KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Supplementary items to the following meeting:

Meeting	Kaipara District Council
Date	Wednesday 28 February 2018
Time	9.00am
Venue	Northern Wairoa War Memorial Hall (Dargaville Town Hall), 37 Hokianga Road, Dargaville

Open Agenda: Supplementary Items

Volume 5

Linda Osborne
Administration Manager

Membership

Chair:	Mayor Jason Smith
Members:	Deputy Mayor Peter Wethey
	Councillor Anna Curnow
	Councillor Victoria del la Varis-Woodcock
	Councillor Julie Geange
	Councillor Libby Jones
	Councillor Karen Joyce-Paki
	Councillor Jonathan Larsen
	Councillor Andrew Wade

KAIPARA DISTRICT COUNCIL

Kaipara District Council

Asset Management Plan 2018

Water Supply

October 2017

Status: Draft

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REVISION SCHEDULE

Rev No	Date	Description	Signature or typed name (documentation on file).			
			Prepared by	Checked by	Reviewed by	Approved by
A	Oct 2017	1st Draft				
B						
C						
D						
E						

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1 Executive summary

1.1 Introduction

Kaipara District Council (KDC/Council) operates five community Water Supply schemes for Dargaville and Baylys, Glinks Gully, Ruawai, Maungaturoto and Mangawhai. There are raw water supplies for agricultural purposes on the Kaihu (Dargaville) and Maungaturoto bulk watermains.

As per the LGA 2002:

1. The purpose of local government is –
   a. To enable democratic local decision making and action by, and on behalf of, communities; and
   b. To meet the current and future needs of communities for good-quality local infrastructure, local public services and performance of regulatory functions in a way that is most cost-effective for households and businesses.
2. In this Act, **good-quality**, in relation to local infrastructure, local public services, and performance of regulatory functions, means infrastructure, services, and performance that are –
   a. Efficient; and
   b. Effective; and
   c. Appropriate to present and anticipated future circumstances

The focus of the Water Supply system is to protect public health by providing potable water to the communities with reliable service and to distribute water for agricultural purposes.

The purpose of this Asset Management Plan (AMP) is to summarise Council's strategic and long term management approach for the provision and maintenance of Water Supply assets.

The AMP provides discussion of the key elements affecting management of Council's Water Supply assets, including the legislative framework, links to Community Outcomes, policies and strategy, the proposed Levels of Service (LOS) and performance measures and demand, environmental and service management.

Asset performance, condition and value are examined and a Financial and Lifecycle Strategy is presented to define the investment planned to address issues and to ensure that an uninterrupted service is provided to customers now and into the future.

The provision of sustainable potable water supplies requires all those connected to the systems to take a degree of responsibility by ensuring the Water Supply is not wasted.

Kaipara is fortunate in having a number of long established water sources that provide high quality water. As our water sources are not considered secure, and that we already chlorinate all our public water supplies, there is no high risk of any material changes that would be required to our Water Supply schemes as a result of the Havelock North Drinking Water Inquiry: Stage 2.

In dry conditions, when demand is high, alternative supply points with poorer raw water quality are used which puts pressure on the treatment system. Seasonal peaks are experienced in Mangawhai and Glinks Gully during the Christmas period. In some dry periods, water carting has been necessary to augment the supply for these areas.

In the past KDC had to enforce restrictions (in Dargaville) on water use to ensure sufficient water is available for potable use and to protect public health. Given the prospect of a dry season in the future and with a better understanding of how the Water Supply system works, Council has received a revised water take consent at Rotu (raw water source at Dargaville) and also for Cattlemount (raw water source for Maungaturoto). These measures are expected to be sufficient at this stage to provide for the current demand at these communities.

1.2 The challenges

The systems are relatively stable in their operation at this time and with very limited requirements for providing for growth and LOS increases. In particular water quality is compliant with current requirements. However, focus will be required on the following aspects over the next 10 years:

Condition assessment – Pressure pipes are difficult to assess in relation to condition and remaining life. The techniques that can be used tend to be expensive an only justified for critical pipes. A sampling and assessment strategy is required to determine how best to advance this aspect.

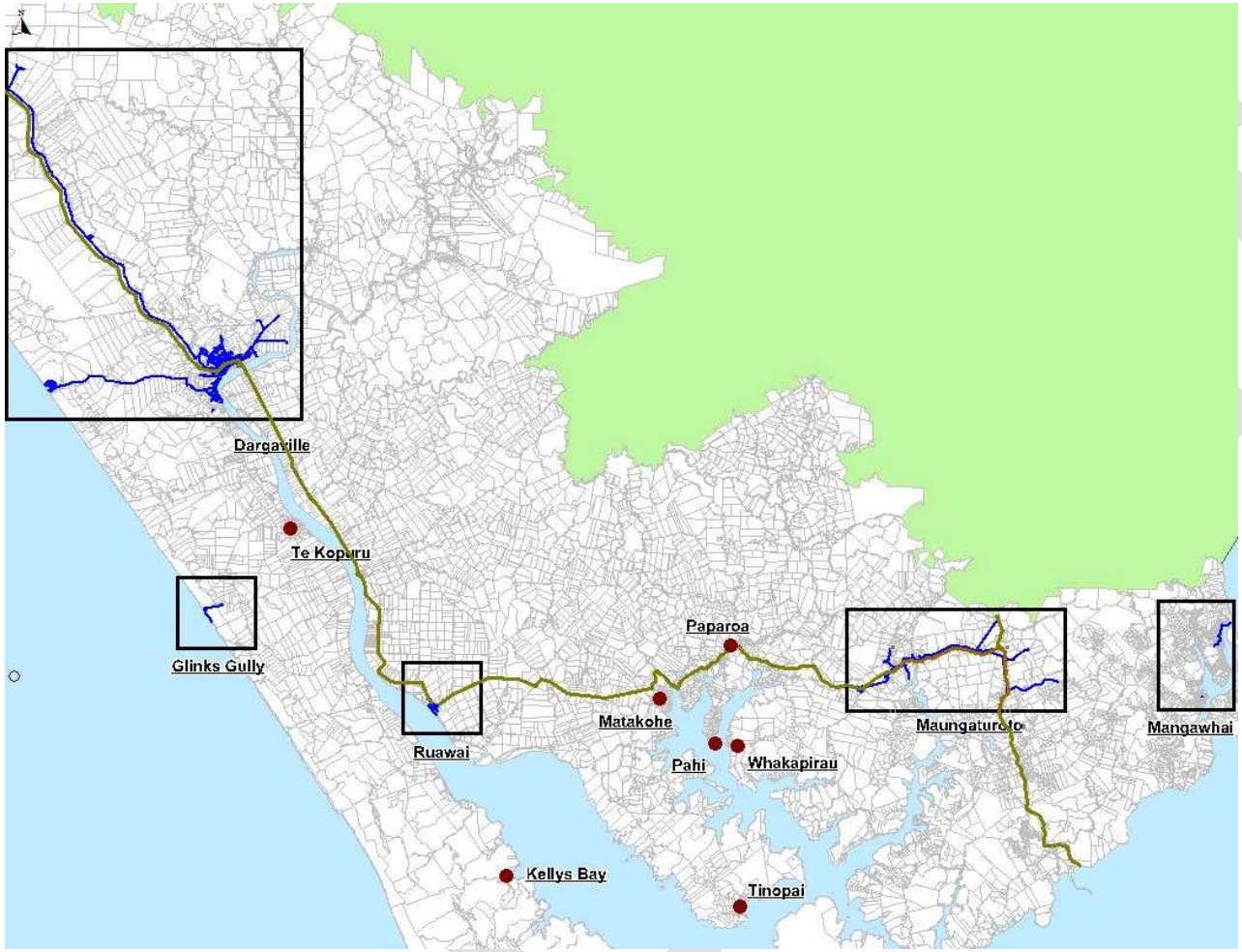
Leakage Management – Overall the systems are considered to be relatively high leakage. Some of this will be addressed as pipelines are renewed. For the rest it is a balancing act between the cost of finding and repairing the leaks and the benefits that are achieved by doing so. The more likely driver is the need to generate more capacity by reducing leakage and this will mostly apply to the Dargaville system.

Renewals – A significant portion of the pipework is nearing the end of its useful working life; as predicted by its current age and expected life. However, this is not a particularly accurate prediction tool and consideration must be given to optimising the renewal programme to minimise expenditure while managing risk and the LOS that can be delivered.

1.3 The assets

The location of each of the Water Supply schemes within Kaipara district is illustrated in the figure below. Dargaville has three water sources namely Waiparataniwha, Rotu and Waiatua Dam.

Figure 1-1: Location of WS schemes



In 2016 the district assets were valued at $62 million comprising 15 water source points with above ground assets consisting of 5 water treatment plants, 7 pump stations and 17 storage reservoirs. Below ground assets comprise 148.8 km of reticulation, 3,583 connections and 3,763 points which include, among others; valves, hydrants and meters. This marks a drop from the 2013 evaluation of $68 million.

Table 1-1: Water Supply asset overview summary

Community	Water source point	Water Treatment plant	Pump station	Storage	Reticulation (km)	Connection	Points (Fire hydrants, vallves, meters)
Dargaville/Baylys	5	1	4	3	125	2,782	3,115
Maungaturoto	4	1	3	4	13	447	496
Ruawai	2	1	0	1	6.5	251	129
Glinks Gully	3	1	0	4	1.4	85	9
Mangawhai	1	1	0	5	2.9	18	14
Water Supply total assets	**15**	**5**	**7**	**17**	**148.8**	**3,583**	**3,763**

Table 1-2: Summary of Water Supply asset valuations (2016)

Component	Replacement costs	Depreciated replacement cost	Annual depreciation
Dargaville/Baylys	$43,605,530	$15,739,325	$673,690
Maungaturoto	$14,061,602	$7,797,617	$232,966
Ruawai	$3,255,844	$1,595,069	$73,788
Glinks Gully	$534,823	$338,856	$8,680
Mangawhai	$597,837	449,680	$10,280
Water Supply total	**$62,055,636**	**$25,920,547**	**$999,404**

2 Strategic context

2.1 Purpose

The purpose of this AMP is to outline and to summarise in one place, Council's strategic and management long term approach for the provision and maintenance of its water assets.

The AMP demonstrates responsible management of the district's assets on behalf of customers and stakeholders and assists with the achievement of strategic goals and statutory compliance. The AMP combines management, financial, engineering and technical practices to ensure that the LOS required by customers is provided at the lowest long term cost to the community and is delivered in a sustainable manner.

Territorial authorities have numerous responsibilities relating to the supply of water. One such responsibility is the duty under the Health Act 1956 to improve, promote, and protect public health within the districts. This implies that, in the case of the provision of potable water, councils have the obligation to identify where such a service is required and to either provide it directly themselves or to maintain an overview of the supply if it is provided by others.

This AMP outlines and summarises Council's strategic and management long term approach for the provision and maintenance of potable water supplies to properties throughout the district (excluding those that service single premises that have their own rainwater tanks or bores) whether they be provided by public or private means. For reference, a list of defined acronyms used throughout this AMP is provided at the back of this document as Appendix E.

2.2 Service description and scope

Council operates five community Water Supply schemes for Dargaville and Baylys, Maungaturoto, Ruawai, Glinks Gully and Mangawhai in order to provide the communities a constant, adequate and sustainable potable Water Supply. Council owns and maintains the whole Water Supply network which covers:

- Collection of raw water;
- Treatment of raw water to produce suitable quality and quantities of drinking water; and
- Distribution of treated water to the point of supply to the customer including the water meter, to consistently meet specific flow, pressure and quality standards. This includes water required for emergency firefighting services.

A snapshot of the number of connections for each of Council's Water Supply schemes is provided in Table 2-1 below.

Table 2-1: Connections per Council Water Supply scheme

Water Supply scheme	Number of connections
Dargaville/Baylys	2,782
Maungaturoto	410 (Township) 37 (Railway)
Ruawai	251
Glinks Gully	85
Mangawhai	18

Council undertakes the following with assistance from their Maintenance Contractor, and other service providers as required:

- Asset management (AM);
- Customer services;
- Treatment plant operation and maintenance;
- Network operations and maintenance;
- Capital and refurbishment programme;
- Water billing; and
- Consent monitoring and compliance.

The scope of this AMP is to determine Water Supply standards, LOS and funding levels to maintain sustainable and affordable water supplies for Council's five existing Water Supply schemes. The AMP should be used to drive and manage the Water Supply business throughout the year, and this will require progressive updating to reflect the constantly changing situation.

By providing ready accessible potable water supplies, Council is working to improve, promote and protect public health within the district. Clean, safe water is essential for communities and local economic development. The water supplies also provide water for firefighting capability in established urban Water Supply areas that provides communities with a level of protection against fire.

2.3 Assumptions

Council has made a number of assumptions in preparing the AMP, which are described in Table 2-2 below.

Table 2-2: Key assumptions

Assumption type	Assumption	Discussion
Financial assumptions	That all expenditure has been stated in 01 July 2017 New Zealand dollar values (GST exclusive) and no allowance has been made for inflation. Asset valuations are in 2016 dollar values.	The LTP will incorporate inflation factors. This could have a significant impact on the affordability of the plans if inflation is higher than allowed for, however Council is using the best information practicably available from Business and Economic Research Limited (BERL).
Growth forecasts	A reasonable degree of reliability can be placed on the population and other growth projections that have been used as forecast assumptions. However, these are projections and need to be carefully tracked to ensure that they continue to be a reliable indicator of likely future trends.	If the growth is significantly different it will have a significant impact. If higher, Council may need to advance capital projects. If it is lower, Council may have to defer planned works.
Network capacity	That Council's knowledge of network capacity is sufficient enough to accurately programme capital works.	If the network capacity is lower than assumed, Council may be required to advance capital works projects to address congestion. The risk of this occurring is low; however the impact on expenditure could be large. If the network capacity is higher than assumed, Council may be able to defer works. The risk of this occurring is low and is likely to have little impact.
Changes in legislation and policy	That there will be no major changes in legislation or policy.	The risk of major change is high due to the changing nature of the Government and politics. If significant changes occur it is likely to have a significant impact on the required expenditure. Council has not mitigated the effect of this.

2.4 Relationship to Community Outcomes, Council policies and strategies

Council has adopted a new Vision Statement that includes specific reference to managing (maintaining and improving) its infrastructure.

The Long Term Plan 2018/2028 (LTP) is still being generated. It is not expected that the role of Water Supply will significantly change from the LTP 2015/2025 i.e. Council's mission is to ensure that the district's Water Supply is collected, treated and disposed of in a cost-effective, sustainable and environmentally friendly manner.

Figure 2-1: Vision statement

The overall approach acknowledges that the focus and priorities will vary with different geographical areas, for example:

- West Coast: Increasingly attractive to tourism and lifestyle. An area with high ecological, historical, environmental and cultural values;
- Dargaville: An attractive place to shop, visit, live and works. A service and tourist centre;
- Kaipara Harbour: A taonga preserved for all to enjoy, retaining a rural atmosphere. Balancing the competing demands of commercial and recreational activities; and
- Mangawhai: Fully serviced urban centre located in an outstanding coastal environment.

This overall vision for the district provides a broad initial direction for the development of Water Supply priorities and how those assets may be managed. This information, along with community consultation and discussion with other interested parties, contributes to the development of the community outcomes identified in the LTP. These outcomes have a direct influence on the management of the various Water Supply schemes.

The community outcomes that the Water Supply activity contributes to most are unchanged from the LTP 2015/2025.

- To provide a constant, adequate, sustainable and high quality Water Supply to Kaipara's reticulated areas;
- Clean, safe water is essential for communities and local economic development; and
- Public water supplies ensure communities receive water at the cost of production.

2.5 Stakeholders and consultation

There are many individuals and organisations that have an interest in how Council does management and/or operation of Water Supply assets. The following key external and internal stakeholders are identified for this AMP:

2.5.1 *External*

- The Kaipara District community, including residents and ratepayers;
- Residential and commercial water consumers;
- Government agencies (e.g. Department of Health, Ministry for the Environment (MfE), Audit New Zealand);
- New Zealand Fire Service;
- Local Iwi;
- Northland Regional Council;

- Service Contractor;
- Northland District Health Board; and
- Visitors to the district.

Internal

- Mayor and Councillors;
- Asset Manager and Asset Management staff;
- Financial Services Manager;
- Information Services Manager; and
- Records and Information Manager.

Council consults with the public to gain an understanding of customer expectations and preferences. This enables Council to provide a LOS that better meets the community needs. Council's knowledge of customer expectations and preferences is based on:

- Feedback from public surveys;
- Public meetings;
- Feedback from Elected Members;
- Analysis of customer service requests and complaints; and
- Consultation via the Annual Plan and LTP process.

2.6 Legislative framework and linkages

The Water Supply AMP is related to a range of national and local legislation, regulatory and policy documents as listed in through Table 2-3 below. The legislation and guidelines below are listed by their original title for simplicity, however all Amendment Acts shall be considered in conjunction with the original Act, these have not been detailed in this document. For the latest Act information refer to http://www.legislation.govt.nz/.

Table 2-3: Relevant Legislation

Acts
The Health Act 1956
The Health (Drinking Water) Amendment Act 2007 (an amendment of the Health Act 1956)
The Local Government Act 2002, especially: • Part 7; • Schedule 10; • The requirement to consider all options and to assess the benefits and costs of each option; and • The consultation requirements.
The Climate Change Response Act 2002
The Civil Defence Emergency Management Act 2002 (Lifelines)
The Resource Management Act 1991
The Local Government (Rating) Act 2002
The Health and Safety at Work Act 2015
The Building Act 2004
The Consumer Guarantees Act 1993
The Sale of Goods Act 1908
The Fair Trading Act 1986
Public Records Act 2005

Table 2-4: Relevant regulatory requirements

National policies, regulation, standards and strategies
Drinking Water Standards for New Zealand 2005(08) (DWSNZ)
The Government's Sustainable Development Action Plan
National Policy Statement on Urban Development Capacity 2016
The National Environmental Standard Sources of Human Drinking Water

National policies, regulation, standards and strategies
Code of Practice for Urban Sub-division
The New Zealand Fire Service Fire Fighting Water Supplies Code of Practice: SNZ PAS 4509:2008
NAMS Manuals and Guidelines http://www.nams.org.nz
Office of the Auditor-General's publications http://www.oag.govt.nz
Standards New Zealand • AS/NZS ISO 31000:2009 Risk Management Principles and Guidelines; • NZS 4404:2010 Land Development and Subdivision Infrastructure; • AS/NZS ISO 9001:2008 Quality Management Systems; and • AS/NZS 4801:2001 Occupational Health and Safety Management Systems

Table 2-5: Relevant Council planning and policy documents

Local policies, regulations, standards and strategies
Council District Plan
Northland Regional Plan
Council Engineering Standards and Policies 2011
Council Procurement Strategy and Policy Documents March 2012
Fonterra Water Supply Agreement 2009 (Maungaturoto)

Table 2-6: Relevant Council Bylaws

Council Bylaws
Water Supply Bylaw 2009

It is important to highlight the following recent national water policy updates:

The Health (Drinking Water) Amendment Act 2007 (HDWAA) came into effect 01 July 2008. This means that compliance with the Drinking Water Standards for New Zealand (DWSNZ 2005) (DWSNZ) is a legal requirement for Council. These standards have been revised and Council intends to comply with the newer standards – DWSNZ 2005 (revised 2008) (DWSNZ 2005(08)).

The preparation and implementation of this AMP and associated long term financial strategies is a means for Council to comply with these requirements.

Local Government Act 2002:

As per the LGA 2002:

3. The purpose of local government is –
    a. To enable democratic local decision making and action by, and on behalf of, communities; and
    b. To meet the current and future needs of communities for good-quality local infrastructure, local public services and performance of regulatory functions in a way that is most cost-effective for households and businesses.
4. In this Act, **good-quality**, in relation to local infrastructure, local public services, and performance of regulatory functions, means infrastructure, services, and performance that are –
    a. Efficient; and
    b. Effective; and
    c. Appropriate to present and anticipated future circumstances

This Act requires local authorities to:

- Prepare a range of policies, including significance, funding and financial policies.
- Prepare an LTP (formerly the Long Term Council Community Plan or LTCCP), at least every three years, which must identify:
    - Activities and assets;
    - How the asset management (AM) implications of changes to demand and service levels will be managed;
    - What and how additional capacity will be provided, and how the costs will be met;
    - How the maintenance, renewal and replacement of assets will be undertaken and how the costs will be met; and
    - Revenue levels and sources.

With respect to the Significance and Engagement Policy, all local councils must adopt a policy that sets out their approach to determining the significance of proposals or decisions relating to issues, asset or other matters, and any thresholds, criteria or procedures to be used by Council in assessing whether issues, proposals, decisions or other matters are significant.

Schedule 10 of the Act provides further detail for the LTP, which is relevant to this AMP. This Act supersedes the 1996 Local Government Amendment Act, which required the adaptation of a Long Term Financial Strategy, prudent asset management, and formal accounting for the "loss of service potential" of assets. In essence however, the intent of these requirements is still relevant as embodied in Audit New Zealand's expectations for AMPs through its requirement for councils to conduct an "assessment of water and wastewater services within its district".

The new legislation also puts a stronger emphasis than ever before on strategic planning (s121) that will describe:

- The systems for supply of water and disposal of wastewater and stormwater (cl.3 (a));
- The quality of drinking water and wastewater (including stormwater) (cl.3 (b));
- Current and future demands for water and wastewater (including stormwater) services and related effects on the quality of supply and the discharges to the environment (cl.3(c)); and
- Options for meeting current and future demands with associated assessments of suitability (cl.3 (d)).

Local Government (Rating) Act 2002, the funding companion to this proposed new LGA:

- Permits councils to strike a rate or charge for any activity they choose to get involved in (s16).

Resource Management Act 1991 (RMA) sets out the framework for freshwater management. Freshwater is managed by regional councils who are responsible for the water bodies within their boundaries through implementation of the RMA.

The Health (Drinking Water) Amendment Act 2007 amended the Health Act 1956, requiring all water suppliers with the duty to ensure their water is safe to drink. The amended Act introduced a statutory requirement that all drinking water suppliers providing drinking water to over 500 people must develop and implement a Water Safety Plan (WSP) to guide the safe management of their supply. The quality assurance is complemented by the DWSNZ**,** which specifies the maximum acceptable concentrations of harmful contaminants in the water.[1]

National Policy Statement for Freshwater Management 2011

- Reflects central government's policy and directions to local government regarding the management of the nation's freshwater resources. The freshwater objectives seek to safeguard the life-supporting capacity, ecosystem processes and indigenous species, including their associated ecosystems of fresh water. This is to be achieved quantitatively through the sustainable management of taking, damming or diverting fresh water, and qualitatively through the sustainable management of the use and development of land and the discharge of contaminants.

Northland Regional Council (NRC) regulates the water takes in the Kaipara district. Resource consents issued by NRC are a significant driver of the AM programme. Key NRC documents are noted below:

- NRC Regional Policy Statement;
- NRC Regional Water and Soil Plan;
- NRC Regional Coastal Plan; and
- NRC Regional Air Quality Plan

Health and Safety at Work Act 2015:

- The Act introduces a new term, "Person Conducting a Business or Undertaking" (PCBU), which captures employers, self-employed, principals to contracts, manufacturers, designers, etcetera who have the primary health and safety duties. Workers also have duties under the Act. Workers include employees and contractors, the PCBU must ensure that it's duties are carried out as per subpart 2 – Duties of PCBUs of the Act.

