already considered as part of the development of the new District Plan. Additionally, each of our activities must consider climate resilience when setting their work programmes. You can read about how climate resilience is being considered for each activity under the draft Activity Management Plans in the source documents.

Kaipara District Council is also part of the Joint Climate Change Adaptation Committee for Northland (governance group, that includes councillors and hapū/iwi representatives from across the region), and Climate Adaptation Te Tai Tokerau, a collaborative inter-council group that focuses on climate change adaptation.

ISSUE

We need to know how much, if any, specific funding should be set aside for a dedicated climate resilience programme.

HOW MUCH FUNDING, IF ANY, SHOULD COUNCIL COMMIT TO A CLIMATE RESILIENCE PROGRAMME?

OUR OPTIONS

OPTION 1: NO CLIMATE RESILIENCE WORK PROGRAMME

(Option 1 is included in the draft budgets and is Council’s preferred option)

No **dedicated** work programme or budget towards climate adaptation, climate action or climate resilience.

Under various legislation, Council must incorporate risk management into infrastructure projects, district planning, civil defence emergency management. We will carry out the requirements in the existing law, irrespective of whether or not Council has a dedicated climate resilience work programme.

- Costs nothing (immediate reduced cost compared to the LTP 2021—2031)
- Meets our legislative requirements
- Means no further work will be done to develop the Ruawai Adaptive Pathways pilot programme
- With no dedicated work programme, may limit Council’s ability to adequately plan for increasing natural hazards or cope with change because of limited staff and resources
- No direct support for specific sustainability, adaptation or resilience to communities
- Council may not be eligible for some streams of external funding

Cost

\$0

Impact on all rate types

\$0

Impact on debt

\$0

OPTION 2: PLANNING FOR CLIMATE ADAPTATION

Continue the climate adaptation work programme, as initially established in the LTP 2021—2031 cycle. This option will specifically see Council delivering climate adaptation services but not climate mitigation services.

Complete Ruawai Adaptive Pathways pilot (LTP Year 1 would require \$180k to complete remainder of first ‘phase’ and then move to implementation). The programme would then expand to a new larger community (replicating Ruawai process), e.g. Mangawhai, all of West Coast or inner Kaipara Harbour.

- Costs ratepayers
- Will see the Ruawai Adaptive Pathways pilot completed and the commencement of a ‘major’ community adaptation planning process
- Enables Council to be eligible for possible contributions from central and/or regional government communities
- Council may not be eligible for some streams of external funding

Cost

\$500,000 across three years

Impact on all rate types

General Rates

Year 1: \$180,000

Average per rateable property Year 1: \$11.55

Year 2: \$160,000

Year 3: \$160,000

Impact on debt

\$0

OUR OPTIONS (continued)

OPTION 3: CLIMATE ADAPTATION AND MITIGATION PLANNING

Same as Option 2 regarding climate adaptation planning, but this option would re-introduce a climate mitigation planning workstream.

Mitigation planning would see Council re-introducing emissions accounting and reporting, recommencing the climate action plan as well as developing a climate policy, which would set out Council's approach to climate change. \$200,000 of the \$700,000 is set aside for this.

- Has the largest rates impact and largest resource required – staff, finances, community
- Completes work started through previous LTP cycle to finish Climate Smart Policy, Climate Action Plan and reinstate emissions accounting and reporting
- Means Council meets its own adopted Emissions Targets (from 2021), finishes Climate Smart policy and Climate Action Plan
- Provides direct funds and tools allocated to local businesses and communities to support their own sustainability and resilience efforts
- Kaipara has a larger regional voice and influence on climate adaptation and mitigation
- Enables Council to be eligible for possible contributions from central and/or regional government

Cost

\$700,000 across three years

Impact on all rate types

General Rates

Year 1: \$180,000

Average per rateable property Year 1: \$11.55

Year 2: \$260,000

Year 3: \$260,000

Impact on debt

\$0

TOPIC 4.

DIFFERENTIAL TARGETED RATE – PARKS AND LIBRARIES

BACKGROUND

Currently the cost to look after all of the district's parks and libraries is shared across the district and paid by ratepayers through their general rates. The cost burden is therefore allocated on land value e.g. those with higher land values paying more of the cost.

ISSUE

We have some analysis on library users that shows higher numbers of residents in the postcodes where the libraries are situated. However, the way we rate at the moment (through general rates) does not take this into account. We want to hear from the community if there's appetite to change the way we rate, so that properties within closer proximity, that are not commercial or industrial, pay more of the costs associated with maintaining and operating our parks and libraries.



Over the next three years we are planning to spend approximately \$12 million to maintain our parks and libraries. Currently this is paid for through general rates. If we were to change the way we rate for parks and libraries to a differential targeted rate, approximately 5,829 properties would pay 60% of the parks and libraries budget. These are all properties within the defined roll areas on the map excluding commercial and industrial properties. Approximately 9,076 properties (everyone else, including the commercial and industrial properties in the defined roll areas) would pay 40% of the parks and libraries budget.

HOW SHOULD WE CHARGE FOR THE MAINTENANCE AND OPERATION OF OUR PARKS AND LIBRARIES ACROSS THE DISTRICT?

OUR OPTIONS

OPTION 1: PAY FOR THE OPERATION AND MAINTENANCE OF PARKS AND LIBRARIES THROUGH A DIFFERENTIAL TARGETED RATE

A targeted rate for parks and libraries for all properties differentiated by area and property use.

60% of the budget will be charged to properties within the defined roll areas for Dargaville, Mangawhai, Maungaturoto, Paparua and Kaiwaka – see map (excluding commercial and industrial properties).

All other properties across the district, including commercial and industrial properties within the identified roll areas will be rated for 40 percent of the budget for parks and libraries. Every property that is charged a Uniform Annual General Charge (UAGC) would be levied the new targeted rate.

- Places the greater cost on those living in closer proximity to the facilities and services.

Cost

\$12 million across three years

60 percent of the Year 1 cost (\$3.9 m) is \$2.3 million and 40 percent is \$1.6 million

Impact on debt

\$0

Impact on all rate types

Those properties excluding commercial or industrial in Dargaville, Paparua, Maungaturoto, Kaiwaka, and Mangawhai areas

Year 1: \$415.24 | Year 2: \$434.17 | Year 3: \$432.42

All other properties including the commercial and industrial

Year 1: \$168.74 | Year 2: \$176.43 | Year 3: \$175.72

OPTION 2: STATUS QUO

Pay for the operation and maintenance of parks and libraries through the general rate.

- Shares the cost for these amenities across the district
- Means ratepayers with high land value are potentially paying more for a service they use less