Civil Defence Emergency Management Act 2002:

- Requires utility lifelines (such as Water Supply) to function to the fullest possible extent during and after an emergency and to have plans for such functioning (business continuity plans).

Public Records Act 2005

Council is required to create and maintain full and accurate records including all matters that are contracted out to an independent contractor. This includes records which relate to property or assets owned by and/or administered by the local authority such as contract documents, as-built of public utilities and services such as: roads, drainage, sewerage and stormwater, Water Supply, flood control, power generated and supply, refuse disposal and public transport.

National Environmental Standards (NES)

The RMA promotes the sustainable use of resources. The main method that the Act uses to control the use of resources including the discharge of effluent to the environment is through the Regional Water and Soil Plan at regional level and District Plans at district level. This has resulted in varying standards for each region and district.

One method of ensuring that environmental standards are applied consistently across the country is provided in sections 43 and 44 of the RMA. These sections allow the Minister for the Environment to promote regulations called National Environmental Standards (NES). When an NES is enacted it means that each regional, city or district council must enforce the same standard. In some circumstances councils can impose stricter standards.

NES not only protect people and the environment, they also secure a consistent approach and decision making process throughout the whole country. They create a level playing field.

The following standards are in force as regulations:

- Air quality standards;
- Sources of human drinking water standard;
- Telecommunications facilities;
- Electricity transmission; and
- Assessing and managing contaminants in soil to protect human health

The standards listed below are at various stages of development, ranging from initiating consultation to being legally drafted.

- Ecological flows and water levels;
- Future sea level rise; and
- Plantation forestry.

This AMP has considered the impact of those relevant NES that are known to be in force at the time of the current update. Future AMP updates will need to consider future Standards as the MfE develops these as it is likely that they will influence how Council manages the communities' Water Supply.

Links with other documents

This AMP is a key component in Council's strategic planning function. Among other things, this AMP supports and justifies the financial forecasts and the objectives laid out in the LTP. It also provides a guide for the preparation of each Annual Plan and other forward work programmes.

2.7 Demand management

2.7.1 *Introduction to water demand management*

The objective of water demand management is to provide a framework and action plan for Council to continuously improve efficient use of water and water demand management across its water supplies, often targeting the highest demands/water loss first, to achieve a level of water demand management that is consistent with good performance in New Zealand.

Demand management strategies provide alternatives to the creation of new assets in order to meet demand and look at ways of modifying customer demands in order that the utilisation of existing assets is maximised and the need for new assets is deferred or reduced.

The components of demand management are shown in Table 2-7 below.

Table 2-7: Examples of WS demand management strategies

Demand component	Water Supply examples
Operation	• Optimise treatment processes; and • Leak detection to reduce non-revenue water loss (i.e. pressure management).
Incentives	• Rain water harvesting; and • Volumetric tariff encourages reduced water consumption.
Education	• Public education on alternative water source and water conservation; and • Encourage use of water efficient appliances
Demand substitution	• Water reuse for non-potable use, e.g. toilet systems and gardening

There is uncertainty in forecasting demands. The key assumptions are:

- Growth is consistent with the low percentages forecast; and
- No major changes to industrial usage.

If the growth significantly exceeds than expected then there is a risk that the capacity of the infrastructure will be exceeded sooner than anticipated. To minimise this risk Council will need to review capacity requirements based on actual demand growth as new assets are planned.

Water demand management options can be categorised into two key areas, measures and instruments.

- **Measures** – 'what to do' to achieve a reduction in water use (e.g. conversion of inefficient showers to efficient star-rated showerheads);
- **Instruments** – 'how to do it' (how to ensure that the chosen 'measures' are put into place or taken up), which include the following types;
- **Economic** – incentives such as rebates and retrofits for efficient fixtures and fittings or cost-reflective pricing which makes customers consider how they can reduce their water use to reduce their water bills;
- **Economic** – uneconomic public water supplies are returned to private ownership or converted to a non-potable water source;
- **Regulatory** – the use of local development consent conditions to ensure all new properties sold achieve a specified level of water efficiency and minimum water efficiency performance standards at a national level that require all products sold to achieve a specified level of water efficiency; and

- **Communicative** – education and advertising/marketing to promote a water efficiency consciousness and promote behavioural changes.

In addition, the Water Services Association of Australia (WSAA) recommends identification of "foundation options" as they have often been critical elements to the success of a demand management programme. It may be difficult to analyse the costs and attribute savings to these options, however they should be considered in the full programme.

Foundation options include:

- An effective ongoing education and public awareness campaign that ensures the community understand how they use water and how they may be able to save water;
- A customer advisory service which assists in communicating to the public how to save water and participate in water efficiency programmes;
- The use of regular billing cycles including customer feedback on bills to advise how the customer is tracking with respect to previous billing cycles and typical household water consumption;
- Effective user pays cost-reflective pricing including consideration of inclining block water and wastewater tariffs and peak, drought and scarcity pricing; and
- Basic system management including systematic replacement of customer water meters and calibration of bulk water meters to ensure a high level of water accounting accuracy.

WSAA recommends designing both structural and behavioural changes into a demand management programme and using more than one instrument. A combination of at least two instruments is generally most effective. For example, an economic incentive for an indoor retrofit, plus communicative and educative material about water saving tips around the home, have the potential to tap into both structural and behavioural conservation.

Similarly, whenever considering changing a single measure such as a washing machine, at least two instruments are recommended to maximise effectiveness. For example, an economic incentive and communication/education that recognises both structural and behavioural changes can take place (e.g. a more efficient machine and the participant being informed that they can save both water and energy if they wait to use a full load when washing clothes, which will save them money).

2.7.2 *Council's approach to demand management*

Council has historically undertaken water demand management planning. By doing so, and planning for its use of water to be efficient, Council will be contributing to LOS that relate to the "sustainable economy" and "strong communities" community outcomes (s1.5).

The recent climatic conditions affecting Dargaville in particular are highlighting the need for more appropriate proactive demand management strategies to be developed and implemented.

In addition to commencing water demand management planning, the LOS for the water activity will also be expanded, for example creating performance measures for residential water consumption and water loss will enable Council to compare its performance on these measures with other water supplies in New Zealand. The AMP signals Council's intention to undertake this work and develop a proposed staged approach for improving water demand management in the district.

The first step is to review the Dargaville Drought Management Plan and incorporate a staged water restriction methodology adopted in the region. A community education communication plan also needs to be developed and implemented.

The following sections provide an analysis of factors affecting demand including population growth, social and technology changes and environmental considerations. The impact of these trends is examined and demand management strategies are recommended as a technique to modify demand without compromising customer expectations.

2.7.3 *Population growth*

The Long Term Plan 2015/2025 (LTP 2015) assumptions use a 2006 Census data as the base for the population projections with the intention of using the new 2013 Census base when this became available. Statistics New Zealand (SNZ) issued revised population projections on 22 February 2017, using an estimated resident population at 2013 as the new base.

The LTP 2015 assumptions used the high growth scenario with population projections of:

- 20,000 in 2016 - already exceeded by the 2013 base of 20,500;
- 21,400 in 2026 - a figure now expected to be exceeded three years earlier in 2023 by even the updated low growth scenario of 22,600; and
- 22,000 in 2031 – a figure now expected to be exceeded three years earlier in 2028 by even the updated low growth scenario of 22,800.

These higher projections reflect stronger than expected growth up to the 2013 Census and estimated between 2013 and 2016 with the economic recovery and strong migration. In moving to the latest 2017 projections data, a decision needs to be taken on whether to continue to use the high growth scenario or to use lower growth options. The annual average population increases under the three scenarios are:

- High – population increase of 8,300 over 30 years = 276 persons per annum;
- Medium – population increase of 4700 over 30 years = 157 persons per annum; and
- Low – population increase of 1,200 over 30 years = 40 persons per annum.

For comparison, the SNZ Subnational population estimates going back to 1996 show that despite slower growth in the 10 years up to 2006, the district grew by an average 315 persons per annum in the 10 years from 2006 to 2016. Even the recently updated SNZ high growth scenario of 276 persons per annum is below the average of 315 persons per annum seen from 2006 to 2016. If one assumes some moderation of the 2006/2016 highs due to the cyclic nature of economic development and growth, then use of the updated high growth scenario is reasonable. This is supported by the increasing influence of Auckland over time, particularly in the southern part of the district, which should see sustained population growth over time.

A key consideration is how this growth is split across the district, with significantly less growth in western and northern areas of the district. The predicted level of growth as set out in the LTP 2018/2028 is presented in Table 2-8 below.

Table 2-8: Annual rating unit growth forecasts 2018/2028

Annual % change in rating units					
Area	**Rating Units (LTP) 2017/2018**	**Years 1-5 2018/2019 to 2022/2023**	**Years 6-10 2023/2024 to 2027/2028**	**Rating Units by Year 5 2022/2023**	**Rating Units by Year 10 2027/2028**
Dargaville and Baylys	2,518	0.32%	0.31%	2,558	2,599
Glinks Gully	85	0%	0%	85	85
Kaiwaka	334	1.95%	1.95%	368	405
Maungaturoto	351	0.20%	0.20%	354	357
Te Kopuru	252	0%	0%	251	250
Mangawhai	2,249	1.15%	1.20%	2,381	2,526
District (including all other areas)	14,658	1.01%	1.01%	15,414	16,208

While the above growth predictions are relatively low or even static, the district experiences growth in other ways, such as the increasing number of visitors that move into the district during the summer season from October to April, particularly during the weekends. The large number of non-residential owners of holiday homes in the district is one of the main contributors to growth, especially in Mangawhai and its surrounding areas, Pahi, Tinopai, Baylys Beach and Kai Iwi Lakes.

In general, the forecasts assume that any additional demand for services created by the increased growth levels will be absorbed by the rating base growth and by more efficient delivery of services.

2.7.4 *Growth and demand trends*

Future demand for Water Supply services is driven by:

- Extent and location of urban growth;
- Changing environmental expectations;
- Community expectations;
- Industrial/commercial demand; and
- Legislation.

There is no growth-driven capital projects of significance for Water Supply over the coming years. The focus is on ensuring security of supply by sustainable water use and adequately maintaining and renewing infrastructure. In general, the forecasts assume that any additional demand for services created by the increased growth levels will be absorbed by the rating base growth and by more efficient delivery of services.

Projections for growth in demand for Water Supply services must take into account new developments and existing residents in areas not yet serviced. Additionally, community expectations vary geographically and over time. Council can track the future demand for future Water Supply services through community consultation via the LTP and Annual Plan processes.

2.7.5 *Increase in demand for Water Supply services*

As development occurs and communities expand, the need for Water Supply services may increase, to provide certainty in supply (of potable water) and to manage risk (firefighting protection). The demand for such services is generally governed by the communities need and ability to pay. Two communities in particular may require additional Water Supply servicing in the future.

Mangawhai – this community continues to grow steadily but is largely un-serviced in relation to Water Supply. As many of the houses are used as holiday accommodation this can result in water shortages over summer and there is no reticulated fire capacity. However, there is no discernible community demand for the introduction of a community Water Supply and none is provided for in the long term planning at this time.

Kaiwaka – The cost of home ownership in Auckland is driving people to look at locations outside Auckland that either provide for an extended commute of for lower cost retirement within range of city amenities and family ties. This is already influencing growth in Warkworth and Wellsford. It is expected that this will start to influence Kaiwaka but this is not specifically provided for at this stage. Kaiwaka currently has no community Water Supply and this is not a significant barrier to growth occurring given the viability of tank supplies and the availability of tanker top-ups from Wellsford or Maungaturoto.

2.7.6 *NPS on Urban Development Capacity 2016*

The NPS requires all councils to provide for growth to occur in their areas such that a lack of 'development infrastructure' (which includes water services) is not an impediment to that growth.

There are no communities in Kaipara larger than 30,000 population of experiencing high rates of growth and so compliance only with requirements PA1-4 is required. Broadly these can be summarised as:

- For expected growth in period from now to 3 years the land and development infrastructure has to be feasible, zoned and serviced (or able to be serviced if it is developer responsibility);
- For medium term growth (3-10 years) the land does not need to be serviced but plans to service must be included in the LTP; and
- For long term growth (10-30 years) the land does not need to be serviced but provision to do so needs to be included in the Infrastructure Strategy.

In practical terms it is difficult for Council to predict when a particular developer might decide to proceed and what the staging of that development might be. In the absence of a specific proposal it is not cost-effective for Council to pro-actively install capacity for developments that 'might' proceed.

The approach adopted by Council is therefore to engage with the development community and seek a co-ordinated approach that will provide for the development on a 'just in time' basis and with confidence that any works required are financially feasible for both the developer and Council.

2.7.7 *Operational efficiencies*

The cost of operating and maintaining public Water Supply systems and maintaining compliance with ever increasing and demanding water quality standards, needs to be considered in the overall assessment of the schemes viability to continue as a public Water Supply, and as a financial demand on the ratepayers contributing to the ongoing operability of the system.

For schemes serving larger populations, the costs are shared across a larger population base and the system is more than likely cost-effective, with a greater emphasis on health and safety, through the provision of a healthy potable Water Supply, in sufficient quantities to provide the appropriate levels of fire safety.

For schemes serving smaller populations, or a segment of a community, the costs per ratepayer may be disproportionally larger, as the same quality standards need to be provided. An example could be the Mangawhai system where a small portion of the population (18 connections) is serviced by the system. The supply was upgraded in December 2016 and now meets the Drinking Water Standards for New Zealand 2005 (Revised 2008).

2.7.8 *Technological change*

Changes in technology have a significant potential to alter the demand placed on the utility services and also have the potential to provide techniques and processes for the more efficient provision of Water Supply services. Whilst the DWSNZ drive and monitor potable water quality compliance, developments in water treatment processes and technology potentially offset the cost of increased quality compliance requirement. As such there is a need to monitor the technology aspect of Water Supply treatment, to potentially identify opportunities that may be developed and implemented to reduce the cost of treating water.

A constant awareness of technology changes is necessary to most effectively predict future trends and their impact on the utility infrastructure assets.

2.7.9 *Economic trends*

New Zealand is currently experiencing a significant growth in sectors and areas of the country. The area from Tauranga to Auckland is experiencing considerable growth and outlying areas such as Mangawhai are beginning to see the positive effects of this growth with increased interest and property sales.

Extension of the Northern Motorway to Warkworth may see more commuters prepared to settle in Mangawhai or Kaiwaka. Certainly, Mangawhai is very affordable compared to Orewa and is attracting a share of the retirees.

2.7.10 *Legislative change*

Legislative change can significantly affect Council's ability to meet minimum LOS, and may require improvements to infrastructure assets. Changes in the NRC Proposed Plan for Northland, environmental standards and the RMA 1991, may affect water take requirements.

In addition, changes in legislation can influence the ease at which new consents are obtained or existing consents are renewed. Experience demonstrates that consent conditions are becoming more stringent with increased monitoring requirements being commonplace and the likelihood of better management and possible reduced volumes in water take consents.

The Ministry for the Environment (MfE) is promoting a series of NES that can be enforced as regulations under the RMA. One such standard is the proposed standard for Ecological Flows and Water Levels, the objective of which is to facilitate the sustainable management of New Zealand's water resource. It intends to promote consistency in the way decisions are made to ensure sufficient variability and quantity of water flowing in rivers, groundwater systems, lakes, and wetlands.

2.7.11 *Customer expectations*

Our customers are becoming more aware of the cost and implications of providing and maintaining potable water supplies. Whilst seen as a necessity, the increased costs of providing a reticulated potable water system can be prohibitive. Community expectations such as in Mangawhai are clear that an extensive public Water Supply system to service the community is not required, and as such are unlikely to be willing to pay for a scheme to be implemented. The motivation behind such

sentiment could be attributed to the funding issues associated with the Mangawhai wastewater system or seen as a means to stifle development in the area. Regardless, such sentiment indicates that in this particular area, rainwater tanks will remain the preferred source of water for many years to come. It is our intention to monitor areas where potable Water Supply schemes are not available and to consult with the respective communities to gauge the future level of interest in the installation of potable Water Supply schemes.

2.7.12 *Environmental considerations*

The taking of water for subsequent treatment and use in a potable Water Supply scheme has until recently not been subject to much resistance. These days, with increasing demands for river and groundwater sources, unless well managed, the demand for that water may be greater than the ability of the source to supply. Recognising this, changes to the way in which river and groundwater takes are managed and the volume of water available to be taken, are likely to be more stringently controlled, with strict consent conditions around monitoring and reporting.

2.7.13 *Changes in weather pattern*

The MfE advises that climate scientists estimate that Northland's temperature could be up to 3°C warmer over the next 70-100 years. This compares to a temperature increase in New Zealand during last century of about 0.7°C. To put this in perspective, the 1997/1998 summer, which many New Zealanders remember as particularly long, hot and dry, was only about 0.9°C above New Zealand's average for the 1990s. Northland could be up to 10% drier with more varied rainfall patterns and flooding could become up to four times as frequent by 2070.

The effects of this on Water Supply are that high intensity rainfalls create an increased flooding frequency and may contribute to poorer raw water quality and increased treatment requirements and costs.

The impact of long term changes in weather patterns on the existing systems have not been built into this AMP given the lack of detailed information available.

Certainly, Dargaville in particular has experienced two dry years in a row with 2012 river levels of the source water dropping to 20 year lows. In 2014 the base flows appeared lower than the previous year indicating the catchment was still suffering the effects from the previous dry year. These compounding effects require consideration in developing appropriate mitigation strategies.

Inclusion of possible risks imposed by global warming to the Water Supply assets will need to be included as appropriate as the AMP is developed in the future.

2.7.14 *Summary*

Table 2-9 below shows a summary of how the above demands will impact on the management of Water Supply assets.

Table 2-9: Summary of demands affecting the Water Supply assets

Demands	Impact on Water Supply assets
Population growth	Potential future new systems or extensions to existing system to provide the desired levels of water volume / protection may have a large impact if the community has the appetite to contribute towards funding the scheme.
Technical change	Alternative water treatment practices may have little impact, and may result in more cost-effective options.
Economic trends	In times of recession growth and development will slow, impacting on potential development contributions and new connections to fund new schemes.
Legislative changes	Unknown Impact. NES may result in stricter monitoring and reduced water take volumes.
Customer expectations	Unknown Impact. The communities willingness to pay for new schemes, scheme extensions and higher quality water may impact on the extent and quality of water provided.
Environmental considerations	Potentially high impact with stricter controls around the volume of water available to be sourced from ground / river supplies
Climate change	Possibly an increasingly important impact with potential reduced security of supply and contamination of supply. As weather changes are likely to be gradual, in terms of medium term asset management planning timeframes, these affects are raised here only and will need to be reviewed in the development of mitigation measures included in Drought Management Plans and as the AMPs are developed in future.

2.7.15 *Impact of trends on infrastructure assets*

The main impact of the above trends is the potential future restrictions on river and groundwater sources, the volumes of water able to be extracted, and the additional costs to source additional supplies to meet demand.

2.8 Environmental management

An important aspect of the Water Supply activity is ensuring the responsible management of water takes, whether from surface waters (such as streams, rivers or dams) or from groundwater. While the extraction and supply of water for domestic and stock drinking water needs is essential to the social and economic well-being of the community, there is an important need to protect the natural environment and function of the water resource.

The key objective, as identified in the Proposed Region Plan for Northland is to:

Manage the use, development, and protection of Northland's natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

1) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably

foreseeable needs of future generations, and

2) safeguarding the life-supporting capacity of air, water, soil, and ecosystems, and

3) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

It is recognised in the Regional Plan that these potential adverse effects are dependent on the size of the resource, the significance of the aquatic habitats it supports, other existing authorised users and the existing quality of the water resources. For example, larger rivers are better buffered from potentially adverse flow related habitat and water quality effects than are smaller rivers.

Where the existing water source is inadequate to meet demand, alternative water sources such as dams and reservoirs may have to be developed. More effective ways of utilising existing water sources will need to be considered, including strategies to harvest water at high river flows for use during periods of high demand and low availability. Avoiding wastage will also be an important consideration.

The controls for surface water and groundwater use are provided under Section 14 of the RMA 1991 and through the Regional Plan. The RMA requires resource consents for all activities relating to water (other than taking water for an individual's reasonable domestic or stock drinking water needs). Other resource consents may also be required for the installation and operation of Water Supply infrastructure (e.g. pipelines across rivers and streams). Council holds a number of resource consents for its water take activities. A summary of current water take consents held by Council is presented in Appendix D.

On the other hand, the water treatment process can also impact on the environment as a result of backwash water discharge. The control of discharge of contaminants to the environment (land, air and water) is also controlled under Section 70 of the RMA and through the Regional Plan. The current list of backwash discharge consents held by Council is provided in Appendix D.

2.9 Proposed LOS and performance measures

LOS are attributes that Council expects of its assets to deliver the required services to stakeholders. A key objective of an AMP is to match LOS provided by the Water Supply activity with agreed expectations of customers and their willingness to pay for that LOS.

The LOS provide the basis for the lifecycle management strategies and works programmes identified in the AMP. With water assets, there are often higher levels of maintenance and renewal requirements proposed (increased LOS) than the resources allow for. Trade-offs then have to be made as to what impacts on the ability of an asset to provide a service against the nice to have aspects.

LOS can be strategic, tactical, operational and implementation should reflect the current industry standards and be based on:

- **Customer Research and Expectation** Information gained from stakeholders on expected types and quality of service provided.
- **Statutory Requirements** Legislation, regulations, environmental standards and Council bylaws that impact the way assets are managed. These requirements set the minimum LOS to be provided.
- **Strategic and Corporate Goals** Guidelines for the scope of current and future services offered and manner of service delivery, and define specific LOS that Council wishes to achieve.
- **Best Practices and Standards** Specify the design and construction requirements to meet the LOS and needs of stakeholders.

The LOS for Water Supply have been developed to contribute to the achievement of the stated Community Outcomes that were developed in consultation with the community (s1.4) and taking into account:

- Council's statutory and legal obligations;
- Council's policies and objectives; and
- Council's understanding of what the community is able to fund.

The LOS included in this AMP are the LOS prepared, consulted on and adopted as part of the LTP 2012/2022 consultation process. Table 2-10 below details the LOS and associated performance measures for the water activity. These now include non-financial performance measures rules 2013 in accordance with s261B of the LGA which came into force on 30 July 2014.

The LTP performance measures are reported on through the annual reporting process. Council's current actual performance will be reported in the Annual Report 2014/2015.

The Asset Management Improvement Plan (AMIP) includes an action for Council to review its Water Supply LOS to identify if there is further opportunity for improved efficiencies and/or best practice that can be incorporated into the service framework. Currently the LOS reported in Table 2-12 are customer focused and those that are included in the LTP. An extension of the LOS and performance measures to include the more technical measures associated with the management of the activity has commenced with the inclusion of the non-financial performance measures. The following Service and Performance Measures are the same as the targets for 2016/2017 and there is no change intended over the term of the LTP commencing in 2018.