Cost

\$12 million across three years

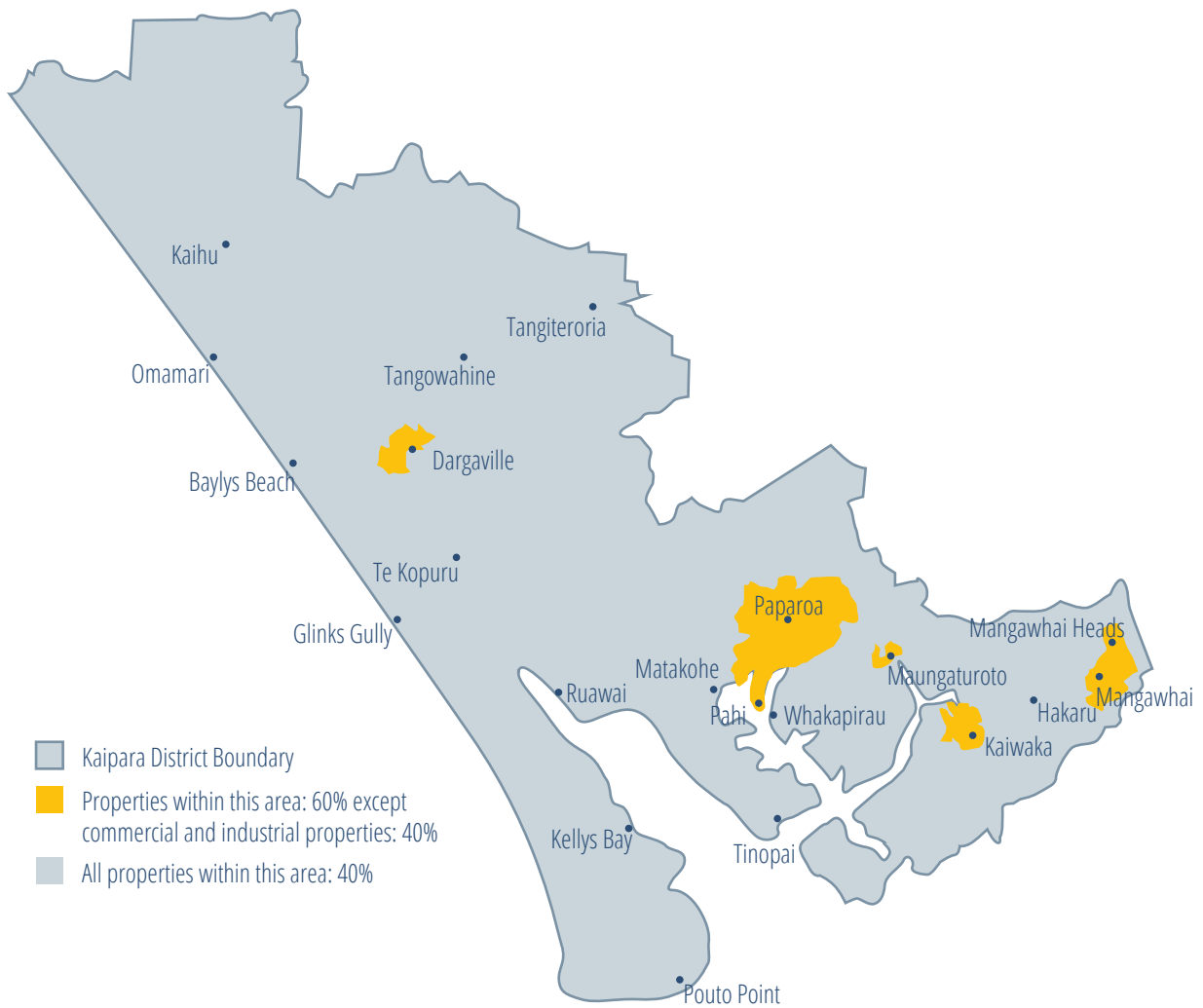
Impact on all rate types

If we were to include it in the general rate, the average property across the district would pay approximately \$250 for the 2024/2025 year

Impact on debt

\$0

RATING AREAS FOR PROPOSED RATES FOR PARKS AND LIBRARIES



View the projected rate applied to your property at www.kaipara.govt.nz/rates-property-search

When considering the impact of Option 2 (funding the parks and libraries through the general rate) the impact for each \$100,000 land value it looks like the below:

Differential Category	Impact to General Rate per \$100,000 Land Value
Residential and small sized lifestyle properties	\$27.31
Other	\$42.33

Sample Properties 2024/2025			
Residential property	Land value	Option 1	Option 2
Te Kopuru	\$153,000	\$168.74	\$41.78
Dargaville	\$200,000	\$415.24	\$54.61
Kaiwaka	\$500,000	\$415.24	\$136.52
Mangawhai	\$676,000	\$415.24	\$184.60
Mangawhai	\$9,500,000	\$415.24	\$2,594.16
Mangawhai	\$13,550,000	\$415.24	\$3,700.09
Lifestyle property	Land value	Option 1	Option 2
Kaiwaka	\$365,000	\$415.24	\$154.49
Maungaturoto	\$310,000	\$168.74	\$131.21
Mangawhai	\$540,000	\$168.74	\$228.56
Dairy property	Land value	Option 1	Option 2
Pouto	\$1,740,000	\$168.74	\$736.47
Ruawai	\$1,640,000	\$168.74	\$694.14
Commercial/Industrial property	Land value	Option 1	Option 2
Dargaville	\$200,000	\$168.74	\$84.65
Mangawhai	\$450,000	\$168.74	\$190.47
Maungaturoto	\$550,000	\$168.74	\$232.79



Council currently collects a number of targeted rates on behalf of other entities. This includes the Mangawhai Harbour Restoration Society Inc, Ruawai Tokatoka War Memorial Hall, and the Dargaville Community Development Board for CCTV in both Dargaville and Ruawai.