Table 2-10: LOS and performance measures

Measuring performance				
What we measure	**LTP Year 1 Target 2018/2019**	**LTP Year 2 Target 2019/2020**	**LTP Year 3 Target 2020/2021**	**LTP Years 4-10 Target 2021/2028**
Compliance with Part 5 of the drinking-water standards (protozoa compliance criteria) for the five drinking water schemes.	Dargaville, Maungaturoto, Ruawai, Glinks Gully and Mangawhai			
The percentage of real water loss from our networked reticulation system (average for total network of all schemes).Real water loss is calculated by subtracting the meter readings and 'other components' from the total water supplied to the networked reticulation system.	≤30%	≤29%	≤28%	≤27%
Median response time for attendance for urgent call-outs; from the time the local authority receives notification to the time that service personnel reach the site.	≤2 hours	≤2 hours	≤2 hours	≤2 hours
Median response time for resolution of urgent call-outs; from the time the local authority receives notification to the time that service personnel confirm resolution of the fault or interruption.	≤48 hours	≤48 hours	≤48 hours	≤48 hours
Median response time for attendance for non-urgent call-outs; from the time the local authority receives notification to the time that service personnel reach the site.	≤3 hours	≤3 hours	≤3 hours	≤3 hours
Median response time for resolution of non-urgent call-outs; from the time the local authority receives notification to the time that service personnel confirm resolution of the fault or interruption.	≤3 days	≤3 days	≤3 days	≤3 days
Total number of complaints about drinking water quality, e.g. clarity, odour, taste, pressure or flow and continuity of supply. Expressed per 1,000 water connections.	≤40	≤39	≤38	≤37
Water take consents: 100% compliance with Northland Regional Council water take consents The average consumption of drinking water per day per resident within Kaipara district. Average calculated by the billed metered consumption (m3) x 1000 divided by the no of connections x 365 x 2.5 (occupancy rate).	Dargaville – 275 Maungaturoto – 340 Ruawai – 130 Glinks Gully – 52 Mangawhai – 230			

2.10 Key issues

Key matters requiring attention for the Water Supply activity are summarised in Table below. These matters are further addressed in s3.1 (Asset Details) and s6.2 (Improvement Plan) of this AMP. Key matters requiring attention for the Water Supply service are summarised in the table below.

Table 2-11 Key Issues Overall

Issue	Location and status
New Zealand Drinking Water Standard (DWSNZ) 2005(08) compliance	All – Dargaville and Baylys, Maungaturoto, Ruawai, Glinks Gully, Mangawhai Status – SCADA implemented for Dargaville, Maungaturoto and Ruawai WTPs.
Updated Water Safety Plan (WSP) for each of the five Water Supply schemes	All – Dargaville and Baylys, Maungaturoto, Ruawai, Glinks Gully, Mangawhai Status – Revised WSPs to be prepared for all the Water Supply schemes. The process has begun and the Mangawhai WTP Catchment Risk Analysis is complete.
Waiparataniwha water take resource *consent issued 2014*	Dargaville Status: Complete, expires 2048
Dargaville Water Treatment Plant backwash discharge disposal *consent issued 2014*	Dargaville Status: There has been high aluminium discharge and there are current tests to use an alternative coagulant which has yielded preliminary positive results, consent expires in 2048
Maungaturoto raw water take resource consents *issued 2014*	Maungaturoto Status – A revised water take consent was granted by NRC to accommodate increase in consumption by Fonterra.
Maungaturoto Water Supply requires an optimisation strategy	Maungaturoto Status – SCADA has been implemented at all the raw water takes and also at Fonterra and WTP. Control through SCADA and real-time flow information has enabled operators to use the water scheme more efficiently.
Magflow installation for Council's treated water supplies	All – Dargaville and Baylys, Maungaturoto, Ruawai, Glinks Gully, Mangawhai. Status – Magflow has been installed at Dargaville, Maungaturoto, Ruawai.
Security of supply/Water source strategy - Waiatua Dam to Rotu pipeline	Dargaville Status – Drought Management Plan has been updated and shared with NRC incorporating revised Rotu water take consent. Budget allowed for the construction in LTP 2018/2028.

Issue	Location and status
Dargaville Drought Management Plan review	Dargaville Status – complete
Ruawai reticulation booster pumps meeting New Zealand Fire Standards compliance upgrades to be completed 2014.	Ruawai Status - Complete
Telemetry control system upgrade commenced 2014	All – Dargaville and Baylys, Maungaturoto, Ruawai, Glinks Gully, Mangawhai. Status – SCADA has been implemented at Dargaville, Maungaturoto and Ruawai.
Asset Information Inventory - accuracy, completeness Response - completed 2014 Criticality - definition Response - completed 2013 Condition - Response - commenced 2014 Performance Response - water models completed 2013, Water balance completed 2014 Lives - Response - commenced 2014 Lack of maintenance history - Response - Included as part of renegotiated maintenance contract	All – Dargaville and Baylys, Maungaturoto, Ruawai, Glinks Gully, Mangawhai. Status – process complete, information gathering ongoing.

Table 2-12: Remedial action identified in AMIP - Dargaville

Issue	Remedial action identified in AMIP	
	Improvement action	Forecast completion date
The main water source from Waiparataniwha Stream is prone to drought, hence the risk of supply for the Dargaville raw Water Supply pipeline.	Undertake a Water Source Strategy and investigate Dargaville's available water sources to understand what realistic and viable options exist, likely costs and potential issues for each option. Response - Review commenced in 2014.	December 2015 Completed Council has prepared an updated Drought Management Plan to reflect the variation approved by the NRC on Rotu water take
	Dargaville Alternative Water Supply - Investigation and Report Response – Review commenced in 2014.	
	Water Supply Modelling – Dargaville - review model, update and identify “at risk“ areas due to lack of capacity / pressure.	June 2020
There are a number of raw water connections between the Waiparataniwha Stream and Dargaville treatment plant. The raw water is not suitable for potable purposes.	Communicate with property owners so they are regularly made aware of the potential health risks associated with raw water use. This communication has commenced for Dargaville.	June 2016 (Completed) Council has informed billing team of the water accounts on the raw water main and the health risk message will be sent to identified customers as part of their water bill. Council has prepared a Water Supply Agreement with residents which is being signed and returned.
Knowledge of the firefighting capability of the Dargaville network.	Carry out an assessment of firefighting capability of the Dargaville/Baylys network.	June 2019

Table 2-13: Remedial action identified in AMIP - Maungaturoto

Issue	Remedial action identified in AMIP	
	Improvement action	Forecast completion date
The main water source (Cattlemount/Boar Hill) is prone to drought.	Develop a Drought Management Plan.	Completed
	Understand, what emergency response planning has been undertaken and what the Emergency Response Plans contain.	Completed (2017. Draft currently under review).

Issue	Remedial action identified in AMIP	
	Improvement action	Forecast completion date
Potential water quality issues with the Piroa Water Supply because of the relative location of the quarry to the Piroa water take.	Communicate with property owners so they are continuously made aware of the potential health risks associated with raw water use, specifically at Maungaturoto.	June 2016 Six-monthly letter is sent to raw water users. Council has prepared a Water Supply Agreement with residents which is being signed and returned.
The Maungaturoto WTP capacity is unknown.	Assess the capacity of treated water storage at Maungaturoto to meet peak daily demand, including both the current situation and projected growth scenarios.	June 2021
	Water Supply Modelling – Maungaturoto, Ruawai - develop models, identify “at risk” areas due to lack of capacity / pressure.	Completed
The raw water main from the Maungaturoto water sources is a single water main and Water Supply is at risk in times of significant failure of the water main.	Understand, for all schemes, what emergency response planning has been undertaken and what the emergency response plans contain (if they exist).	Completed – Drought Management Plan prepared - Emergency Response Plan draft under review.
Draft consent conditions issued March 2014.	Identify Consent required improvements and timing - develop programme.	Renewal of backwash consent is under process. Operational changes proposed and testing of alternative coagulant yielding lower level residual aluminium completed at Dargaville to be done at Maungaturoto.
Fonterra prefer taking water from the Baldrock Dam supply as the quality of water is better and easier to treat for production. The use of	Review the optimal utilisation of all three Maungaturoto Water Supply sources to identify Council’s two preferred water sources. Upgrade monitoring/telemetry requirements at these sites aligning with consent conditions.	Completed – SCADA installed

Issue	Remedial action identified in AMIP	
	Improvement action	Forecast completion date
water from Baldrock Dam is subject to a supply agreement between Council and the dam owners and allows a fixed volume 270,000 m^3 per year supply for an annual fee. KDC is required to monitor water use as exceeding this amount will breach contract.	Source and review the Maungaturoto, Baldrock Dam water use agreement and confirm if it is being implemented properly. Response – A review was undertaken in 2014 and presented to Fonterra for agreement.	Completed – Agreement with Fonterra has been reviewed and sent for comments to Fonterra. Completed and signed by Fonterra.
The Maungaturoto raw water pipeline is known to over-pressurise when Fonterra stops using the Baldrock Dam water source, causing overflows at the other Council-owned takes and causing the mixing of water from different catchments.	Backflow prevention – how well is this defined and managed. Review current practise and identify improvement programme.	Completed – Non-return valve has been installed at Cattlemount.
	Identify Consent required improvements and timing - develop programme.	Completed – Revised Cattlemount water take consent received and all raw water takes are now controlled and monitored through SCADA.

Table 2-14: Remedial action identified in AMIP - Ruawai

Issue	Remedial action identified in AMIP	
	Improvement action	Forecast completion date
During scheduled borehole pump maintenance in September 2012, the casing in Borehole 3 was found collapsed rendering the borehole unusable.	Borehole 2 pump has been upgraded to offset the loss of supply from Borehole 3.	Completed
	Undertake routine, five-yearly, inspections of groundwater Ruawai bores condition (next due 2017/18)	June 2018
Water in the Ruawai bores can be high in iron and manganese. Historically, there have been complaints, however after the installation of filters, there have not been recent complaints.	Review the Ruawai borehole management plan with specific focus on the futures of boreholes 4 and 5.	June 2019
	WSP - Update for Ruawai.	Completed – To be updated by June 2018
	In 2010, groundwater investigations were undertaken to support the installation of Borehole 5 as a new groundwater bore to replace Borehole 1. Concerns around the increasing electrical conductivity levels (indicating saltwater intrusion) at Borehole 5 put the plans on hold and Borehole 1 has since been renewed for ongoing use.	Completed
Ruawai WTP Treated Water reservoir leaks and in poor condition.	Replace reservoir	June 2018

Table 2-15: Remedial action identified in AMIP – Glinks Gully

Issue	Remedial action identified in AMIP	
	Improvement action	Forecast completion date
The presence of backflow prevention devices on the Glinks Gully consumers is unknown and requires understanding.	Investigate what backflow prevention exists for Glinks Gully residents that use water tanks.	June 2018

Table 2-16: Remedial action identified in AMIP - Mangawhai

Issue	Remedial action identified in AMIP	
	Improvement action	**Forecast completion date**
The water take consent (#8032) prescribes seasonal water use limits for winter and summer. The take allowance decreases from 125m^3/day during summer to 90m^3/day in winter. It is reported that this changeover can cause Water Supply issues when Easter falls in late April.	Undertake a study to better understand the impact of the non-resident holiday homemakers and visitors have on the district.	Dec 2019. Currently the option is for residents to rely on water carters during the dry peak season and a reminder to residents is on the Council website.
Peak demand issues during the peak summer season resulting in supply augmentation by water carters.	There is no immediate possibility to increase supply as Council is limited by the available consented water from the bore. Improve reaction time for water carters.	
The high summer population at the Mangawhai camp ground may impact on the Water Supply classification under the DWSNZ 2005(08) and treatment upgrades are likely to be required to comply.	Investigate and understand what will be required at the Mangawhai scheme for it to be compliant with NZDWS 2005(08). New treatment plant commissioned in December 2016.	Liaison with Northland District Health Board underway for pre-inspection for compliance with DWS. Target for compliance July 2017. Completed 2016.
	Undertake routine, five-yearly, inspections of groundwater bores for Mangawhai (next due 2016/2017)	March 2018
	Water Safety Plan – to be developed for Mangawhai	March 2018

3 The assets

The Assets section of the AMP is set out as follows:

- Asset Details – summary of Council's five Water Supply schemes and related assets;
- Critical Assets – summary of Council's critical assets for Water Supply and how these will be managed; and
- Asset Values – summary of the Water Supply asset valuation.

3.1 Asset details

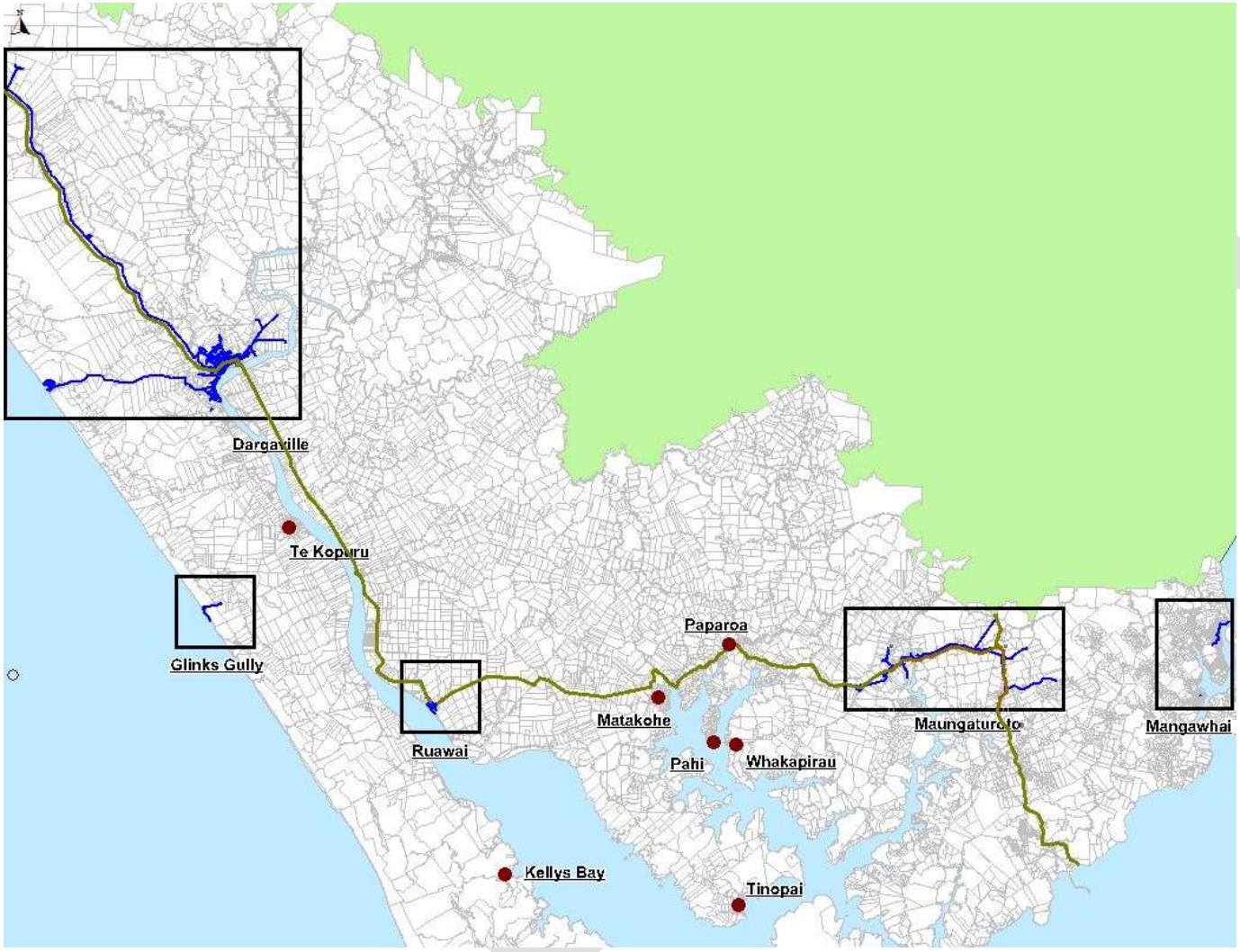
3.1.1 Overview

Council operates five community-based Water Supply schemes, which are each separately funded per community. These five Water Supply schemes are:

- Dargaville/Baylys;
- Maungaturoto;
- Ruawai;
- Glinks Gully; and
- Mangawhai

The location of each of these communities within Kaipara district is illustrated in the figure below.

Figure 3-1: Location of communities with WS schemes



An overview of the Water Supply assets in the district is provided in the table below. Asset details for these schemes are described below in Section 3.2 to 3.6.

Table 3-1: Asset overview summary

(Based on information used in 2016 valuation by MWH)

Scheme	Water source point	Water Treatment plant	Pump stations	Storage	Reticulation (KM)	Connections	Points	Valves	Meters
Dargaville/Baylys	5	1	4	3	136	2,782	375	639	2864
Maungaturoto	4	1	3	4	13	447	66	101	477
Ruawai	2	1	0	1	6.5	251	38	52	248
Glinks Gully	3	1	0	4	1.4	85	1	8	87
Mangawhai	1	1	0	5	2.9	18	2	17	27
Total	15	5	7	13	159.8	3583	483	817	3703

The asset valuation totals for the district is summarised in Tables 3.10 to 3.13 below. See Section 3.1.8 for discussion of the asset valuations.

3.1.2 *Asset condition*

The condition of pressure mains is difficult to assess and a combination of a limited planned and opportunistic assessment for those assets exposed during repair is used. Treatment plants and other above ground assets have elevated criticalities and structured inspection programmes are undertaken. As an example, larger diameter bulk watermains passing under buildings or with a breakage history would be prioritised for condition assessment. For example, the Dargaville watermain passing under the Dargaville High School will be tested in 2017/2018.

It is desirable to gather more information on the condition of pipe assets but this requires the development of a structured approach that reflects the outcome desired, the priority of the pipe for assessment and the selection of an appropriate technology to determine the condition. Translation of this to Likelihood of Failure is a further challenge. This is an ongoing development.

3.1.3 *Asset performance*

The current performance of our water assets has been mixed as evidenced by the following metrics included in the Annual Report 2016/2017.

Water quality

Bacteria compliance was achieved for all schemes. Protozoa compliance was achieved for all schemes except Maungaturoto which had issues with the continuous monitoring of its UV system and was resolved in 2017.

Water losses

Water losses in all major schemes was greater than the target level. While significant individual leaks impacted on several of the results and have subsequently been located and repaired the targets and the actual results are still considered to be quite high.

Table 3-2: Water losses

Scheme	Target	Actual
Dargaville	25%	27%
Maungaturoto	30%	41%
Ruawai	30%	41%
Mangawhai	30%	35%

3.1.4 *Asset capacity*

The Water Supply system has enough capacity in the treatment system for the design population at Dargaville, Maungaturoto, Ruawai, Glinks Gully and Mangawhai. The current problems are in the water source for Dargaville especially during dry conditions when water restrictions are invoked in accordance with the approved Drought Management Plan. For the coastal areas of Glinks Gully, Baylys and Mangawhai, the increase in demand during peak holiday periods have put pressure in the supply system resulting in Glinks Gully and Baylys getting supplementary carted water. For Baylys, the reservoir needs upgrading to meet the peak demand over holiday periods.

3.2 Dargaville and Baylys

3.2.1 *Overview*

The Dargaville/Baylys Water Supply system services about 4,683 people. There are in total 2,782 connections including those from the raw water lines, Baylys and Awakino are in the scheme. The primary raw Water Supply is sourced from the Waiparataniwha Stream at the southern end of the Kaihu forest. Water is

collected via three coarse screen filter intakes built in the stream. An additional take is located on the Kaihu River at Rotu and is used to boost Water Supply in dry periods. Under the current consent any volume of water abstracted from the Rotu take must be supplemented by an equal amount discharged from the Waiatua Dam. Figure 3-2 shows a map of the scheme.

Figure 3-2: Dargaville/Baylys asset map

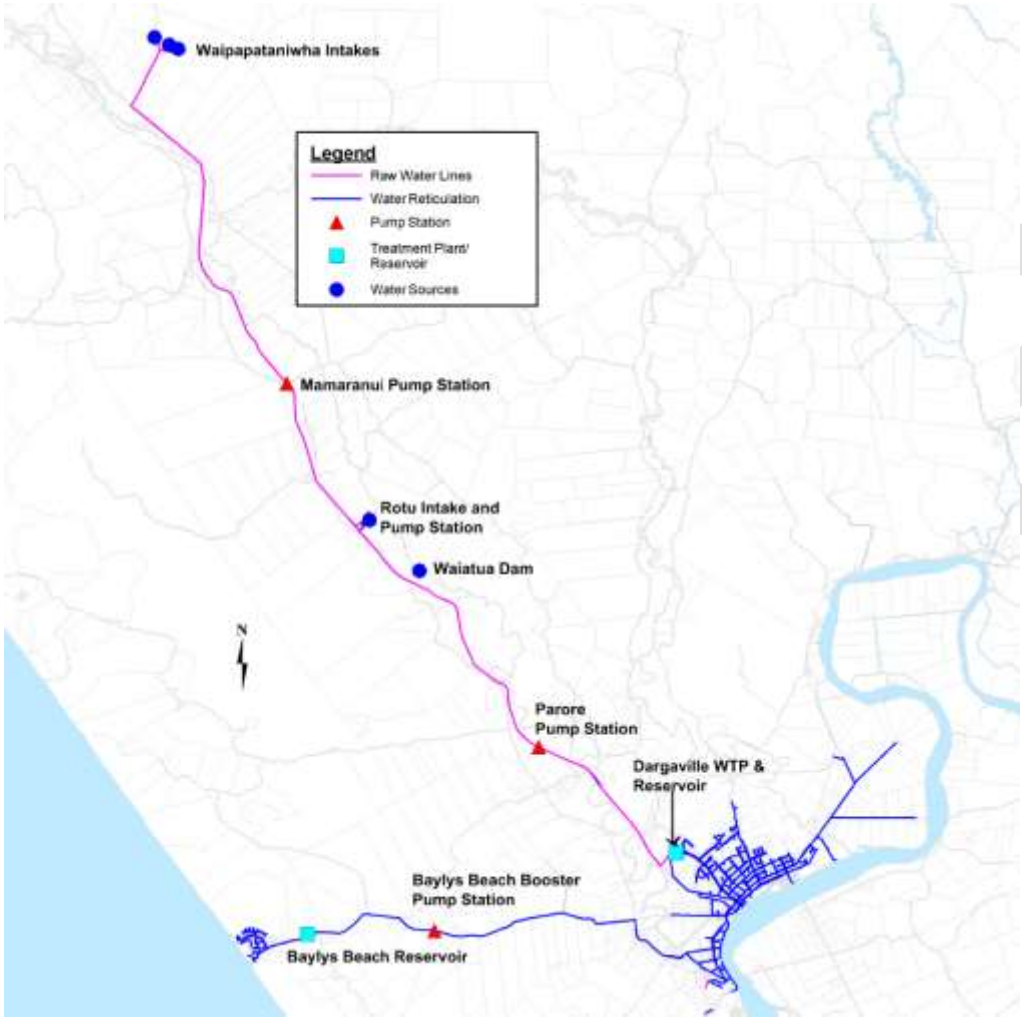
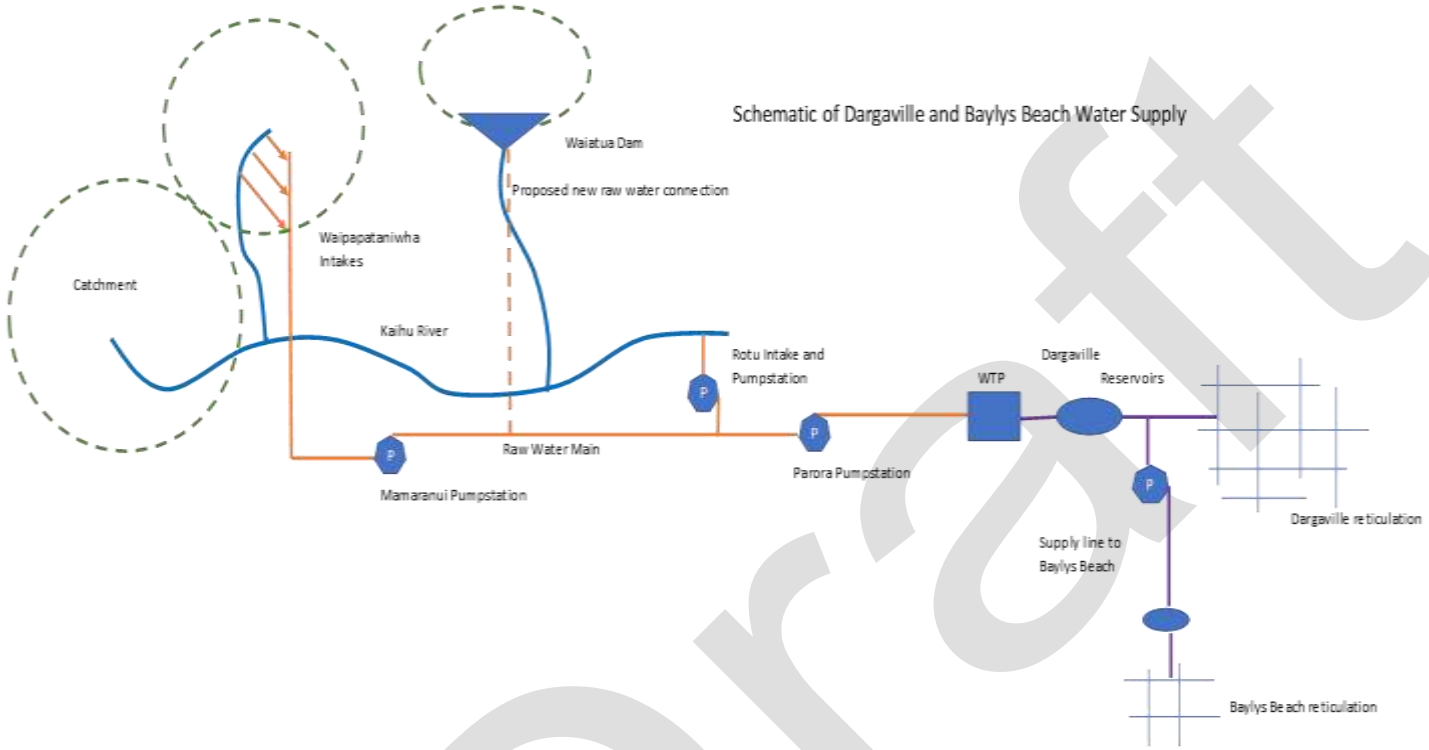


Figure 3-3: Schematic of Dargaville WS



Water is pumped from these intakes to the Dargaville Water Treatment Plant (WTP), located on Hokianga Road, where it is treated to a potable standard prior to distribution to individual consumers in Dargaville and Baylys. Silver Fern Farms is a key commercial water consumer in this network and operates a meat processing factory. A photograph of the WTP showing the clarifier is included as Figure 3-4.

Figure 3-4: Dargaville/Baylys WTP clarifier

Council has worked with the Ministry of Health to upgrade the Dargaville WTP to meet the DWSNZ 2005(08), which was required to be completed by June 2014. Council has installed a UV plant and also SCADA to control the plant remotely and record data continuously. The plant is compliant with the Drinking Water Standards New Zealand 2005 (Revised 2008) DWSNZ 2005(08)

Two booster stations are incorporated into the distribution network to ensure adequate levels of pressure and volume are provided. The Baylys (Seaview Road) pump station boosts water pressure from the Dargaville WTP for distribution to the Baylys community. The Hokianga Road booster station ensures an acceptable pressure is provided to the customers at the upper section of Hokianga Road.

The Dargaville reticulation system operates on a dual feed with a 250mm pipe connection to the network to the east of the WTP and a 300mm pipe connecting to the network to the southwest (and downhill) of the plant. The Baylys Water Supply network is fed from Dargaville via 8.2km of 100mm diameter asbestos cement pipeline. 4.5km of the pipeline was replaced by a same size PE pipe in the 2016/2017 financial year with the remainder planned to be replaced in the 2017/2018 financial year. Storage for Baylys is provided by a 225m^3 reinforced concrete reservoir located behind Seaview Road, provides two days storage under normal demand excluding holiday periods.

Table 3-3: Dargaville/Baylys Asset Summary

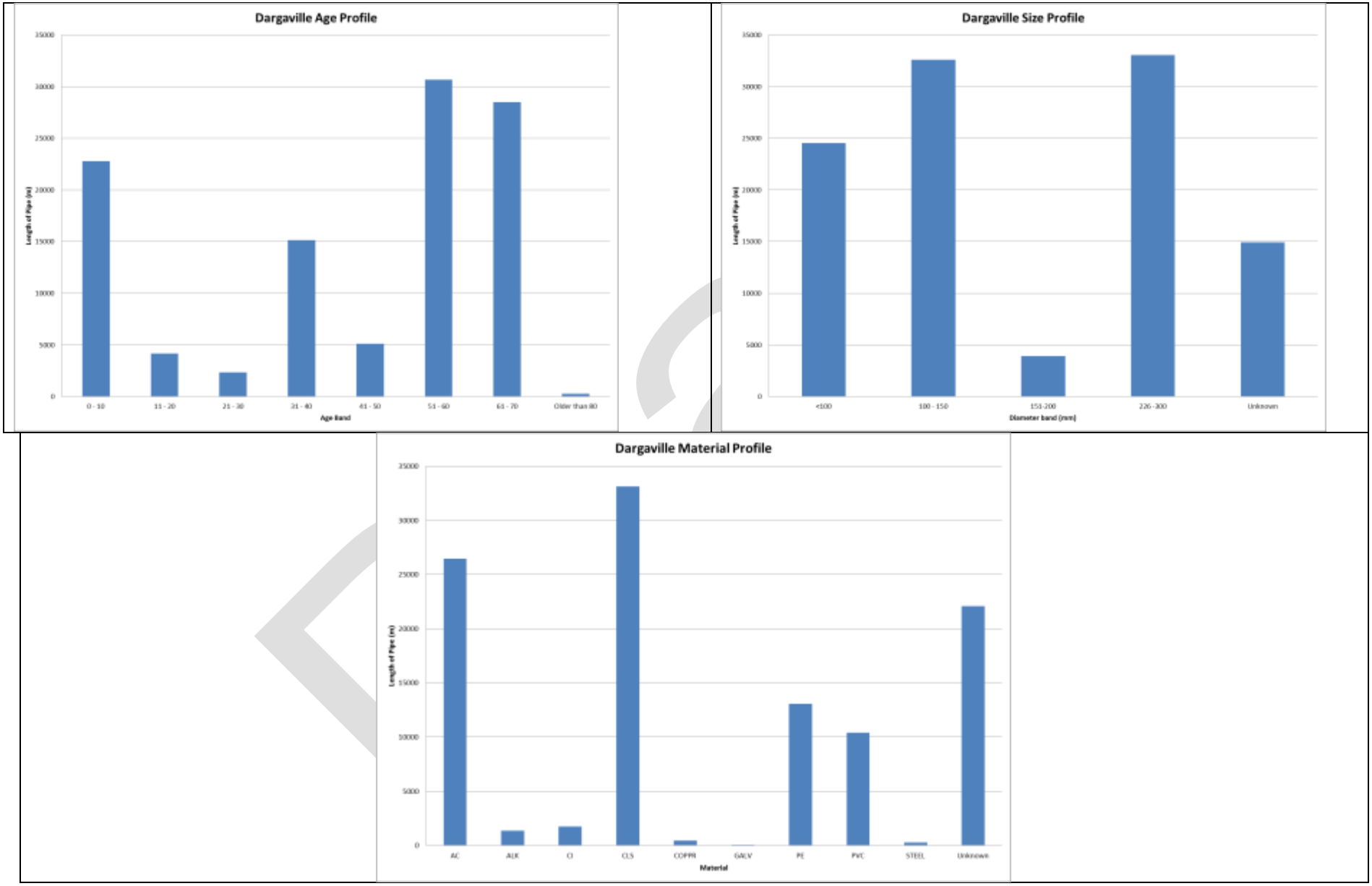
Type	Description		
Sources	Waiparataniwha bores x3 Allowed take : Not to exceed an average of 4,465m^3/day as calculated each calendar month	Rotu Allowed take: 7,200m^3/day	Waiatua Dam Allowed take: 7,200m^3/day
	• Three coarse screen filter intakes on the Waiparataniwha Stream supply raw water to the Dargaville WTP via a 25km concrete lined steel pipeline; • Additional intakes on the Kaihu River at Rotu to boost water take in dry periods with water from the Waiatua Dam supplementing the Kaihu River to allow continued take from Rotu during low flows; • Two raw water booster pumps; and • There are 22 bridges which the raw water pipeline crosses from the intake to the WTP. The bridge crossings are considered critical as they would take longer to repair in the event of a pipe failure.		
Pump stations	Raw Water x2 Parore Booster, Mamaranui Booster Treated Water x2 Baylys Booster, Hokianga Road Booster		
Water Treatment	Compliant with DWSNZ 2005 (2008). WINZ Grading Coagulation, Pre pH correction ,Polyelectrolyte dosing, Clarifier, Rapid sand filter, Post pH correction, Chlorine disinfection		
Storage	Dargaville WTP Storage Reservoirs x2 3,400m^3 and 2,270m^3 Baylys Storage Reservoir 225m^3		

Type	Description
Reticulation	Water mains Dargaville 0 – 50mm 22.8km 51 – 100mm 27.5km 101 – 150mm 7.9km 151 – 200mm 5.1km 201 – 250mm 4.4km 251 – 300mm 3.7km Baylys 0 – 50mm 3.1km 51 – 100mm 11.3km 101 – 150mm 1km
Other assets	Fire hydrants 367, valves 603, water meters 2,145

Asset profile – Dargaville

Dargaville has a total of approximately 108km of predominantly Concrete Lined Steel and Asbestos Cement pipes. The sizes range from less than 100mm to 300mm diameter and 54% are older than 50 years old. Unknown diameters constitute 14% of this total while unknown materials comprise 20%. See graphs on Figure 3-5 below.

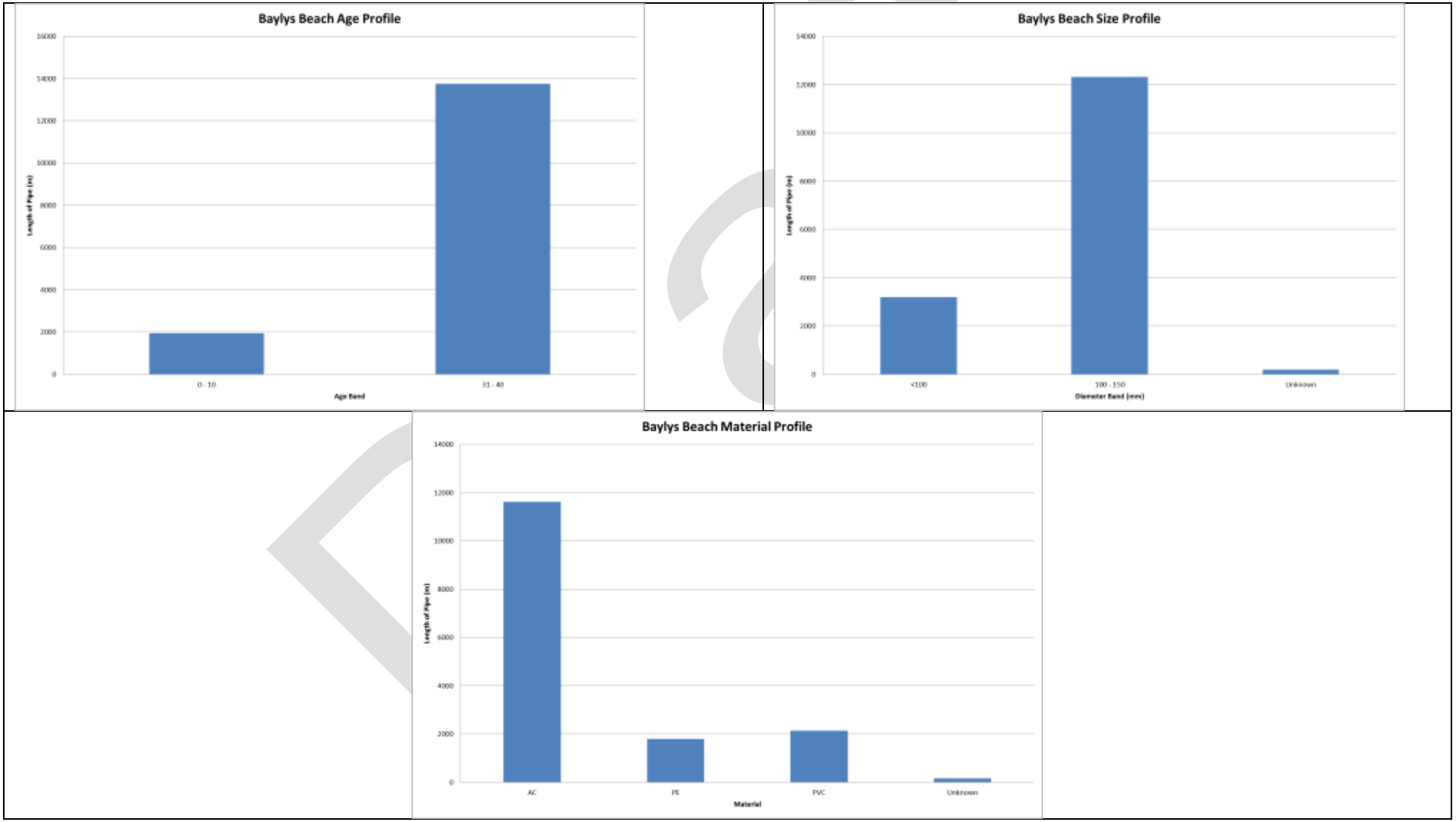
Figure 3-5: Asset profile graph Dargaville



Asset profile – Baylys

Baylys has a total of approximately 15.75km of predominantly Asbestos Cement pipes. The sizes range from less than 100mm to 150mm diameter and 87% are older than 30 years old. Unknown diameters constitute 1% of this total while unknown materials comprise less than 1%. See graphs on Figure 3-6 below.

Figure 3-6: Asset profile graph Baylys



3.2.2 *Asset information*

Headworks

- A condition assessment of all headwork assets is required undertaken within 2018/2019 with the results feeding into a proactive renewal strategy;
- To date, Council only monitors the volume of water taken at the Rotu source however the new Waiparataniwha resource consent requires additional metering was installed at Waiparatanihwa to comply with increasing environmental standards;
- All connections from the raw water line have a backflow installed and Council includes a note on their billing account reminding consumers of the public health risks associated with non-potable water. It is unknown what backflow prevention exists for treated water users. An AMPI has been added for Council to undertake an audit of all current major consumers to check if appropriate backflow protection is in place;
- BECA undertook a safety review of the Waiatua Dam in October 2008, which concluded there were no critical deficiencies that would render the dam an immediate risk. However, several minor improvements were suggested during the review. The AMIP (s6) includes for Council to produce a Dam Safety Review Plan that sets out a long term inspection schedule for the Waiatua Dam;
- Council undertook intrusive sampling to assess the condition of the raw Water Supply line in November 2008. Results indicated the pipe was in relatively good condition and that it would probably not need replacing in its entirety within the next 30 years. Specific sections of this pipeline were highlighted as may be needing additional work within this time including:
    - Sections of raw water pipe that crosses the Kaihu River on pipe bridges and exposed to accelerated degradation and harsh weather;
    - Sections of raw water pipe that run close to the surface (possibly in a bund) which are at risk of damage from stock or grading of stock races; and
    - Where the raw water pipe is close to or under the State Highway where it is subject to increased loads and stresses.
- The raw water line is subject to an annual inspection by the Maintenance Contractor and the 2014 condition assessment project focused on critical aspects of the raw water pipeline and treated water pipeline to Baylys , including pipe bridges, air and scour values; and
- The updated WSP will confirm any risks to public health from the source. The previous Duffill Watts and King (DWK) report prepared in 2008 identified risks of pipeline failure, contamination of Water Supply from farm land. Iwi have also raised concerns due to recreational use up stream of the Rotu intake.

Treatment

- In 2004, Duffill Watts Limited (differs from DWK), completed a desktop study into the future capacity requirements and the design capacity for the Dargaville WTP. The study found that the sand filter capacity to be sufficient to cater for future growth, and was unclear on what future capacity the clarifier was able to provide for. The AMIP programmes for an investigation to gain an accurate measure of the clarifier flow capacity to determine the WTPs ability to meet future demands;
- The Dargaville WTP now complies with the NZDWS 2005. The installation of a UV plant in 2014 has enabled compliance with NZDWS 2005; and
- The Dargaville WSP was prepared in 2014. The document was based on the earlier DWK report. This report identified issues of the clarifiers being exposed to the open air, shortfalls in water quality and a lack of qualification of the operators.

Storage and distribution

- The most recent water balance undertaken in June 2015 by Thomas Civil and Environmental Consultants Ltd indicated non-revenue water at 27.6%; and
- Sampling of the Baylys Water Supply line in November 2008 indicated that the line was in poor condition and at risk of failure at some point between 2010 and 2014. Renewal of this main is now proceeding.

Resource consents associated with any of these Water Supply assets are included in Appendix D.

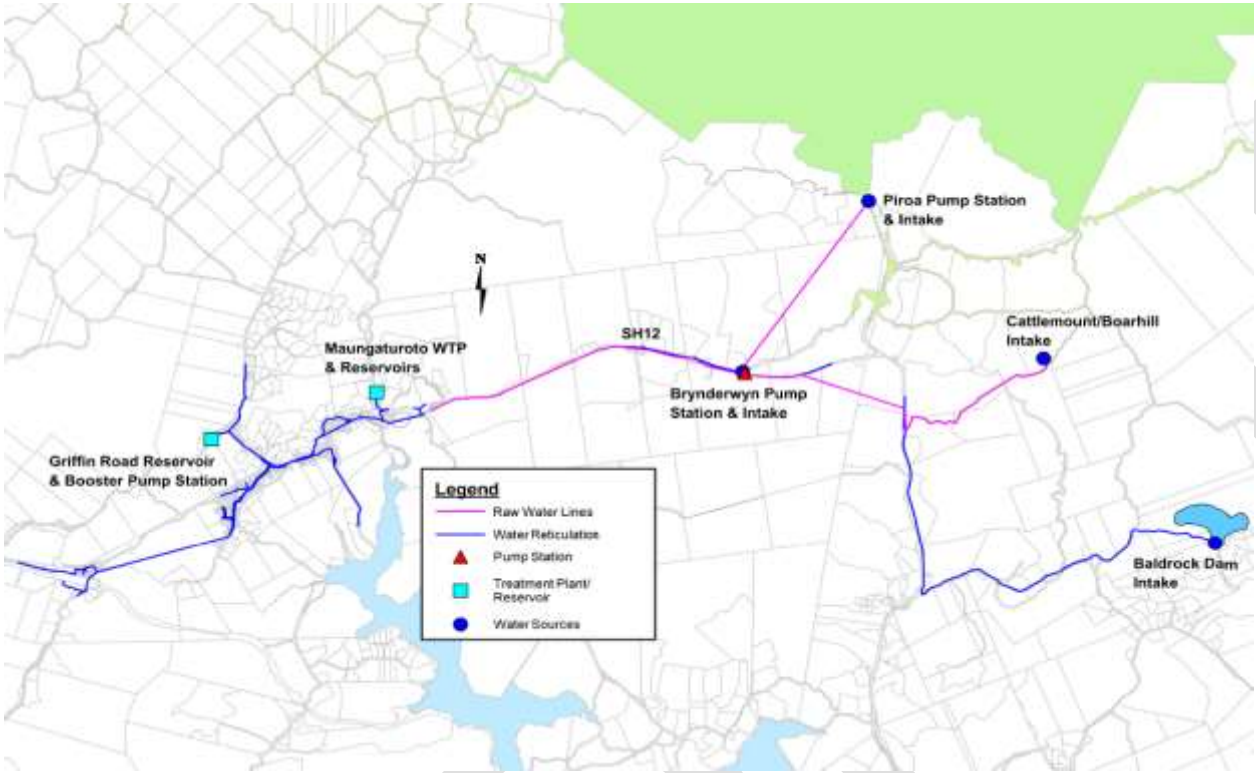
3.3 Maungaturoto

3.3.1 Overview

The Maungaturoto Water Supply system services approximately 895 people. There are in total 447 connections including 410 from the Maungaturoto Township and 37 from the Railway Village.

The primary raw water source is sourced from the Brynderwyn Ranges catchment area, collected by three gravity intakes at Cattlemount and Boar Hill. A secondary intake is located on the Piroa stream. In 2010 the Baldrock dam pump station was completed. This enabled a further water source to be available to Council via a water use agreement with the private dam owner. An overview of the Maungaturoto Water Supply system is provided below and shown in Figure 3-7.

Figure 3-7: Maungaturoto asset map



There are a number of takes from the raw water line, the most significant of which supplies the Fonterra factory in Maungaturoto with an average take of approximately 1,500m^3/day. Council manages the water use of Fonterra through a Water Supply Agreement, with a 25 year contract term and expires in 2034. Under this agreement, Fonterra is classified as a bulk water consumer. The raw water from these connections is not potable and is unable to be used for domestic purposes. Fonterra manages its own onsite treatment to treat raw water for production purposes.

Approximately 8km of 200mm pipeline transfers the raw water to the Maungaturoto WTP. The basic plant was constructed in 1979, while the clarifiers, dosing and control equipment were added in 1997. The plant was upgraded in July 2011 with new filters, an upgrade to the clarifier to increase the capacity, new dosing, switchboard and controls and the addition of UV reactors. The upgraded Maungaturoto WTP is expected to be compliant with the DWSNZ 2005(08) after implementing various upgrades. Council is in the process of collecting monitoring data to support compliance with DWS. A photograph of the WTP and treated water reservoir is shown below as Figure 3-8.

Figure 3-8: Maungaturoto WTP

The Maungaturoto community is serviced by approximately 13km of pipeline, fed by a single 150mm diameter watermain. Council operates one booster station in Maungaturoto at Griffin Road.