Because these targeted rates are collected on behalf of another entity, they do not have any impact on debt levels.



TOPIC 5. TARGETED RATE – MANGAWHAI MUSEUM



INFO AT A GLANCE

Mangawhai Museum requested that Kaipara District Council collect a targeted rate of \$20.00 per rateable property per year on their behalf to support the Museum and to help pay for its ongoing costs.

If the targeted rate is confirmed, those within the Mangawhai Harbour Restoration targeted rating area will be charged this additional targeted rate. There are currently 5,180 rateable properties in this area. Ratepaying households would have free admission to the museum.

BACKGROUND

The Mangawhai Museum opened in December 2014, after ten years of fundraising efforts and community involvement. Mangawhai Museum and Historical Society (MMHS) is a registered charity. It is largely run by volunteers, with a volunteer board, and 80-100 volunteers acting in a wide variety of roles across the museum's operations. It has one paid manager and a paid part-time assistant.

In 2023 representatives for the Mangawhai Museum approached Council for a targeted rate to assist in the ongoing funding of the museum, including the Daring Discovery Centre.

The Museum representatives advised Council that a targeted rate could:

- support the museum, which provides a wide range of benefits to residents and visitors
- offer the potential to be able to borrow for future capital works
- fund necessary maintenance
- ensure the viability of the museum
- potentially reduce/eliminate the costs for existing ratepayers to visit the museum.

They have also advised Council that it costs over \$50 per visitor to run the museum (based on dividing expenses by number of visitors in a year, from 2022 expenses), yet they only charge \$12 for adults, and \$6 for seniors, students, and children. The Museum cannot support itself financially through admissions alone. Income from the gift shop and more recently through overhead cost-sharing and a peppercorn license fee from the cafe helps supplement operational costs. The main source of income is from grants, which are not always guaranteed (success rate is low at just under 40% of applications).

If confirmed, this targeted rate would apply to the same rating base as the Mangawhai Harbour Restoration Society.

ISSUE

Without a regular and certain income to supplement its other sources of income the Museum has advised Council that its long term future is uncertain.

We want to hear from you as to whether or not you would like us to collect a targeted rate on behalf of Mangawhai Museum.

SHOULD WE COLLECT A TARGETED RATE ON BEHALF OF THE MANGAWHAI MUSEUM?

OUR OPTIONS

OPTION 1: COLLECT A TARGETED RATE ON BEHALF OF THE MANGAWHAI MUSEUM

Collect a targeted rate for Mangawhai Museum.
Every targeted rateable property that is charged a Uniform Annual General Charge (UAGC) would be levied the new targeted rate.

Total amount collected on behalf of Mangawhai Museum

\$103,600 per year (approximate based on current rateable properties in catchment area)

Impact on all rate types

\$20.00 targeted rate (inc GST) per rateable property

OPTION 2: STATUS QUO

No targeted rate collected for Mangawhai Museum.

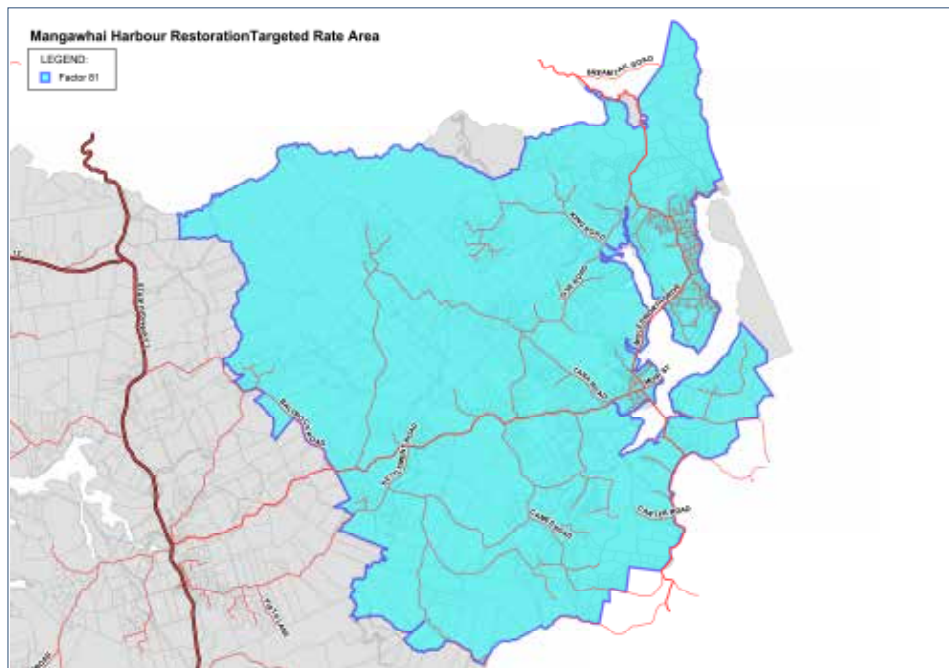
Total amount collected on behalf of Mangawhai Museum