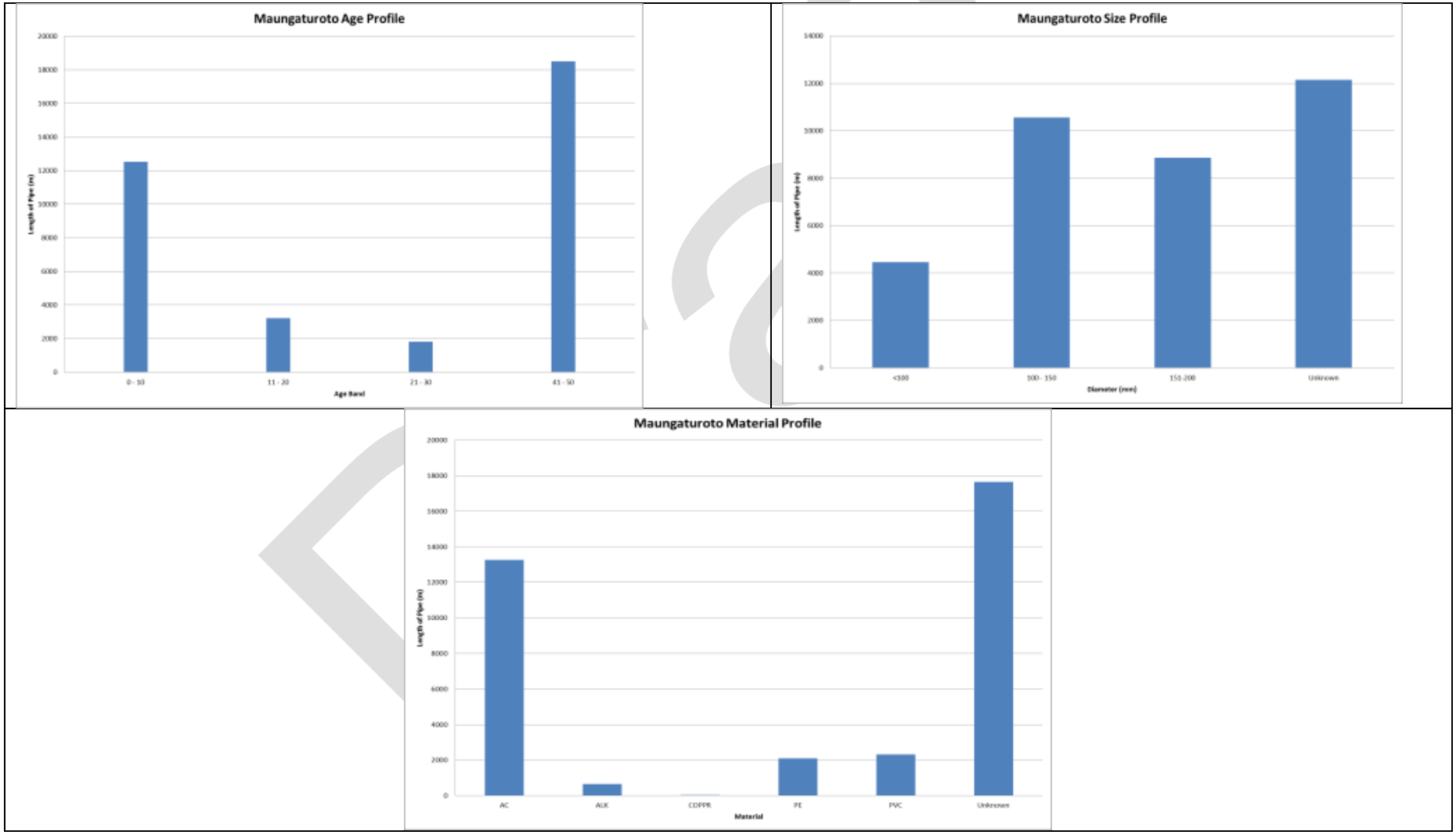
Table 3-4: Maungaturoto asset summary

Type	Description		
Sources	Cattlemount/Boar Hill Allowed take: 1,650 m^3/day	Piroa to boost water take in dry periods Allowed take: 1,000 m^3/day	Brooklands(Baldrock) Dam (privately owned) Allowed take: 270,000 m^3/year
	• Raw water is pumped from the Piroa Stream and then gravity fed until it joins with the pipeline from the Brynderwyn Ranges, near the old/abandoned Brynderwyn Intake; and • Supplementary supply from Brooklands Dam (privately owned) (Are there any seismic issues with the dam? Does the agreement demonstrate that the private owner is maintaining/managing it adequately?) during drought conditions is possible.		
Pump stations	Raw Water x2 Piroa Pump Treated Water x1 Griffin Road Booster		
Water treatment	Coagulation, Polyelectrolyte dosing, Clarifier, Pressure sand filters, UV disinfection, Post pH correction		
Storage	Maungaturoto WTP Raw Water Storage Reservoirs x1 920m^3 Maungaturoto Storage Reservoirs x3 690m^3 total		
Reticulation	Water mains 0 – 50mm 2.6km 51 – 100mm 6.0km 101 – 150mm 3.5km 151 – 200mm 1.8km		
Other assets	Fire hydrants 56, valves 72, water meters 368		

Asset profile – Maungaturoto

Maungaturoto has a total of approximately 35km of predominantly Asbestos Cement pipes. The sizes range from less than 100mm to 200mm diameter and 37% are older than 40 years old. Unknown diameters constitute 34% of this total while unknown materials comprise 49.5%. See graphs on Figure 3-9 below.

Figure 3-9: Asset profile M'roto



3.3.2 *Asset information*

Based on the available and known information, the scheme assets are in moderate condition. Council is committed to maintaining its asset register with up-to-date performance and condition data to help inform future valuations with system based knowledge (that can back up individuals knowledge). For example, the hydraulic modelling of the Maungaturoto network has identified asset performance information that can be entered into the Council database (AssetFinda), and the AMIP includes for recording maintenance information in AssetFinda at the asset component level.

Headworks

- Council has installed magflows and SCADA to monitor the volume of water taken at all raw water sources. The resource consent for the Cattlemount raw water take has been revised in view of increased water demand at Fonterra in the year 2015;
- Council has done condition assessment of the Maungaturoto raw water line in order to have accurate condition information of the Maungaturoto raw Water Supply line. Sections of this line have been renewed over the past four years and this information has been captured in Council's asset system. Renewal will continue in the 2016/2017 financial year and over the next ten years; and
- NRC has raised concerns regarding potential back flow of water from the Brooklands Dam system through the Cattlemount balance tank/reservoir. Council has installed a non-return valve at Cattlemount as part of the resource consent to satisfy NRC's concerns;
- NRC was keen to see the intakes able to be closed to prevent the overflow through the reservoir/ balance tank when demand is less than the intakes supply. It was argued that the intakes could not be valved at the balance tank/reservoir as this could over pressure either the tank and or the pipelines. It was suggested that once the condition assessment is undertaken consideration could be given to enabling the connections to be isolated when necessary as part of the renewal of that part of the system in the future;
- The project to install 25 testable backflow preventers on the raw watermain to Maungaturoto by Broadspectrum to protect the raw water from contamination is complete; and
- Pipe testing of the raw water line in November 2008 indicated a failure may be expected between 2017 and 2029 (Opus AC08-78). Council will continue to monitor the condition of this asset and build in renewals, as required.

Treatment

- The Maungaturoto WTP was upgraded in July 2011 to meet the requirements of the DWSNZ 2005(08) and increase the WTP's capacity for future growth after receiving funding from the Ministry of Health; and
- The Maungaturoto WSP will be updated in the last quarter of the current financial year and early in the next financial year to reflect the upgraded WTP. The water quality monitoring plan will be updated to reflect DWSNZ 2005(08) requirements.

Storage and distribution

- It was reported in the June 2011 AMP that the Maungaturoto scheme was estimated to experience a network loss of treated water of approximately 60%. A hydraulic model of the Maungaturoto network completed in 2013 gives an indication of what losses there are and response recommendations; and
- A water balance study was prepared in January 2014 by Thomas Civil and Environmental Consultants Ltd and the results of this indicated that while the Maungaturoto scheme was too small to accurately develop an Infrastructure Leakage Index the indicative value of 4.6 is only marginally above the 4 which is considered acceptable as an economic level of leakage. This report also indicated that non-revenue water was 32.6%. Recommendations in light of the report are in the AMIPs.

Resource consents associated with any of these Water Supply assets are included in Appendix D.

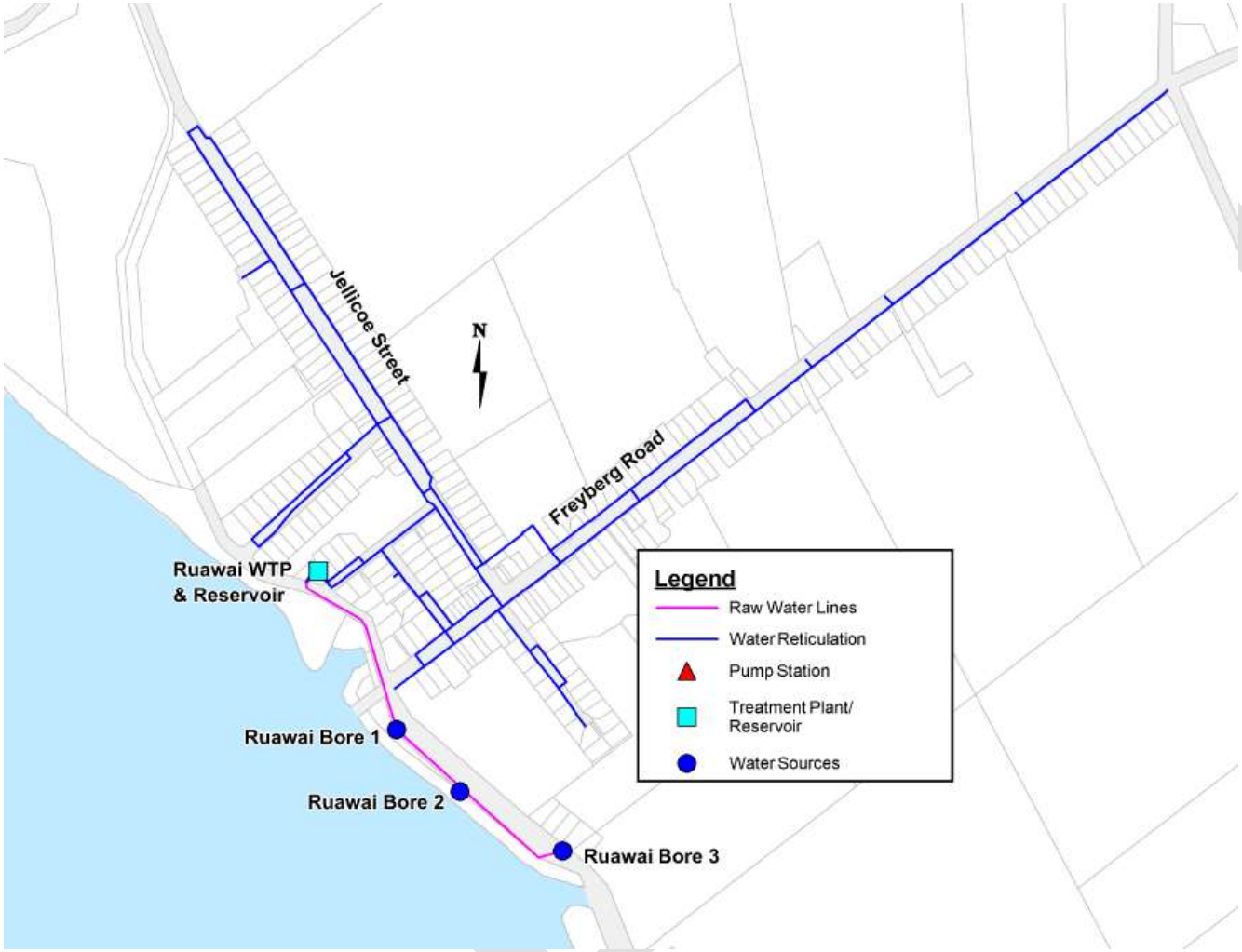
3.4 Ruawai

3.4.1 Overview

The Ruawai Water Supply system services approximately 500 people. There are in total 251 connections to the scheme.

Raw water is drawn from two bores of varying depths located beside the Wairoa River on Stopbank Road and Westlake Street. Figure 3-10 below shows the network map of the Ruawai Water Supply scheme.

Figure 3-10: Ruawai asset map



The original Ruawai WTP was constructed in 1970. Filters, aerators, pumps and electrical equipment at the plant were renewed in 1995. The plant was upgraded again in November 2011 to work towards meeting the DWSNZ 2005(08) and risks identified in the Ruawai PHRMP (April 2008).

Ruawai has a 350m^3 treated water reservoir located at the Ruawai WTP which was constructed in 1970. It is designed to ensure a three day constant supply of water to the residents of Ruawai before refilling. A photograph of the WTP and treated water reservoir is shown in Figure 3-11 below.

Figure 3-11: Ruawai WTP

Ruawai is serviced by approximately 6.5km of pipeline network, which is fed by a single 150mm diameter pipeline from the WTP. The 150mm dia supply pipe has been undergoing renewal since 2014 which will be completed in 2018. The reticulation network was constructed in 1996. Treated water is boosted from the WTP reservoir to the consumers via one of two pumps, operating in a duty/standby mechanism. Table 3-5 below summarises the key assets for the Ruawai Water Supply scheme.

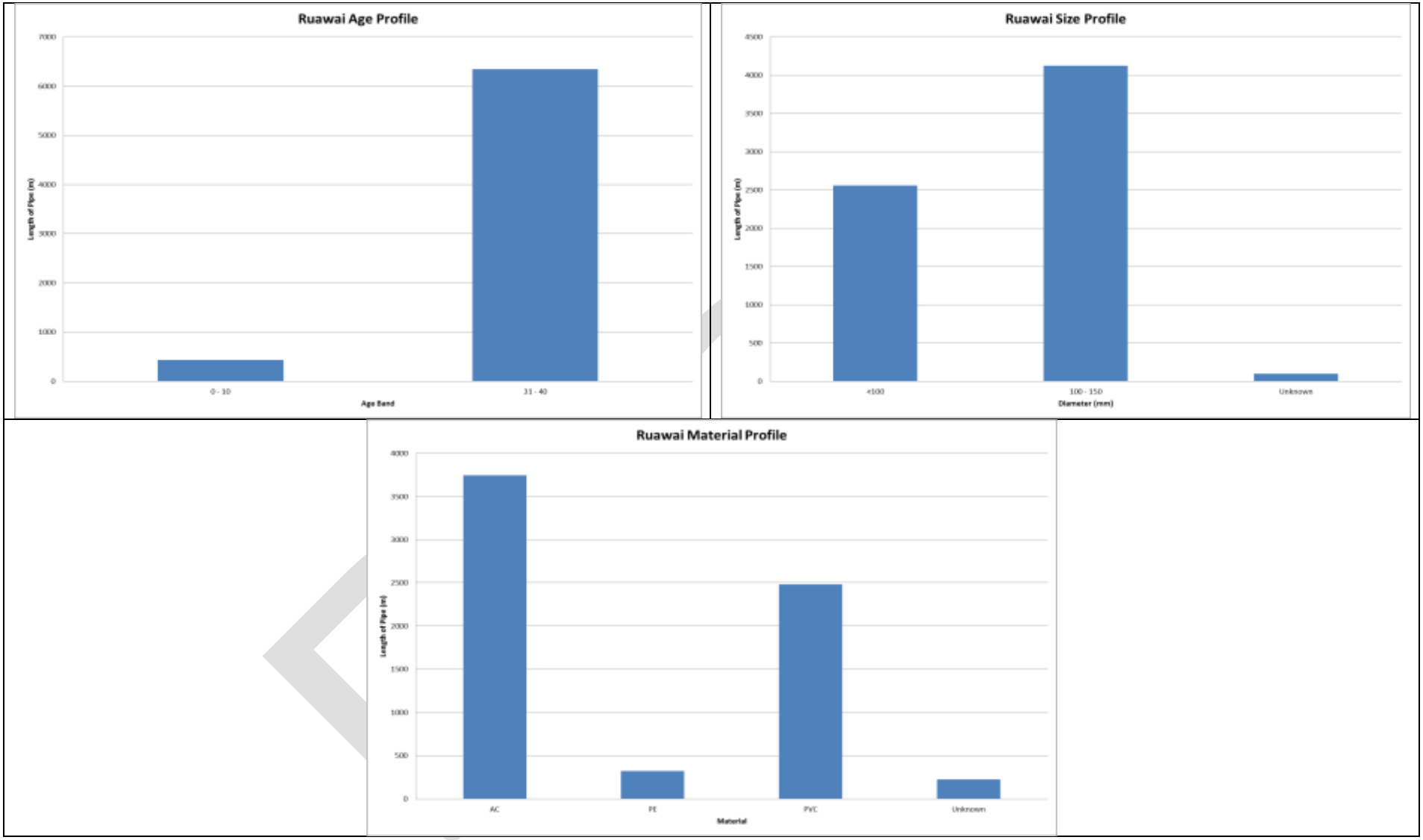
Table 3-5: Ruawai asset summary

Type	Description
Sources	Northern Wairoa River x2 active bores • Five bores on the banks of the Northern Wairoa River (two of which are actively used); and • Borehole 3 was abandoned and sealed in September 2012 following the collapse of the borehole lining. Allowed take: 450 m^3/day, 73,000 m^3/year
Pump stations	Raw Water The 2 bores have 1 pump in each bore, one with Variable Speed Drive. Treated Water WTP contains two booster pumps to boost pressure in the network.
Water treatment	Oxidation using chlorine, Aeration and filtration, Cartridge filtration Chlorination
Storage	WTP Storage Reservoir 350m^3
Reticulation	Water mains 0 – 50mm 2.2km 51 – 100mm 1.3km 101 – 150mm 3.5km
Other assets	Fire hydrants 32, valves 49, water meters 48

Asset profile - Ruawai

Ruawai has a total of approximately 6.7km of predominantly Asbestos Cement pipes. The sizes range from less than 100mm to 150mm diameter and 94% are older than 30 years old. Unknown diameters constitute only 1% of this total while unknown materials comprise 49.5%. See graphs on Figure 3-12 below.

Figure 3-12: Asset profile Ruawai



3.4.2 *Asset information*

Based on the available and known information, the scheme assets are in moderate condition (with Borehole 3 being abandoned). Council is committed to maintaining its asset register with up-to-date performance and condition data to help inform future valuations with system based knowledge (that can back up individuals knowledge). For example, the hydraulic modelling of the Ruawai network identified asset performance information that was able to be entered into the Council database (AssetFinda), and identify the upgrade for the pumps to address low flow during firefighting draw off.

Headworks

- Borehole 1 was refurbished and pump upgraded in August 2011. Borehole 2 was refurbished and pump upgraded in September 2012. After the refurbishments, both Boreholes 1 and 2 are considered to be in good condition. During the September 2012 inspection, the casing of Borehole 3 was found to have collapsed, which rendered the borehole unusable, and consequently Borehole 3 has been abandoned. Based on the discovery of the collapsed casing in Borehole 3, Council has included an Asset Management Improvement Plan (AMIP) action to undertake five yearly borehole inspections for the Ruawai scheme, with the next inspection scheduled for 2016/2017; and
- A new SCADA system has been successfully implemented at Ruawai WTP through which control of raw water from bores and operations of the WTP is controlled remotely.

Treatment

- The Ruawai WTP was upgraded in November 2011 to meet DWSNZ 2005(08), and therefore no immediate condition issues are reported. The plant is compliant, under s10 of the Drinking Water Standards. Council will continue to monitor the performance and condition of the WTP through routine operations and maintenance and scheduled condition assessments; and
- The Ruawai WSP will be updated in 2018 to reflect DWSNZ 2005(08) requirements and the newly implemented SCADA installation.

Storage and distribution

- The June 2011 AMP reports the condition of the Ruawai storage reservoir was assessed in October 2008 by Duffill Watts Limited and reported to be structurally sound and expected to last ‘many years’. In 2014, Opus performed a district wide study of above ground assets and reported that the treated water reservoir required immediate attention. Replacement of the reservoir will be included in the 2019 capital works. Council has included an action in the AMIP to undertake a structural inspection of all Water Supply storage facilities to assess condition. This is part of the assessment project that commenced in 2014.

It was reported in the June 2011 AMP that the Ruawai scheme was estimated to experience a network loss of treated water of approximately 32%. The hydraulic model of the Ruawai network includes an indication of what losses there are and response recommendations.

A water balance study was prepared in January 2014 by Thomas Civil and Environmental Consultants Ltd and the results of this indicated that while the Ruawai scheme was too small to accurately develop an Infrastructure Leakage Index the indicative value of 2.7 is acceptable as an economic level of leakage. This report also indicated that non-revenue water was 32.9%. Recommendations in light of the report are in the improvement plans.

Resource consents associated with any of these assets are included in Appendix D.

3.5 Glinks Gully

3.5.1 Overview

The Glinks Gully Water Supply system gets raw water from three groundwater springs located inland from the community and supplies treated water to approximately 72 people. Historically Glinks Gully had a secondary water source from a stream adjacent to the Glinks Gully community; however this is no longer in use due to the potential for contamination from an adjacent landfill.

The raw water is gravity-fed to the Glinks Gully WTP where it is received in a raw water reservoir fitted with a lime column to raise the pH. The treatment process consists of pressure sand filtration, four cartridge filters (two x 5 micron and two x 1 micron), two UV sterilisers (as of November 2008), pulse dosing pH correction and chlorine disinfection. Treated water storage is provided by four x 23m^3 concrete reservoirs. The Water Supply reticulation network comprises approximately 1.4km of alkathene water main servicing up to 85 connections including a camp ground.

An overview of the Glinks Gully Water Supply system is provided below and shown in Figure 3-13.

Figure 3-13: Ginks Gully asset map

Table 3-6: Glinks Gully asset summary

Type	Description
Sources	Glinks Gully Stream Extraction/Gallery x3 near the intersection of Glinks and Redhill Roads Allowed take: 100 m^3/day
Pump stations	Raw Water No pumps – gravity-fed system Treated Water No pumps – gravity-fed system
Water treatment	Coarse screens, Multimedia sand filters, Micro filtration, UV disinfection, Chlorine dosing, Water acidity correction
Storage	Glinks Gully Concrete Storage Reservoirs x4 23m^3 each, 92m^3 total

Type	Description
Reticulation	Water mains 0 – 50mm 0.9km 51 – 100mm 0.5km
Other assets	Fire hydrants 1, valves 8

3.5.2 *Asset information*

Based on the available and known information, the scheme assets are in moderate condition. Council is committed to maintaining its asset register with up-to-date performance and condition data to help inform future valuations with system-based knowledge (that can back up individuals knowledge). For example, the AMIP includes recording maintenance information in AssetFinda at the asset component level.

Headworks

- While the water quality from the upstream source is good, the size of the raw water main transporting this water to the Glinks Gully WTP limits extraction capacity. As a result, in peak periods, water must be supplemented by tank supply. The AMIP includes an action for Council to undertake a cost/benefit analysis of using tankers to supply water to Glinks Gully during peak demand to understand what is the most efficient and effective option for Council.

Treatment

- Drafting of the Glinks Gully WSP is scheduled to be undertaken in Council's renewals programme. This will identify health risks to Water Supply, develop ways of addressing these risks and ensure contingency plans are in place to protect the public, should an adverse event occur.

Storage and distribution

- The June 2011 AMP reports the reticulation pipeline to be relatively new and considered to be in good condition. Given that Glinks Gully is a coastal settlement, metal fittings were eliminated from the network to reduce the chance for corrosion and increased maintenance requirements; and
- It is unknown what backflow prevention exists, if any, within the reticulation scheme. An investigation to understand what backflow prevention is present is included in the AMIP and the 2012/2013 renewals programme.

Resource consents associated with any of these assets are included in Appendix D.

3.6 Mangawhai

Mangawhai has a small Water Supply scheme with 18 connections. The scheme primarily provides potable water source to the Mangawhai Heads Camp Ground,

Wood Street shops, public toilets and for community housing. The Mangawhai community has previously indicated that it did not want a public water scheme which Council accepted at the time. A new treatment plant was commissioned on 23 December 2016 utilising the existing bore in order to meet the Drinking Water Standards for New Zealand 2005 (Revised 2008).