\$0

Impact on all rate types

\$0

RATING AREA FOR MANGAWHAI MUSEUM PROPOSED TARGETED RATE



Read the Mangawhai Museum submission on 11 October Council meeting for further background information

TOPIC 6. TARGETED RATE – DARGAVILLE SPORTSVILLE



INFO AT A GLANCE

Kauri Coast Recreational Society Inc has requested Kaipara District Council collect a targeted rate on their behalf to support Sportsville and its future development.

If the targeted rate is confirmed, all those within central Dargaville, north and west coast areas would be charged (see the map). There are approximately 5,232 rateable properties in the area.

BACKGROUND

Sportsville Dargaville is a multi-sport hub that opened its doors in 2018 and currently includes netball/tennis courts, football and rugby league pitches, changing and ablution rooms to cater for these sports, together with a meeting room with kitchen facilities.

In November 2023 representatives from the Kauri Coast Recreational Society Inc (KCRS) presented to Council and requested that a targeted rate be introduced to support the operating and maintenance costs of the established Sportsville Dargaville and the collaboration between Northern Wairoa Rugby Union (NWRU), to provide a sustainable sports hub accommodating both indoor and outdoor multi-sports codes, together with community and cultural event space.

KCRS has suggested a few different options for targeted rating amounts.

ISSUE

KCRS advised Council that a targeted rate for Sportsville Dargaville would ensure the sustainability of the facility in the long term and provide for the larger maintenance items that occur around the 10th year anniversary of a building and courts, and beyond.

KCRS has advised that there is currently a targeted rate for regional sporting facilities rated by Northland Regional Council (NRC), of which Kaipara district receives a portion. This rate was set to develop collaborative ventures for facilities. The NRC Targeted Regional Sporting Facilities Rate does not provide funding for operating or maintenance costs. The rate is not yet confirmed to be included in NRC's LTP 2024–2034.

They also advised that Sportsville Dargaville receives revenue through sports fees and affiliations but these costs are kept at a minimum to ensure that everyone in our wider community can participate in their chosen sport. At present the operating and maintenance costs are met by grants, which are uncertain.

We want to hear from you as to whether or not you would like us to collect a targeted rate on behalf of Kauri Coast Recreational Society Inc, and if so, at what level/cost (Option 1, 2, or 3). Any funds collected would be provided to KCRS.

SHOULD WE COLLECT A TARGETED RATE ON BEHALF OF KAURI COAST RECREATIONAL SOCIETY (DARGAVILLE SPORTSVILLE)?

OUR OPTIONS

OPTION 1: INTRODUCE A TARGETED RATE COLLECTED ON BEHALF OF THE KCRS FOR STAGE 1 OPERATING EXPENSES

Collect a targeted rate on behalf of the KCRS.
Rates for estimated stage 1 operating expenses.
Every targeted rateable property that is charged a Uniform Annual General Charge (UAGC) would be levied the new targeted rate.

Total collected on behalf of KCRS

\$44,780.00 per year (exc GST)

Impact on all rate types

\$9.78 inc GST per targeted rateable property per year

Impact on debt

\$0

OPTION 2: INTRODUCE A TARGETED RATE COLLECTED ON BEHALF OF THE KCRS FOR STAGE 1 OPERATING EXPENSES AND FUTURE DEVELOPMENT

Collect a targeted rate on behalf of the KCRS.
Rates for estimated stage 1 operating expenses plus \$10 per property for future development.
Every targeted rateable property that is charged a Uniform Annual General Charge (UAGC) would be levied the new targeted rate.

Total collected on behalf of KCRS

\$97,460 per year (exc GST)

Impact on all rate types

\$21.28 inc GST per targeted rateable property per year

Impact on debt

\$0

OPTION 3: STATUS QUO

No targeted rate collected on behalf of the KCRS.

Total collected on behalf of KCRS

\$0

Impact on all rate types

\$0

Impact on debt

\$0



Read the Kauri Coast Recreational Society Inc KDC Targeted Rate Proposal at 29 November Council meeting for further background information.

RATING AREA FOR SPORTSVILLE PROPOSED TARGETED RATE



TOPIC 7. TARGETED RATE – FORESTRY

BACKGROUND

Council has historically charged a targeted rate to properties used for growing exotic trees within the Forestry Roding Targeted Rate area. The targeted rate was first introduced in the 2015/2016 year and is set to continue until the 2027/2028 year. The rate partially funds maintenance for roads impacted by logging trucks and other heavy vehicles associated with forestry activity to maintain current roading standards.

Currently, the Forestry Roding Targeted Rate is calculated on land value. All properties that are used to grow exotic trees (category FE) within the district are charged the rate, which includes forestry blocks associated with carbon credits.

ISSUE

Over the years some ratepayers paying the Forestry Roding Targeted Rate have approached Council to express their concern about the rate and the way it has been levied. As a result, elected members requested an independent review of the Forestry Roding Targeted Rate, which was presented to the LTP Briefing in October 2023.

We want to hear from those paying this targeted rate if there is support to change the way the rate is charged.

SHOULD WE CHANGE THE WAY THE TARGETED ROADING FORESTRY RATE IS CALCULATED?

OUR OPTIONS

Only Forestry Roding Targeted ratepayers can submit on this question

OPTION 1: CHANGE THE WAY FORESTRY ROADING TARGETED RATES ARE CALCULATED BASED ON HECTARES RATHER THAN LAND VALUE

Change rates calculation to hectares.

- Calculates the targeted rate on hectares, rather than land value
- Is not impacted by the district revaluations
- Means the targeted rate will no longer fluctuate in relation to land value
- Initially some ratepayers will see an increase in rates payable as the burden is re-distributed.

Impact on all rate types

Ratepayers will see an increase/decrease in their targeted rate but the same amount collected is shared by same number of people, just redistributed

Impact on debt

\$0

OPTION 2: STATUS QUO

- Continues to rate in the same way, on land value rather than hectares
- Is likely to trigger ongoing complaints from affected ratepayers

Impact on all rate types

\$0

Impact on debt

\$0

Sample Properties 2024/2025

	Land value	Hectares	Option 1	Option 2
Forestry	\$125,000	9.80	\$120.17	\$436.33
Forestry	\$405,000	20.25	\$248.49	\$1,413.72
Forestry	\$1,090,000	443.23	\$5,438.44	\$3,804.82
Forestry	\$11,700,000	6,644.84	\$81,532.23	\$40,840.70

TOPIC 8.

TARGETED RATE – RAUPO A AND RAUPO B

BACKGROUND

All landowners located within the Raupo Land Drainage Scheme area currently pay a targeted rate.

The targeted rate is used to maintain the Raupo Land Drainage Scheme. This includes drains and outlet maintenance by weed spraying and machine cleaning, maintenance and, if necessary, replacing floodgates.

There are three different categories of the Raupo District targeted rate – A, B, and Raupo Township. Landowners in the Raupo District B targeted rate area have requested a review as they are paying both the District A and District B rates.

Five ratepayers contribute towards the Raupo District B rate and 271 ratepayers (including the five who contribute to Raupo B) contribute towards the Raupo District A rate.

The request to remove the two differential categories and combine A and B has been discussed by the Raupo Drainage District Committee, which supports the change.