Mangawhai's water is drawn from a bore and pumped through a cartridge filtration system, Ultra-Violet (UV) disinfection, pH correction and chlorination before storage in two 135m^3 reservoirs. Council now has allocated specific funds for operations and maintenance of the Mangawhai system.

An overview of the Mangawhai Water Supply system is provided below and shown in Figure 3.14.

Figure 3-14: Mangawhai asset map

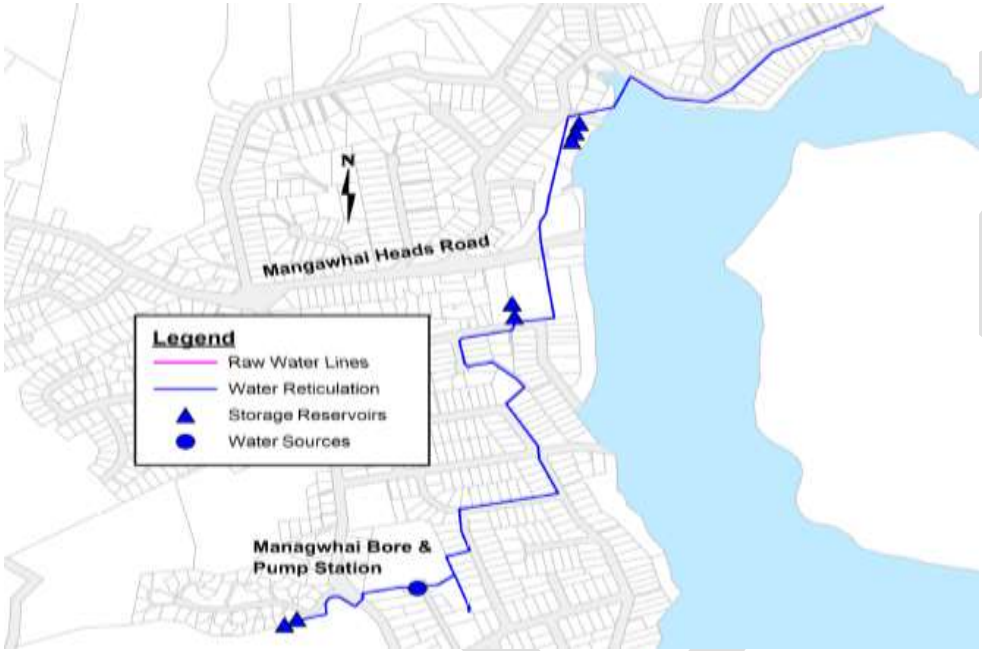


Figure 3-15: Mangawhai WTP

Table 3-7: Mangawhai asset summary

Type	Description
Sources	Bore located near the dead end road, Fagan Place Allowed take: 125m^3/day in summer, 90m^3/day in winter
Pump stations	No stand-alone pump station; the raw water bore includes a pump.
Water treatment	Cartridge Filtration, UV Disinfection, pH Correction and Chlorination
Storage	Two timber distribution reservoirs with capacity 135m^3. Northern Mangawhai camp ground – 3 tanks with a total storage of 73m^3 Southern Mangawhai camp ground at Olsen Avenue – 2 concrete tanks with a total storage of 20m^3
Reticulation	Water mains 0 – 50mm 1.1km 51 – 100mm 2.4km
Other assets	Fire hydrants 2, valves 10, water meters 2

3.6.1 *Asset information*

Based on the available and known information, the scheme assets are in moderate condition. Council is committed to maintaining its asset register with up-to-date performance and condition data to help inform future valuations with system based knowledge (that can back up individuals' knowledge). For example, the AMIP includes the requirement for recording maintenance information in AssetFinda at the asset component level.

Headworks

- The water take is from a single bore that was deemed too shallow to secure when attempted in 2012 (less than 10m depth). In order to comply with the DWSNZ 2005(08), the level of treatment was therefore increased in December 2016 to account for the unsecure bore conditions;
- Council shares the bore aquifer with six other private water users. One of the Mangawhai water take consent conditions is that our abstraction should not cause groundwater inaccessibility or unavailability from the bores of the other six users. If this happens, Council must provide the users with an alternative supply of water at similar quantity and quality within 24 hours; and
- The AMIP includes an action for Council to undertake five yearly inspections of the Mangawhai bores. The most recent inspection was undertaken in 2011/2012 and there was a pump replacement in 2016; the next inspection is in 2018/2019. Currently the boreheads are inspected for watertightness regularly during plant visits by operators.

Treatment

- The water treatment at Mangawhai was upgraded in December 2016 to incorporate a cartridge filtration, UV disinfection, pH correction and chlorination. This upgrade was on the AMIP to make the WTP at Mangawhai compliant with the DWSNZ 2005(08).
- No WSP exists for Mangawhai, however a Catchment Risk Analysis was completed. The Mangawhai WSP is scheduled to be undertaken after in 2018 in Council's renewals programme and will identify health risks to Water Supply, develop ways of reducing these risks and ensure contingency plans are in place to protect the public, should an adverse event occur.

Storage and distribution

- Council has completed renewal of a section of pipeline from the north past the southern Mangawhai camp ground and this has been entered into the AssetFinda database system.

Resource consents associated with any of these assets are included in Appendix D.

3.7 Critical assets

Critical assets have been defined as being assets with a high consequence of failure[2]. They are often found as part of a network, in which, for example, their failure would compromise the performance of the entire network.

In March 2016, the Water Services Team developed a criticality framework with respect to consequence of failure with the help of a Consultant. It is anticipated that actions would be put into place to reduce the consequences of failure to High (Major) e.g. by duplication or elimination of an asset, or it is accepted that the very high cost of lowering the consequence is not justifiable given the very low likelihood of occurrence associated with the particular hazard. In the latter case some consideration would be given to contingency planning but the nature and scale of the potential occurrence is likely to be difficult to predict and require the implementation of emergency management procedures at the time.

Criticality classes - management approach

Table 3-8 shows the lower three of five categories of criticality derived from the criticality framework. The High (Extreme) category would be managed in the Council's Risk Matrix and Council would not tolerate a situation where the consequence was considered to be Extreme and the Likelihood any higher than Rare.

[2] National Asset Management Steering Group, Association of Local Government Engineering NZ Inc. (2006) 3rd edition (Version 3.0), *International Infrastructure Management Manual*, National Asset Management Steering Group, Association of Local Government Engineering NZ Inc. (INGENIUM)

In order to reduce the consequence to High (Major), a cost benefit analysis will have to be carried out to see if the (high) cost duplication or elimination of an asset would be justifiable when compared to the acceptance of the risk considering that the likelihood of occurrence is low. Contingency planning can be implemented as well as emergency management approaches because the nature and scale of the occurrence is unpredictable.

Table 3-8: Criticality classes – management approach

Consideration		Insignificant / Minor	Moderate	High (Major)
1	Primary description	Assets with low consequence of failure and largely managed reactively by contractor without direct Council input (other than Call Centre referral).	Assets with tolerable consequence of failure but not on a reoccurring basis. Response will typically require additional resources and generate widespread and/or lengthy disruption.	Assets that ideally do not fail and are managed pro-actively to prevent this. If failure does occur it is a major event requiring significant resourcing and management input.
2	Consequences of failure	Limited in both extent and time (typically less than 3-4 hours maximum) and covered by adopted LOS targets. Extent of disruption also likely to be limited. Some customers may be unaware of situation.	Impact on customers (key and residential) is more significant in relation to extent and/or duration. May generate impacts on health, safety, damage and environment. Contingency servicing may be required and some management of demand.	Major impact on residential and/or key customers. Services are disrupted for lengthy period and inconvenient alternatives put in place. Significant and/or lasting adverse impacts occur in any, or several, of service delivery, health, safety, damage, environment.
3	Impact during remediation	Some alternative servicing may be required for some customers in extra-ordinary circumstances. Otherwise customers expected to cope with loss of service. Some discomfort and inconvenience for some affected customers.	Likely to require demand management and provision of alternative servicing for duration. Discomfort and inconvenience for large group of customers. Individual evacuations may be required.	Significant demand management required. Alternative servicing barely adequate. Widespread evacuations may be required.

Consideration		Insignificant / Minor	Moderate	High (Major)
4	Maintenance response	Routine maintenance response typically within capacity and authorisation of maintenance contractor.	The response to the incident will require resources beyond the normal capacity of the contractor such as multiple tankers or sucker trucks, additional manpower or specialist skills, additional equipment such as generators etcetera brought in. Urgency with obtaining equipment not held in stock. Note that it is still anticipated that the contractor would have contingency plans in place to undertake the lower end of this escalation as part of their 'normal' response and without the involvement, or approval, of Council management.	Contractor fully committed to response and additional resourcing utilised. 'Fix at any cost' approach may be required in relation to obtaining required equipment and materials. Overall response is managed by Council management in consultation with the contractor and any external resources engaged. It is not anticipated that the Declaration of a Local Emergency would be required in these circumstances but this could occur in unusual circumstances.
5	Escalation and communication	Largely dealt with at normal operational level. Call Centre would be advised. Council Water Services management advised in monthly reporting and on an informal/courtesy basis.	Escalation to management of Water Services for input into solution. Senior management and Mayor/local Councillor advised of situation and remedial measures underway. Communication staff briefed as required. Some 'public service' announcements required and co-operation of community sought.	Major event for Council. Primary focus of Council activity until resolved. Communication staff updated regularly and managing media and Mayor/Councillor enquiries. Regular briefing of senior management and CE. Potential to escalate to emergency management status if required to manage impacts or acquire resources.

Consideration		Insignificant / Minor	Moderate	High (Major)
6	Planned maintenance and inspections regime	Prescribed maintenance undertaken as required for specific electro/mechanical equipment. Maintenance of other assets likely to be irregular and budget constrained. Standby equipment routinely checked for serviceability where this provides full, or substantially, the same capacity as duty equipment. Service alternated to manage wear on duty/standby configurations. Many readily accessible assets are subject to regular inspections even though they have a relatively low criticality. The inspection is relatively low cost, typically undertaken as part of a circuit and serves to minimise the likelihood of minor issues leading to failure, and associated costs, or a situation arising that would reflect adversely on Council if noted by the public but not 'Called in' e,g, graffiti. Such inspections reduce the likelihood of avoidable failures but might not be justifiable if subjected to strict cost/benefit analysis.	Valves and controls exercised routinely to check operability. Equipment that is easily accessible (not requiring excavation) is subject to regular inspections; includes electrical, mechanical and hydraulic equipment that does not have an installed or easily implemented bypass. In some circumstances consideration should be given to exposing assets (e.g. in pits and chambers) to allow regular inspections to be undertaken.	As for Moderate plus prescribed maintenance linked to contractual reporting and KPIs. Consideration given to duplication of equipment to ensure ongoing functionality even in event of asset failure (some loss of capacity may be acceptable).

Consideration		Insignificant / Minor	Moderate	High (Major)
7	Contingency planning and Critical Spares	Generic contingency planning appropriate for wide group of assets and circumstances. Notwithstanding availability of stand-by equipment the time required for sourcing replacement should be assessed and this may require holding of Critical Spares if time running without back-up is considered to be unacceptable.	Planning would reflect the upper end of generic contingency planning. Consideration would be given to the more significant impacts of asset failure and the nature of the resources required to manage the situation and affect a recovery. This may result in the holding of increased inventory and more robust assessment of the compatibility of existing spares versus the installed assets.	Specific contingency planning for identified hazards arising from failure of specific asset. Assumptions (e.g. availability of repair or replacement equipment) checked on a regular basis. Critical spares held and periodically checked for condition and serviceability.
8	Asset Information and location	Attributes of asset may be incomplete or not verified. Updating occurs when opportunity arises. Location generally plotted from as-builts or 'best fit'. Servicing and repair may require some time to locate asset.	All attributes of asset are known and verified. Specific repair spares and equipment identified. Location of asset will be generally known with consideration given to how difficult it would be to find if required. Connectivity of valves and lines known and verified by testing.	All attributes of asset are known and verified. Specific repair spares and equipment identified. Location of asset will be known and piloted if required to ensure rapid ability to respond. Connectivity of valves and lines known and verified by testing.
9	Performance monitoring	Monitoring by exception i.e. if issue/complaint arises an investigation is undertaken.	Some form of regular inspection/measurement should be in place to detect any decline in performance that would indicate imminent failure.	Regular monitoring of performance as appropriate. Likely to be SCADA connected. Targets and response limits defined using approaches such as Hazard Analysis Critical Control Point (HACCP).

Consideration		Insignificant / Minor	Moderate	High (Major)
10	Condition monitoring	Assets are inspected as the opportunity arises either from asset modification (e.g. adding a connection) or repair of asset failure.	Periodic inspections are undertaken on the asset, or very similar assets, to determine if deterioration is occurring. Industry knowledge about the likely decline of similar assets may be utilised if it can be established they are in comparable situations. Any asset failure is carefully investigated to determine if asset deterioration was the primary driver.	Techniques are identified that allow the condition of the specific asset to be monitored in relation to likely failure modes. Inspections are scheduled and likely to become more frequent as the asset ages or as deterioration is noted. Analysis is undertaken using the measured deterioration to predict likely asset life.
11	Renewal Planning	These assets are operated on a 'Fix When Fail' basis. Renewal is only considered when there is clear evidence that the failure was generated by the deterioration of the condition of the asset and that this is likely to extend beyond the point of failure to the extent that renewal of the entire asset can be justified rather than a localised repair/renewal. Renewal would also require consideration of the cost benefit of repair versus renewal and whether acceptable LOS have been breached. Multiple failures over several years may be an acceptable outcome albeit this would result in the pipe being closely monitored	The key characteristic is that the impacts are considered to be tolerable but not on a regular basis. A single asset failure considered to be directly attributable to condition deterioration, and considered to be indicative of overall asset condition, would trigger a response to minimise the likelihood of a repeat occurrence within the short to medium term.	These are assets for which failure Is considered to be unacceptable and to be avoided if it is practical and possible to do so. In the absence of actual failure records for the specific asset it will be necessary to assemble as much information as is relevant to the renewal decision. This will include information on failure of other assets considered to be similar, general industry knowledge, specific testing undertaken on the asset and a rigorous review of the consequences and likelihood of failure. It is unlikely that age by itself will be sufficient unless this is all that is available

Consideration		Insignificant / Minor	Moderate	High (Major)
		and included in potential renewal within the near term.		and there is consensus that failure is not an option.
12	Prioritisation	In the event that budget provisions are constrained these are the assets that would be given the lowest priority for investigations, preventative maintenance and renewals. If resources are constrained these are the projects that should be deferred. Care should however be exercised to ensure that any increasing maintenance costs arising do not exceed the cost associated with renewal. There is also the risk that Council will be perceived to be running its assets down by not progressing routine renewals in response to failures and it is therefore still desirable to be able to maintain an ongoing programme of renewals of assets that have obviously deteriorated to the point where this is required.	These sit between the Low and High Criticality projects. They would have status above the Low but would be subservient to the High.	These are the highest priority projects to progress both in terms of funding the necessary works in the operational or CAPEX budgets but also in terms of ensuring that works actually progress during the intended planning period. In the event that any asset is identified as having Extreme (High) consequences of failure then a remedial plan to reduce that consequence would have the highest consequence unless it is considered that the associated likelihood of occurrence does not justify such an investment.

Applying this framework, the Water Services Team with the help of a consultant has identified key assets in the network which are presented below.

Table 3-9: Key assets in network

Asset group	Specific asset group	Criticality
Raw water source	Glinks Gully :	Low
Raw water source	Maungaturoto – Alternate (not Cattlemount) supplies	Low
Raw water transmission and storage	Glinks Gully :	Low
Raw water transmission and storage	Mangawhai :	Low
Raw water transmission and storage	Maungaturoto : Individual transmission from smaller (non-Cattlemount) sources	Low
Raw water transmission and storage	Ruawai :	Low
Treated water storage	Glinks Gully :	Low
Bulk treated water transmission	Glinks gully :	Low
Bulk treated water transmission	Mangawhai :	Low
Bulk treated water transmission	Maungaturoto :	Low
Bulk treated water transmission	Ruawai :	Low
Boost pumping	Dargaville: Hokianga Road system	Low for Hokianga Road
Boost pumping	Maungaturoto :	Low
Boost pumping	Ruawai :	Low
Reticulation	Baylys :	Low
Reticulation	Dargaville : < 200mm	Low :
Reticulation	Glinks Gully :	Low
Reticulation	Maungaturoto :	Low
Reticulation	Ruawai :	Low
Major customers	Silver Fern Farms Abattoir takes 25% of Dargaville supply and is at opposite end of town to the WTP. Ring-mains largely provide some redundancy through the western/central parts of Dargaville although there may be a loss of pressure at the abattoir if a failure occurred in these areas.	Low
Business and community customers	CBD -	Low
Business and community customers	Daycare Centres -	Low
Business and community customers	Schools -	Low
Raw water source	Mangawhai :	Moderate
Raw water source	Maungaturoto : Cattlemount supply	Moderate

Asset group	Specific asset group	Criticality
Raw water source	Ruawai :	Moderate
Raw water transmission and storage	Maungaturoto : Cattlemount and combined system	Moderate
Treated water storage	Dargaville :	Moderate for Dargaville
Treated water storage	Mangawhai :	Moderate
Treated water storage	Maungaturoto : 2 at end of system	Moderate
Bulk treated water transmission	Dargaville / Baylys :	Moderate
Boost pumping	Baylys : Until standby pump installed	Moderate
Reticulation	Dargaville : ≥ 200mm	Moderate
Reticulation	Mangawhai : In response to summer peak usage period	Moderate during summer peak
Business and community customers	Commercial / Industrial	Moderate
Raw water source	Dargaville / Baylys :	High (Major)
Treatment	Dargaville / Baylys :	High (Major)
Treatment	Glinks Gully :	High (Major)
Treatment	Mangawhai :	High (Major)
Treatment	Maungaturoto :	High (Major)
Treatment	Ruawai :	High (Major)
Treated water storage	Baylys :	High (Major)
Treated water storage	Maungaturoto : 1 x treated water reservoir at WTP	High (Major)
Treated water storage	Ruawai	High (Major)
Pipes running under buildings	There is a major pipeline that appears to be running under Dargaville High School buildings.	High (Major)
Major customers	Maungaturoto Dairy Factory takes raw water from 7km system upstream of township. Believed to have approximately 1 day of storage onsite.	High (Major)
Business and community customers	Hospital / clinics –.	High (Major)
SCADA		High (Major)
Back flow prevention	Currently going through an upgrade programme.	High (Extreme)
Treatment	All plants - Equipment whose failure could lead to production of water not complying with Priority 1 Determinants of DWSNZ 2005 (Revised 2008)	High (Extreme)

Asset group	Specific asset group	Criticality
Treated water storage	All reservoirs - Equipment whose failure could lead to the contamination of treated water to the extent of not complying with Priority 1 Determinants of DWSNZ 2005 (Revised 2008)	High (Extreme)

3.8 Asset values

3.8.1 *Overview*

The valuation was based on substantially complete asset registers, appropriate replacement costs and useful lives, providing a relative degree of confidence in the valuation data

Asset values for each of Council's five Water Supply schemes are presented in this section in terms of current replacement value and depreciated replacement value. Depreciated replacement value is the current replacement cost less allowance for physical deterioration and optimisation for obsolescence and relevant surplus capacity.

Depreciation

Depreciation of assets must be charged over their useful life.

- *Depreciated Replacement Cost* is the current replacement cost less allowance for physical deterioration and optimisation for obsolescence and relevant surplus capacity. The *Depreciated Replacement Cost* has been calculated as:

$$\frac{\text{Remaining useful life}}{\text{Total useful life}} \times \text{replacement cost}$$

- *Depreciation* is a measure of the consumption of the economic benefits embodied in an asset. It distributes the cost or value of an asset over its estimated useful life. Straight-line depreciation is used in this valuation;
- *Total Depreciation to Date* is the total amount of the asset's economic benefits consumed since the asset was constructed or installed;
- The *Annual Depreciation* is the amount the asset depreciates in a year. It is defined as the replacement cost minus the residual value divided by the estimated total useful life for the asset; and
- The *Minimum Remaining Useful Life* is applied to assets which are older than their useful life. It recognises that although an asset is older than its useful life it may still be in service and therefore have some value. Where an asset is older than its standard useful life, the minimum remaining useful life is added to the standard useful life and used in the calculation of the depreciated replacement value.

3.8.2 *Scheme valuations*

The following tables present 2016 valuation information covering:

- Pipes;
- Points (valves, hydrants etcetera) not included in the lines; and
- Treatment plants.

The implied average life is determined by dividing the renewal cost by the annual depreciation. This is purely an average across the entire asset group and there will be new assets and old assets contained within the group.

Table 3-10: Summary - Water Supply pipes

Description	Replacement cost	Annual depreciation	Implied average life	Scheme /total
Baylys Beach	$3,043,065	$48,849	62	7%
Dargaville	$29,732,115	$398,286	75	66%
Glinks Gully	$284,323	$3,554	80	1%
Mangawhai	$423,892	$5,647	75	1%
Maungaturoto	$10,378,141	$148,726	70	23%
Ruawai	$1,477,349	$22,396	66	3%
Total 2016	**$45,338,885**	**$627,459**	72	100%

Table 3-11: Summary - Water Supply points

Description	Replacement cost	Annual depreciation	Implied average life	Scheme /total
Baylys	$446,813	$9,227	48	7%
Dargaville	$4,622,140	$92,189	50	71%
Glinks Gully	$119,024	$2,208	54	2%
Mangawhai	$51,968	$952	55	1%
Maungaturoto	$835,161	$16,780	50	13%
Ruawai	$429,744	$8,036	53	7%
Total 2016	**$6,504,849**	**$129,392**	50	100%

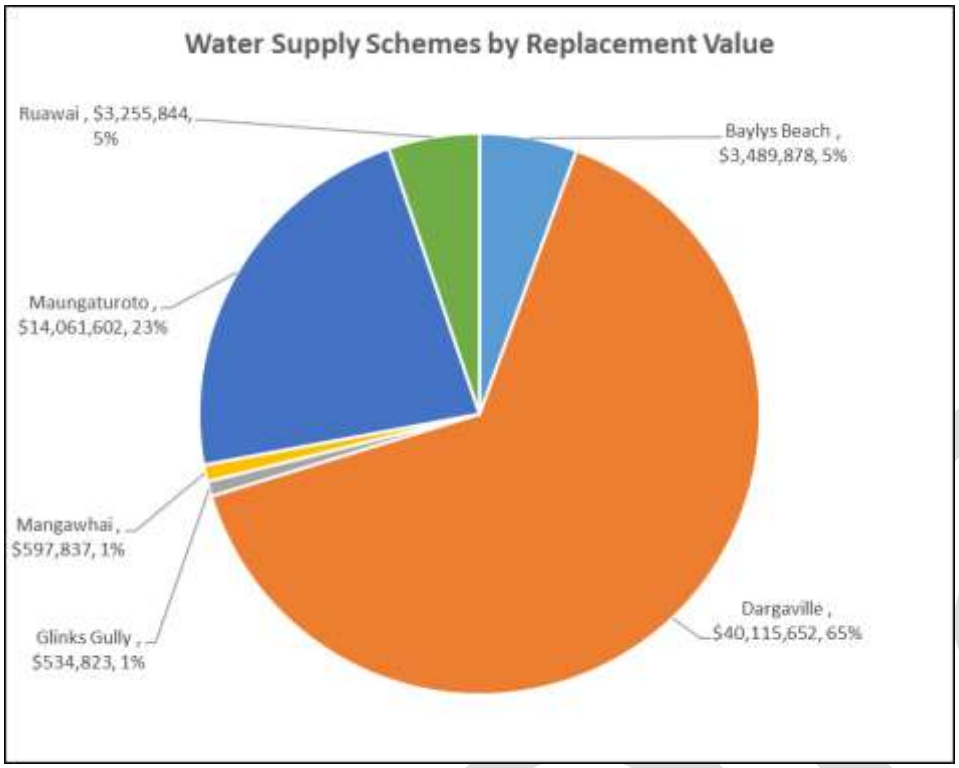
Table 3-12: Summary - Water Supply plant

Description	Replacement cost	Annual depreciation	Implied average life	Scheme/total
Baylys (Dargaville)				0%
Dargaville (incl Baylys) supply and treatment	$5,761,397	$125,138	46	56%
Glinks supply and treatment	$131,476	$2,919	45	1%
Mangawhai Water	$121,977	$3,681	33	1%
Maungaturoto supply and treatment	$2,848,301	$67,459	42	28%
Ruawai supply and treatment	$1,348,752	$43,356	31	13%
	$10,211,903	**$242,552**	42	100%

Table 3-13: Replacement costs and Annual Depreciation of all schemes

Description	Replacement cost	Annual depreciation	Implied average life	Scheme/total
Baylys	$3,489,878	$58,076	60	6%
Dargaville	$40,115,652	$615,613	65	65%
Glinks Gully	$534,823	$8,680	62	1%
Mangawhai	$597,837	$10,280	58	1%
Maungaturoto	$14,061,602	$232,966	60	23%
Ruawai	$3,255,844	$73,788	44	5%
Total 2016	**$62,055,637**	**$999,403**	62	100%

Figure 3-16: WS schemes by replacement value



3.8.3 *Basis of valuation*

Figure 3-17: Water Supply Pipe Unit Rates

Water Supply Lines : Unit Rates by Pipe Diameter

Diameter (mm)	2016 Unit Rates $/m (including overhead)
20	$74.19
25	$89.94
32	$89.94
40	$89.94
50	$101.17
60	$101.17
63	$101.17
65	$101.17
75	$157.39
80	$157.39
100	$220.00
125	$220.00
150	$258.56
180	$393.46
200	$393.46
250	$528.36
300	$595.81

2016 Useful Life Assumptions

Pipe material	Base Life	Minimum Remaining Useful Life
AC	60	5
ALK	80	5
CI	60	5
CLS	80	5
COPPR	40	5
GALV	60	5
HDPE	80	5
MDPE	80	5
PE	80	5
PVC	80	5
STEEL	80	5
Unknown	60	5
UPVC	80	5

Note that the life of 60 years for AC only applies to pipes ≥ 100mm diameter. It is increased from the previous valuation.

Figure 3-18: Water Supply Points Valuation Data

Valuation of Points

Water Supply valve diameter (mm)	2016 Unit Rates $/ea (including
11	$292.10
15	$292.10
20	$292.10
25	$292.10
32	$302.78
40	$337.01
50	$586.50
75	$819.10
80	$819.10
100	$921.07
150	$1,575.81
180	$2,230.52
200	$2,885.23
250	$4,812.84
300	$6,204.67

Asset Type	2016 Unit Rates $/ea (including overhead)
Connection	$958.59
Fire Hydrant	$2,079.72
Junction Box	$1,461.42
Manhole	$3,372.52
Meter	$303.53
Mix Chamber	$3,372.52
Rodding Eye	$2,248.34
Valve	Table by dia

2016 Useful Life Assumptions

Asset Types	2016 Useful Life Assumption	Minimum Remaining Useful Life
Connection	70	5
Fire Hydrant	70	5
Junction Box	70	5
Manhole	70	5
Meter	20	5
Mix Chamber	70	5
Valve	60	5

Table 3-14: Water Supply Plant useful lives

Plant Useful Lives

Adopted Asset Type	Adopted Base Life for 2016 Valuation	Adopted Minimum Useful Life
Booster pump station	25	2
Bores	20	2
Building and civil 25yrs	25	2
Building and civil 60yrs	60	5
Building and civil 80yrs	80	5
Building and civil m2 50yrs	50	5
Building and civil m2 80yrs	80	5
Contact tank	25	2
Control	20	2
Dosing equipment	25	2
Earthworks	Non depreciable	Non depreciable
Electrical	20	2
Equipment	25	2
Filtration and aerator	40	2
Filtration and clarification	50	2
Flow meters and logging	20	2
Headworks	20	2
Intakes 50yrs	50	5
Intakes 80yrs	80	5
Mechanical	25	2
Mixing tank	60	5
Pipework lump sum	60	5
Pumps	25	2
Reservoir	80	5
Resource consent 10yrs	10	2
Resource consent 12yrs	12	2
Resource consent 34 yrs	34	2
Resource consent 5yrs	5	2
Resource consent 6yrs	6	2
Sand trap	20	2
Tank	50	2
UV disinfection	25	2
Valves	25	2

4 Financial and lifecycle strategy and management

4.1 General lifecycle management plan

4.1.1 *Introduction*

This section identifies Council's strategy and programme for managing, maintaining and renewing assets within its water scheme. The programmes described within this section have been developed to achieve the LOS identified in Section 1.10 of this AMP.

Management of the lifecycle of each asset should optimise performance whilst minimising the total lifecycle costs of both the reticulation and treatment systems. The management process balances the various competing demands and investigates the capacity and performance constraints of each component to establish a regime to achieve the overall objectives.

The objectives of each Lifecycle Management Plan are to:

- Optimise performance; and
- Minimise total lifecycle costs.

Whilst this section notes the generic strategies used by Council, it is supplemented by specific strategies for each scheme detailed in the sections that follow. The Lifecycle Management Plan for each asset component incorporates the following strategies:

- Operations and maintenance strategies to keep the assets operational;
- Renewal strategies to replace assets as they reach the end of their useful life;
- Development strategies to address growth and demand;
- Disposal strategies for when the asset is no longer required; and
- Work programmes and the associated financial forecasts, which are developed later for each scheme.

4.1.2 *Design parameters*

Design parameters for all new Council Water Supply assets are set out in Council's Engineering Standards 2011. In summary these requirements include the following:

- That full supply is available during a 20 year drought;
- Be adequate for firefighting purposes;

- Normal residential demand shall be taken as 300 litres per person per day;
- Peak flow shall be taken to be 2.5 times the average daily demand;
- Fire hydrant specifications;
- Service connection requirements, including compliance with the NZ Building Code requirements for backflow prevention;
- Requirements for pipe size, material and depth of construction; and
- Pipe installation, disinfection and testing requirements for new water assets.

4.1.3 *Work categories*

Council's lifecycle asset management strategies are divided into the following five work categories:

Asset operations: The active process of utilising an asset which will consume resources such as manpower, energy, chemicals and materials. The Operations category also incorporates funding to address the AMIP actions and the provision of professional services. The AMIP is generally focused on a three year timeframe (covering the lifespan of this AMP) with a nominal allowance for years 4 to 10. As the actions in the programme are addressed, and the AMP reviewed, new initiatives will be identified and added to the programme and budgets will be revised accordingly.

Asset maintenance: The ongoing day-to-day work activity required to keep assets serviceable and prevent premature deterioration or failure. Three categories of maintenance are carried out:

- **Unplanned maintenance** – work carried out in response to reported problems or defects;
- **Preventative maintenance** – work additional to scheduled inspections and maintenance identified during inspections as essential to continued operation; and
- **Planned maintenance** – work carried out to a predetermined schedule, or programmed as a result of identified needs.

Asset Renewal: Major work that restores an asset to its original capacity or the required condition. This includes both planned and reactive renewals.

New Capital: Creation of new assets (including those created through subdivision and other development) or works which upgrade or improve an existing asset beyond its existing capability or performance in response to changes in supply needs or customer expectations.

Development works falls into two separate categories:

- Council funded; and
- Developer funded as part of subdivision development or by way of contributions.

Asset decommissioning / disposal: Any of the activities associated with the disposal of a decommissioned asset. Assets may become surplus to requirements for any of the following reasons:

- Under-utilisation;
- Obsolescence;
- Provision exceeds required LOS;
- Uneconomic to upgrade or operate;
- Policy change;
- Service provided by other means (e.g. private sector involvement); and
- Potential risk of ownership (financial, environmental, legal, social, vandalism).

Council currently obtains the day-to-day operational services for Water Supply through Contract 527 Water Supply and Wastewater Operations and Maintenance Services. The day-to-day operation work categories include:

- Routine work;
- Ordered work;
- Priority work; and
- Emergency work

The relationship of each of these categories to the lifecycle management strategies together with a description of the work involved is shown in Table 4-1.

Table 4-1: Contract work group relationship with lifecycle management strategies

Contract work category	Description of works	Planned maintenance	Preventative maintenance	Responsive maintenance	Asset renewals reactive
Routine work	Work carried out on cyclical basis.	x			
Ordered work	Specific order issued by Engineer.		x	x	x
Priority work	Urgent routine or ordered work to address operational issues.	x	x	x	x
Emergency work	System malfunction, service disrupted.			x	x

4.1.4 *Contractual setting*

Council has an in-house team of engineers to oversee the operations and management including asset management of 3 Waters. Council tendered its 3 Waters O&M Contract in 2015/2016 and received a very good response. The new O&M Contractor commenced in July 2016 and a critical component of Asset Management (AM) has been added in the O&M Contract, capturing field repair data and cost in Council's AM tool, AssetFinda. Additional services to support the Water Services Team will be procured on an as required basis and may include investigation and design services. The various functions are noted in Figure 4-1 below.

Figure 4-1: Contractual setting

The Operations Contract delivers the lifecycle management outcomes on a day-to-day basis. The specification of the Operations Contract incorporates the various inspections that monitor asset condition/capacity and provide the basis for programmed maintenance. The frequency of the programmed inspections regime is established in the specification of the Operations Contract. This is supplemented as required by inspections generated from Council's customer Help Desk system.

When programmed inspections are undertaken by the Operations contractor, the act of inspection may initiate a series of responses based on the observations of the contractor. These could include:

- Programmed maintenance tasks, based on usage or time;
- Responsive maintenance based on condition or capacity;
- Planning of a Preventative Maintenance Response based on a prediction of future failure;
- Reporting for upgrading or renewal through to the professional services provider. This occurs when the scope of the intervention is not covered with the Operations Contract and requires consideration of alternatives (upgrades) or prioritisation within existing budgets (renewals);
- Ad-hoc inspections of breaks or infrastructure that allow an opportunity to inspect reticulation when responding to an incident; and
- Collection of data from inspections and interventions for incorporation into Council's GIS system.

The inspections will be recorded in the AssetFinda for Council to review and act accordingly. Any key actions are discussed at monthly contract meetings between Council and the Operations contractor.

These monthly meetings are also supplemented with meetings where the performance of the system is reviewed and a more strategic review of performance is undertaken to aid the Annual Planning process for the next financial year. These meetings will review issues that have arisen over the past period and assess current programmes and budgets. This may lead to the re-evaluation of the following year's Annual Plan or, in extreme cases, initiate a review within the current financial year to address critical infrastructure issues.

4.1.5 *Environmental compliance*

Council holds resource consents for all its Water Supply sources. A list of the consents is included in Appendix D. The compliance with these consents is monitored by NRC. Council works closely with NRC in monitoring the performance of Water Supply assets.

The day-to-day monitoring of performance of Water Supply systems is a requirement of the Operations Contract, which in turn is monitored by Council staff. Where resource consent non-compliance is observed, the non-compliances are reported to NRC with remedial actions. It is also reported in the Annual Report.

4.2 Maintenance and operating strategy and expenditure forecast

4.2.1 *Strategy*

Table 4-2 shows Council's maintenance and operating strategies to ensure that the defined LOS are provided. The table shows the key service criteria affected and mode and impact of failure if the action is not carried out.

Table 4-2: Maintenance and operating strategies

Activity	Strategy	Service criteria	Impact
General maintenance	Council will maintain assets in a manner that minimises the long term overall total cost while ensuring efficient day-to-day management.	Maintaining existing LOS. Cost/affordability	Low – Medium Increased costs and risk of failure.
Unplanned maintenance – All assets, disaster	Council will maintain a suitable level of preparedness for prompt and effective response to civil emergencies and system failures by ensuring the availability of suitably trained and equipped staff and service delivery contractors. Council will provide a 24-hour repair service and respond to and repair or overcome broken or leaking pipes, power outages and equipment or system failures.	Responsiveness (Response time for unplanned priority works is 1 hour for system malfunction or rupture and 2 hours for all other unplanned priority works, apart from service restoration).	Medium No water to parts of schemes. Potential flooding of private property and damage to public roads and utilities.
Unplanned maintenance – Pump stations, treatment plants – mechanical or electrical failure	Provide a 24-hour repair service and respond to and repair or overcome broken or leaking pipes, power outages, and equipment or system failures.	Responsiveness (Response time for unplanned priority works is 1 hour for all scheme areas).	Medium No water to parts of schemes. Flooding, low water pressure.
Unplanned maintenance – pipelines break	Sufficient spares to be stocked (by contractor) to address regular failures.	Responsiveness (Response time for unplanned priority works is1 hour for all scheme areas)	Medium No water to parts of schemes. Flooding, low pressure.
Planned inspections pump stations, treatment plant and pipelines	Council will undertake scheduled inspections in accordance with good industry practice and as justified by the consequences of failure on LOS, costs, public health, safety or corporate image. Council will modify the inspection programme as appropriate in response to unplanned maintenance trends.	Maintaining existing LOS.	Medium Potential lowering of water pressure.

Activity	Strategy	Service criteria	Impact
Planned inspections Monitoring equipment calibration	Council will undertake annual inspection of monitoring equipment.	Maintaining existing LOS.	Medium
Planned – preventative maintenance Pump stations, treatment plants, pipelines	Council will undertake a programme of planned asset maintenance to minimise the risk of critical equipment failure or where justified economically.	Maintaining existing LOS. Cost/affordability	Medium No water to parts of schemes. Flooding, low pressure.

4.2.2 *Operations and maintenance activities*

Current operation and maintenance activities undertaken across the Water Supply activity include:

- Normal routine maintenance to ensure that natural water sources are kept functioning;
- Maintaining the raw water pipelines which convey raw water to the local WTPs;
- Inspection of the raw water pipelines annually;
- Maintaining and operating the local WTPs;
- Maintaining and repairing the water storage reservoirs and pump systems;
- Repairing any broken pipes or other related equipment; and
- Recording faults and maintenance undertaken (a future improvement has been identified to begin recording maintenance history and costs at asset component level in AssetFinda).

4.2.3 *Expenditure forecast*

The 10 year forecast for operations and maintenance expenditure (comprising all five Council Water Supply schemes) are shown in Figures 4-3 to 4.7 below. The forecast expenditure information is based on the LTP 2015/2025 financial forecast and the AMIP, which provides a relative degree of confidence in the values reported.

The operational expenditure forecast covers:

- All control and operation activities, as described in Section 4.2.1;
- Actions resulting from improvement planning during preparation of this AMP (see the AMIP in Appendix B); and
- The maintenance expenditure forecast covers all planned and reactive maintenance activities, as described in Section 4.2.1.

Table 4-3: OPEX forecasts WS Dargaville

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000
Operating funding											
Sources of operating funding											
General rates	0	0	0	0	0	0	0	0	0	0	0
Targeted rates	1,961	2,174	2,250	2,263	2,266	2,501	2,730	2,798	2,875	2,955	3,013
Subsidies and grants - operational	0	0	0	0	0	0	0	0	0	0	0
User fees and charges	15	15	16	16	17	17	17	18	18	19	20
Internal recoveries	0	0	0	0	0	0	0	0	0	0	0
Investments and other income	0	0	0	0	0	0	0	0	0	0	0
Total sources of operating funding	**1,977**	**2,189**	**2,266**	**2,279**	**2,282**	**2,518**	**2,747**	**2,816**	**2,894**	**2,974**	**3,033**
Application of operating funding											
Contractors costs	133	121	124	127	130	134	137	141	145	149	153
Professional services	89	120	105	108	22	22	23	23	24	25	26
Repairs and maintenance	309	383	394	403	413	424	435	447	460	474	489
Other operating costs	77	87	88	90	92	94	96	98	101	103	106
Employee benefits	0	0	0	0	0	0	0	0	0	0	0
Internal charges	365	453	460	470	459	483	505	518	532	547	563
Finance costs	103	95	117	129	155	229	304	289	283	274	266
Total applications of operating funding	**1,076**	**1,260**	**1,288**	**1,328**	**1,271**	**1,386**	**1,500**	**1,517**	**1,545**	**1,572**	**1,603**
Surplus (deficit) of operating funding	**901**	**930**	**978**	**951**	**1,011**	**1,132**	**1,247**	**1,299**	**1,349**	**1,402**	**1,430**

Table 4-4: OPEX forecasts WS Glinks Gully

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000
Operating funding											
Sources of operating funding											
General rates	0	0	0	0	0	0	0	0	0	0	0
Targeted rates	66	73	81	86	90	93	96	98	101	104	104
Subsidies and grants - operational	0	0	0	0	0	0	0	0	0	0	0
User fees and charges	0	0	0	0	0	0	0	0	0	0	0
Internal recoveries	0	0	0	0	0	0	0	0	0	0	0
Investments and other income	0	0	0	0	0	0	0	0	0	0	0
Total sources of operating funding	**66**	**73**	**81**	**86**	**90**	**93**	**96**	**98**	**101**	**104**	**104**
Application of operating funding											
Contractors costs	5	11	12	12	13	13	13	14	14	14	15
Professional services	3	1	1	1	1	1	1	1	1	1	2
Repairs and maintenance	25	25	26	27	27	28	29	30	30	31	32
Other operating costs	4	2	4	5	5	5	5	5	5	5	5
Employee benefits	0	0	0	0	0	0	0	0	0	0	0
Internal charges	13	16	17	18	18	19	19	20	20	21	22
Finance costs	6	5	5	5	5	5	4	4	4	3	3
Total applications of operating funding	**56**	**61**	**66**	**67**	**69**	**70**	**72**	**73**	**75**	**77**	**79**
Surplus (deficit) of operating funding	**10**	**12**	**15**	**18**	**21**	**22**	**24**	**25**	**26**	**27**	**26**

Table 4-5: OPEX forecasts WS Mangawhai

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000
Operating funding											
Sources of operating funding											
General rates	0	0	0	0	0	0	0	0	0	0	0
Targeted rates	83	104	109	103	109	112	115	118	122	126	130
Subsidies and grants - operational	0	0	0	0	0	0	0	0	0	0	0
User fees and charges	0	0	0	0	0	0	0	0	0	0	0
Internal recoveries	0	0	0	0	0	0	0	0	0	0	0
Investments and other income	0	0	0	0	0	0	0	0	0	0	0
Total sources of operating funding	**83**	**104**	**109**	**103**	**109**	**112**	**115**	**118**	**122**	**126**	**130**
Application of operating funding											
Contractors costs	8	29	30	31	31	32	33	34	35	36	37
Professional services	14	10	10	2	2	2	2	2	2	2	2
Repairs and maintenance	25	25	26	26	27	28	28	29	30	31	32
Other operating costs	10	5	5	5	5	6	6	6	6	6	6
Employee benefits	0	0	0	0	0	0	0	0	0	0	0
Internal charges	19	26	27	25	25	26	27	27	28	29	30
Finance costs	1	1	1	1	1	1	1	1	1	1	1
Total applications of operating funding	**78**	**96**	**98**	**89**	**92**	**94**	**97**	**99**	**102**	**105**	**109**
Surplus (deficit) of operating funding	**6**	**8**	**11**	**14**	**17**	**18**	**18**	**19**	**20**	**20**	**21**

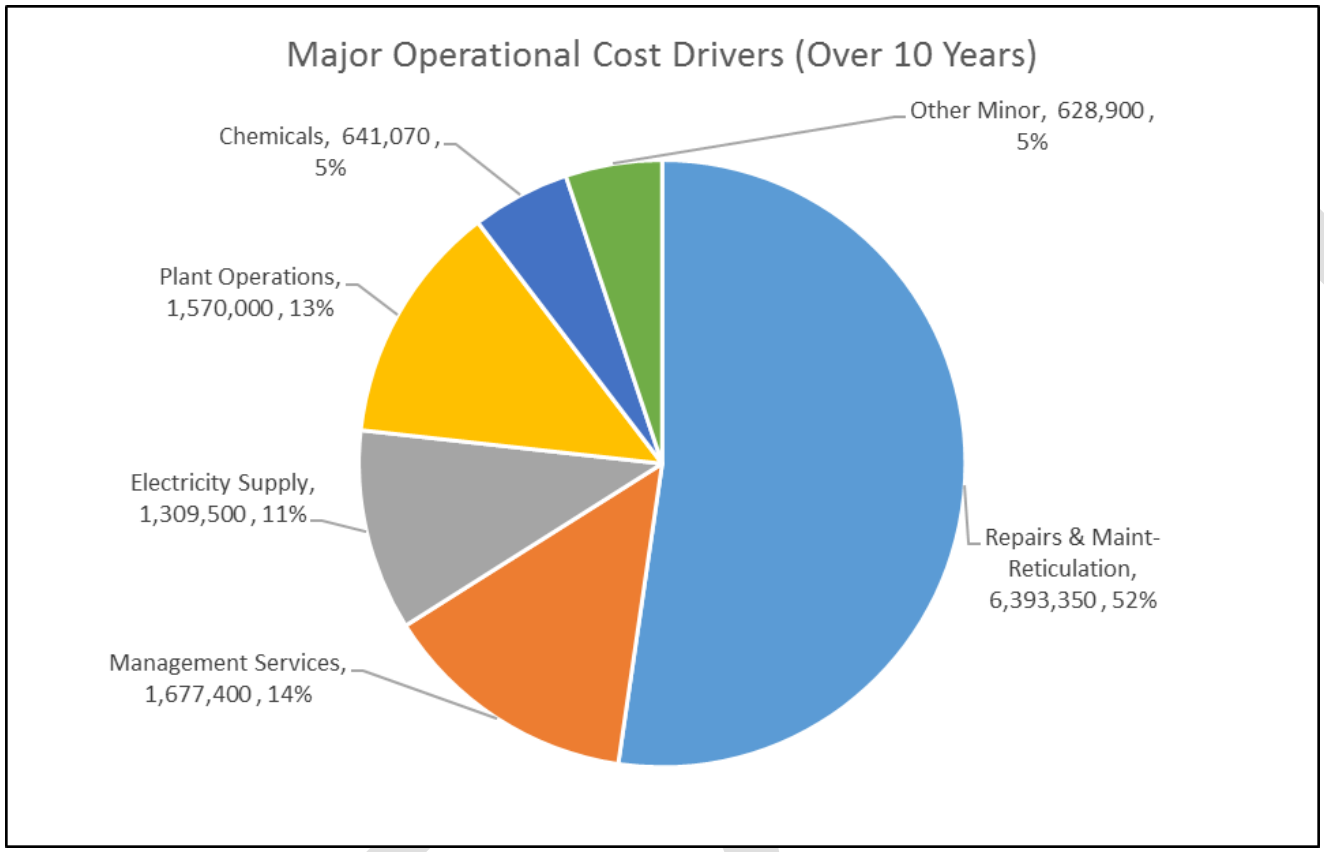
Table 4-6: OPEX forecasts WS Maungaturoto