ISSUE

Currently the funding impact is:

Differential Category	Differential Factor	Rate in the dollar on land value for 2023/2024 (incl GST)	Revenue from Land Drainage Scheme Targeted Rate (incl GST)	Share of Land Drainage Scheme Targeted Rate
Raupō District A	83%	\$0.0040004	\$692,792	85%
Raupō District B	7%	\$0.0003374	\$3441	<1%

Modelling shows that the impact of combining Raupo District A and B to those who currently pay only the Raupo District A rate is around 1.57%.

The table below summarises the impact:

Detail	Properties	% of rates	
Greater than \$100	28		
Less than \$100	242		
Highest impact	\$780	1.57%	
Next highest	\$450	1.56%	
Lowest impact	\$0.54	1.57%	

We need to hear from those paying the Raupo A and B targeted rate if they support the change.

SHOULD WE REMOVE THE DIFFERENTIAL FOR THE RAUPO A AND B RATE?

OUR OPTIONS

Only Raupo A and Raupo B targeted ratepayers can submit on this question

OPTION 1: REMOVE DIFFERENTIAL FOR RAUPO A AND B RATE

Remove differential for Raupo A and B rate
Raupo A and Raupo B is one targeted rate

- Means the ratepayers currently paying both targeted rates will only pay one
- Is supported by the Raupo Land Drainage Committee
- Means Raupo A ratepayers will see an increase to their rate

Impact on all rate types

Majority of Raupo A ratepayers will see an increase ranging from .54c to \$780

Impact on debt

\$0

OPTION 2: STATUS QUO

Status quo
Continue to set Raupo A and Raupo B as a differential rate

- Continues to rate in the same way
- Is unfair for landowners in the Raupo District B targeted rate area who continue to contribute to both the District A and District B rates
- Is likely to trigger ongoing complaints from affected ratepayers

Impact on all rate types

\$0

Impact on debt

\$0

Those are the key areas where we need feedback from you to help us make decisions for Kaipara.

You can provide feedback on any of this and our source documents, which can be found at www.kaipara.govt.nz/ltp

Thanks for sticking with us.



NGĀ KAIIKAUNIHERA O TE KAUNIHERA O KAIPARA KAIPARA DISTRICT COUNCIL ELECTED MEMBERS



Mayor
Craig Jepson



Deputy Mayor
Kaiwaka-Mangawhai Ward
Jonathan Larsen



Kaiwaka-Mangawhai Ward
Rachael Williams



Kaiwaka-Mangawhai Ward
Mike Howard



Otamatea Ward
Ron Manderson



Otamatea Ward
Mark Vincent



Te Moananui o Kaipara Māori Ward
Pera Paniora



Wairoa Ward
Gordon Lambeth



Wairoa Ward
Eryn Wilson-Collins



Wairoa Ward
Ash Nayyar

KŌRERO MAI TALK TO US!

Through the month of April elected members and council staff will be out and about across the district. You will be able to talk to us and submit your feedback at these events.

DARGAVILLE COMMUNITY MARKET
8 - 12 NOON, SATURDAY 6 APRIL 2024

MANGAWHAI BUSINESS NETWORK
EVENT EVENING,
WEDNESDAY 10 APRIL 2024

MANGAWHAI ACTIVITY ZONE
11AM - 1PM, SATURDAY 13 APRIL 2024

DARGAVILLE BUSINESS NETWORK EVENT
5.30 - 7.30PM, MONDAY 15 APRIL 2024

PAPAROA COMMUNITY MARKET
9 - 1PM, SATURDAY 20 APRIL 2024



DARGAVILLE DROP-IN SESSIONS

DARGAVILLE LIBRARY - MONDAY 22 & 29 APRIL, 10AM-11AM

TE HA ORANGA 77 AWAKINO RD - THURSDAY 11 APRIL, 11-12.30PM TBC

TE URI O HAU OFFICE 5466 SH14 - MONDAY 15 APRIL, 12-1.30PM

TE ROROA OFFICE 42 HOKIANGA RD - MONDAY 15 APRIL, 4-5.30PM



MANGAWHAI DROP-IN SESSIONS

MANGAWHAI MUSEUM - TUESDAY 23 APRIL, 2-3PM

MANGAWHAI COMMUNITY PARK - FRIDAY 26 APRIL, 11AM-12PM



ONLINE EVENT 7.00PM, 1 MAY 2024



SUBMISSION FORM



There are a number of ways you can share your thoughts on the information outlined in the consultation document and any of the source documents.

- Online (recommended) at www.kaipara.govt.nz/ltp
- Fill out this form and deliver to any council office or library across Kaipara District

Please enter your details below.

First name (s): _____ Last name: _____

Postal address: _____

Email: _____ Phone: _____

Are you a ratepayer and/or resident of Kaipara District? Yes No

Are you submitting as an individual or on behalf of an organisation?

Individual Organisation/iwi/business

Organisation/iwi/business name: _____

Would you like to speak to your feedback at a hearing? Hearings for the Long Term Plan will be held 15 and 16 May.

Yes No

Please note all feedback is considered public under the Local Government Official Information and Meetings Act. Your name and feedback may be published and made available to elected members and the public. Your contact details will not be made public.

TOPIC 1. COMMUNITY HUBS – MANGAWHAI AND DARGAVILLE

Read about this topic on page 23 of the consultation document.

Aside from library services, what facilities or functions do you think are important to provide in the Dargaville community hub?

Your ideas:

Aside from library services, what facilities or functions do you think are important to provide in the Mangawhai community hub?

Your ideas:

TOPIC 2. URLICH PARK (MOIR STREET RESERVE) – WHAT’S NEXT?

Read about this topic on page 25 of the consultation document.

What kinds of sports and recreational facilities do you want to see developed in Urlich Park (Moir Street Reserve)?

Your ideas:

TOPIC 3. CLIMATE RESILIENCE AND ADAPTATION PROGRAMME

Read about this topic on page 27 of the consultation document.

How much funding, if any, should Council commit to a climate resilience programme?

- No climate resilience work programme
- Planning for climate adaptation
(\$500,000 across 2024 – 2027 applied to general rates)
- Planning for climate adaptation and mitigation
(\$700,000 across 2024 – 2027 applied to general rates)

TOPIC 4. DIFFERENTIAL TARGETED RATE – PARKS AND LIBRARIES

Read about this topic on page 30 of the consultation document.

How should we charge for the maintenance and operation of our parks and libraries across the district?

- Pay for the operation and maintenance of parks and libraries through a differential targeted rate
- Status quo (operation and maintenance included in general rates)

TOPIC 5. TARGETED RATE – MANGAWHAI MUSEUM

Read about this topic on page 35 of the consultation document.

Should we collect a targeted rate on behalf of the Mangawhai Museum?

- Introduce a targeted rate collected on behalf of Mangawhai Museum (\$20 per year)
- Do not collect a targeted rate on behalf of Mangawhai Museum

Do you live in the proposed targeted rate area?

- Yes
- No

TOPIC 6. TARGETED RATE – SPORTSVILLE DARGAVILLE

Read about this topic on page 37 of the consultation document.

Should we collect a targeted rate on behalf of Kauri Coast Recreation Society (Dargaville Sportsville)?

- Introduce a targeted rate collected on behalf of the Kauri Coast Recreation Society for stage 1 operating expenses (\$9.78 per year)
- Introduce a targeted rate collected on behalf of the Kauri Coast Recreation Society for stage 1 operating expenses and future development (\$21.28 per year)
- Do not collect a targeted rate on behalf of Kauri Coast Recreation Society (status quo)

Do you live in the proposed targeted rate area?

- Yes No

TOPIC 7. TARGETED RATE – FORESTRY

Read about this topic on page 40 of the consultation document.

Should we change the way the targeted forestry roading rate is calculated?

- Change the way forestry roading rates are calculated based on hectares rather than land value
- Status quo

Do you pay the targeted rate?

- Yes No

TOPIC 8. TARGETED RATE – RAUPO A AND RAUPO B

Read about this topic on page 42 of the consultation document.

Should we remove the differential for the Raupo A and B rate?

- Remove differential for Raupo A and B rate
- Status quo

Do you pay the targeted rate?

- Yes No

Do you have any other comments?

If you wish to provide further comment you can write on the blank page on the back of this form, or attach it to this form.

You may comment on any information and proposal in the consultation document, as well as any of the source documents found at www.kaipara.govt.nz/ltp

Thank you for taking the time to comment.



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