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Operating funding											
Sources of operating funding											
General rates	0	0	0	0	0	0	0	0	0	0	0
Targeted rates	722	508	565	625	688	705	705	711	731	752	761
Subsidies and grants - operational	0	0	0	0	0	0	0	0	0	0	0
User fees and charges	0	316	324	331	339	347	356	365	375	385	396
Internal recoveries	0	0	0	0	0	0	0	0	0	0	0
Investments and other income	0	0	0	0	0	0	0	0	0	0	0
Total sources of operating funding	**722**	**824**	**889**	**956**	**1,027**	**1,052**	**1,061**	**1,076**	**1,106**	**1,137**	**1,157**
Application of operating funding											
Contractors costs	47	44	45	46	47	49	50	51	53	54	56
Professional services	40	90	93	95	97	100	102	105	108	111	115
Repairs and maintenance	135	143	147	150	154	158	162	167	171	177	182
Other operating costs	58	62	64	65	66	68	69	71	73	74	76
Employee benefits	0	0	0	0	0	0	0	0	0	0	0
Internal charges	145	185	190	194	199	204	209	215	221	227	234
Finance costs	76	71	65	61	59	55	50	44	40	35	29
Total applications of operating funding	**500**	**595**	**602**	**612**	**622**	**632**	**643**	**653**	**666**	**678**	**692**
Surplus (deficit) of operating funding	**222**	**230**	**287**	**344**	**405**	**420**	**418**	**423**	**440**	**458**	**465**

Table 4-7: OPEX forecasts WS Ruawai

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000
Operating funding											
Sources of operating funding											
General rates	0	0	0	0	0	0	0	0	0	0	0
Targeted rates	264	314	329	346	359	368	378	387	399	410	419
Subsidies and grants - operational	0	0	0	0	0	0	0	0	0	0	0
User fees and charges	0	0	0	0	0	0	0	0	0	0	0
Internal recoveries	0	0	0	0	0	0	0	0	0	0	0
Investments and other income	0	0	0	0	0	0	0	0	0	0	0
Total sources of operating funding	**264**	**314**	**329**	**346**	**359**	**368**	**378**	**387**	**399**	**410**	**419**
Application of operating funding											
Contractors costs	33	31	32	33	34	34	35	36	37	39	40
Professional services	35	35	36	27	28	29	29	30	31	32	33
Repairs and maintenance	63	71	73	75	77	79	81	83	85	88	91
Other operating costs	13	11	12	12	12	12	13	13	13	14	14
Employee benefits	0	0	0	0	0	0	0	0	0	0	0
Internal charges	58	69	71	69	71	73	75	77	79	81	84
Finance costs	12	12	15	28	30	30	30	28	28	27	26
Total applications of operating funding	**214**	**229**	**238**	**244**	**251**	**257**	**263**	**268**	**274**	**280**	**288**
Surplus (deficit) of operating funding	**50**	**86**	**91**	**102**	**107**	**111**	**115**	**120**	**125**	**130**	**131**

Figure 4-2: Major OPEX cost drivers



GRAPHS TO BE UPDATED TO REFLECT FINANCIALS

Figure 4-3: WS OPEX large supplies

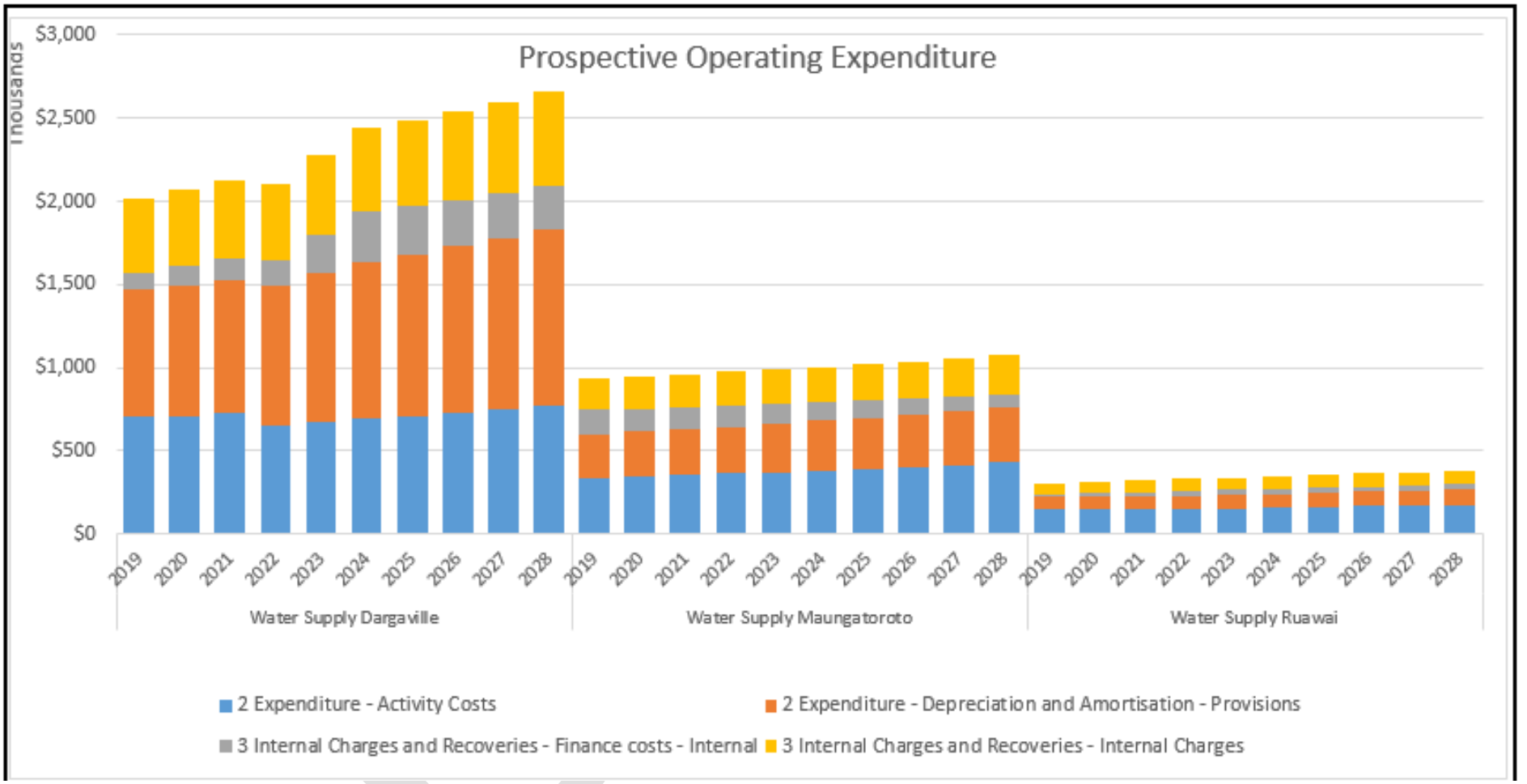
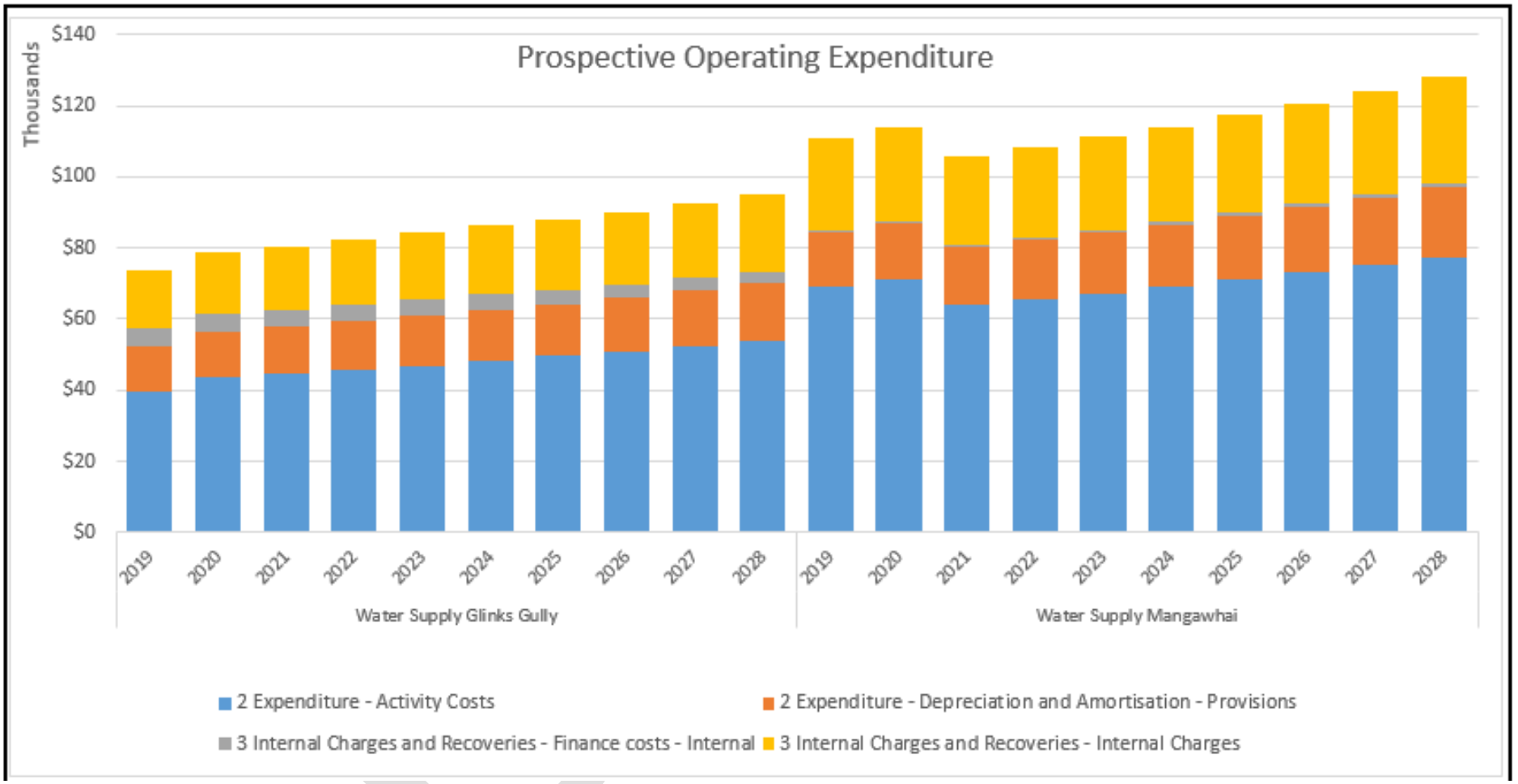


Figure 4-4: WS OPEX small supplies



4.3 Capital expenditure forecasts

4.3.1 Renewals strategy and expenditure forecast

Renewal expenditure is major work that does not increase asset design capacity but restores, rehabilitates, replaces or renews an existing asset to its original capacity. Work over and above restoring an asset to original capacity is 'new works' expenditure.

Council reviewed its renewal strategy during 2012/2013 and is moving towards a "just in time" approach; to rehabilitate or replace assets when justified by condition and where there is a significant reduction in performance.

The current state of our asset data, as discussed in Section 3.1.2, affects Council's ability to accurately forecast necessary renewals. The current lack of data relating to asset condition, performance and/or maintenance history prevents Council from developing a renewal strategy based on these criteria. Consequently the current renewals programme is broadly based on asset lives, further modified through local knowledge and experience gained from the maintenance contract staff and local resources on asset performance. Council's risk management and criticality assessment procedures are currently being reviewed, the outcome of which may affect Council's renewal strategy. Council's current renewal strategy is presented below.

Assets are considered for renewal as they near the end of their effective working life or where the cost of maintenance becomes uneconomical and when the risk of failure of critical assets is sufficiently high.

Council's renewal programme has been developed by:

- Taking asset age and remaining life predictions from the valuation database, calculating when the remaining life expires and converting that into a programme of replacements based on valuation replacement costs; and
- Reviewing and justifying the renewals forecasts using the accumulated knowledge and experience of asset operations and AM staff. This incorporates the knowledge gained from tracking asset failures through the customer services system, known location of pipe breaks and overflows, and contractor knowledge.

When justifying renewals the following factors are considered:

- **Asset performance**: Renewal of an asset when it fails to meet the required LOS. The monitoring of asset reliability, capacity and efficiency during planned maintenance inspections and operational activity identifies non-performing assets. Indicators of non-performing assets include repeated and/or premature asset failure, inefficient energy consumption and inappropriate or obsolete components.
- **Risk:** The risk of failure and associated financial and social impact justifies action (e.g. probable extent of damage, safety risk, community disruption).

- **Economics**: It is no longer economic to continue repairing the asset (i.e., the annual cost of repairs exceeds the annualised cost of renewal). An economic consideration is the co-ordination of renewal works with other planned works such as road reconstruction.
- **Efficiency:** New technology and management practices relating to increased efficiencies and savings will be actively researched evaluated and, where applicable, implemented.

The renewal programme is reviewed in detail at each AMP update (three yearly) and every year the annual renewal programme is reviewed and planned with the input of the maintenance contractor.

If work is deferred for any reason, this work will be re-prioritised alongside the next year's renewal projects and a revised programme established.

Renewal works identified by way of the above renewal strategies may be deferred if the cost is beyond the community's ability to fund it. This situation may arise if higher priority works are required on other infrastructure assets; short term peaks occur in expenditure or if an inadequate rating base exists.

When renewal works are deferred, the impact of the deferral on economic inefficiencies and the scheme's ability to achieve the defined service standards will be assessed. Although the deferral of some renewal works may not impact significantly on the short term operation of assets, repeated deferral will create a liability in the longer term.

4.3.2 *Application of age based renewals forecasting*

As discussed above the starting point for renewals planning is the AM Information system combined with the asset valuation. Collectively these databases contain the extent and attributes of the asset, the date the asset was installed, the expected life for that type of asset and the expected renewal cost for that asset (in current equivalent materials).

From this information a future forecast of renewals expenditure can be calculated.

Pipelines

The forecast shows a significant level of overdue renewals required in Dargaville and then period renewals over the next 10 years. This largely relates to the AC pipe in the network with an expected life of 60 years.

For the other systems that are somewhat newer there are defined spikes in the future for Maungaturoto and Ruawai systems with the former falling into the 10 year plan.

While the Dargaville 'overdues' are past their theoretical life expectancy the backlog is not apparent in actual performance of the assets; particularly in relation to main breaks. If $4.3million was made available tomorrow it is not immediately apparent which mains would be renewed with this funding. This is not altogether

surprising as the prediction of asset life is not a precise science. Even if the 'average life' could be accurately predicted there would still be a significant scatter of earlier and later failures occurring around this point.

The prediction of a 60 year life for AC pipes is prudent and supported by widespread views within the industry. It is therefore prudent for Council to manage its finances on the basis that this expenditure could be required in the relatively near future. The actual renewal works should however only be undertaken if justified by risk (in relation to critical mains) and considerations such as LOS and cost/benefit for low criticality mains. The analysis provides for the overdue renewal to occur by predicting that these works would be undertaken over the next 15 years at a uniform rate. This will almost certainly be wrong in relation to the timing and profile but there is no more accurate way of determining when they will actually occur.

Figure 4-5: Predicted Dargaville pipeline renewals from valuation data

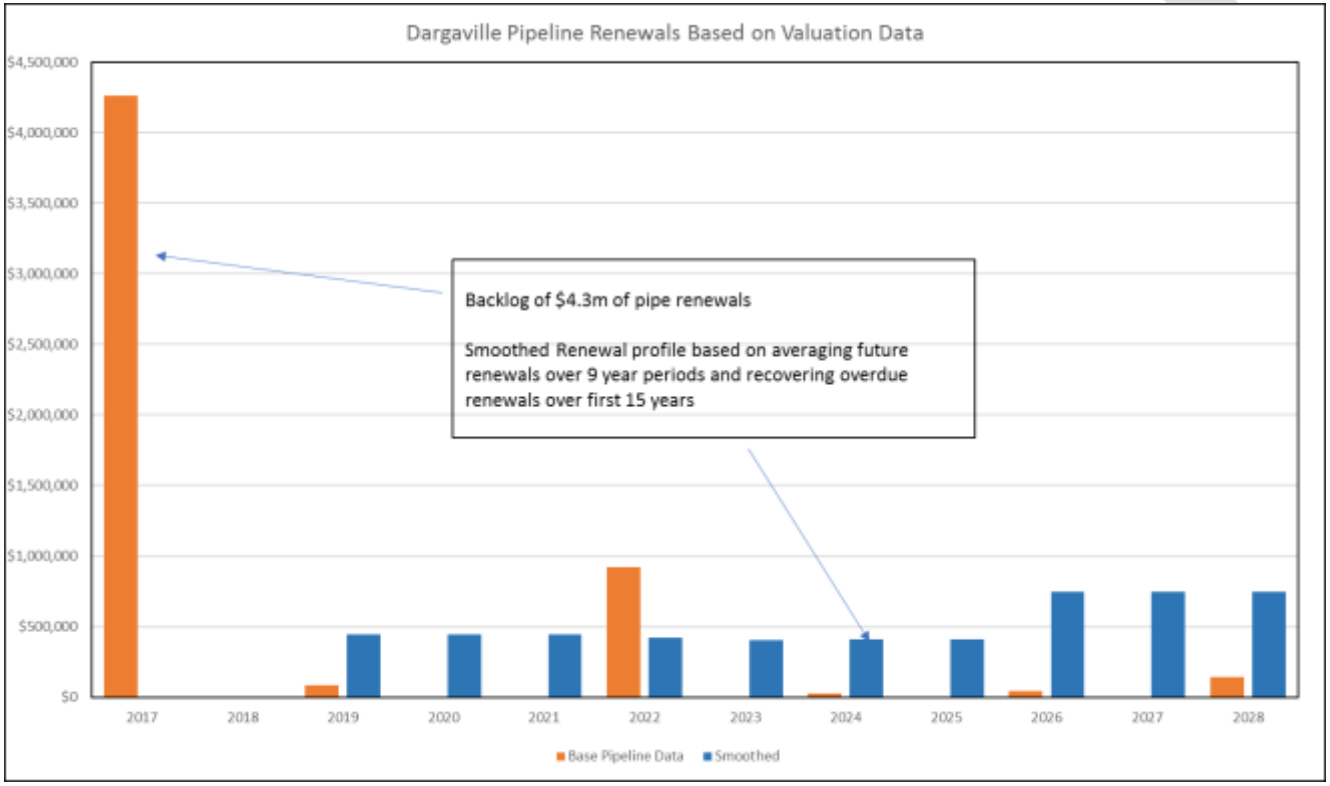
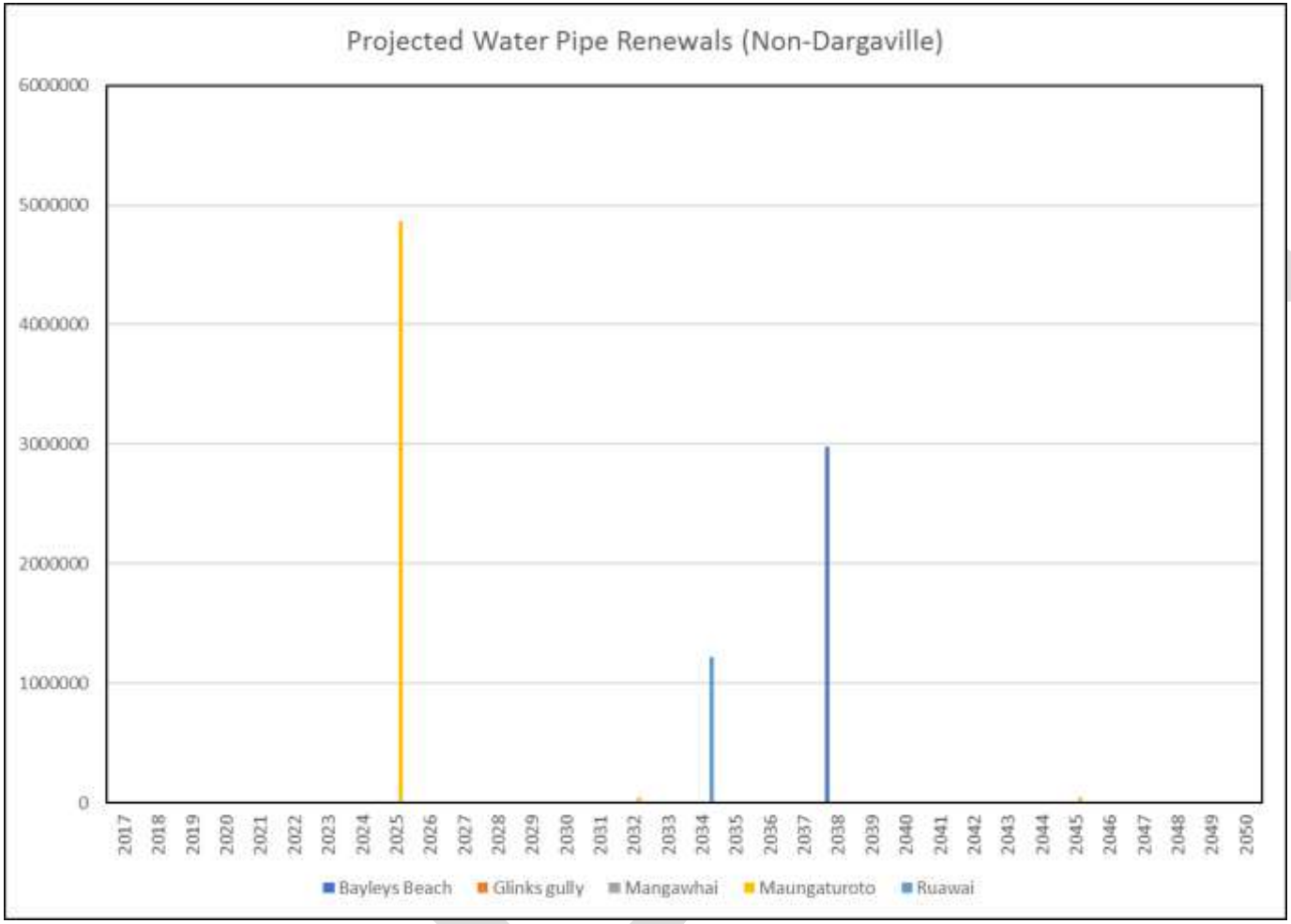


Figure 4-6: Predicted non-Dargaville pipeline renewals from valuation data



Plant renewals (treatment plant and reservoirs, pump stations)

A similar approach was applied to Water Supply plant i.e. using installation date, predicted lives and renewal cost from the valuation database.

While buildings and reservoirs tend to have quite long lives this group of assets also includes pumps, switchboards and treatment processes that are typically allocated quite short lives e.g. 15 years, in the valuation database. This is typical across the industry for such assets but any extension of the lives of these assets beyond the expected life expectancy quickly shows up as “overdue renewals’.

The analysis shows over $2million of overdue renewals and, as with the pipelines, there is not this amount of work showing up as needing to be undertaken at this time. The list of overdue renewals is included in the table below. As with the pipelines the overdue renewals are predicted to be undertaken over the next 15 years.

The analysis of renewals gathered the predicted future renewals into five year blocks and these are distributed uniformly over the five years when assembling the overall renewal prediction.

Figure 4-7: WS predicted plant renewals

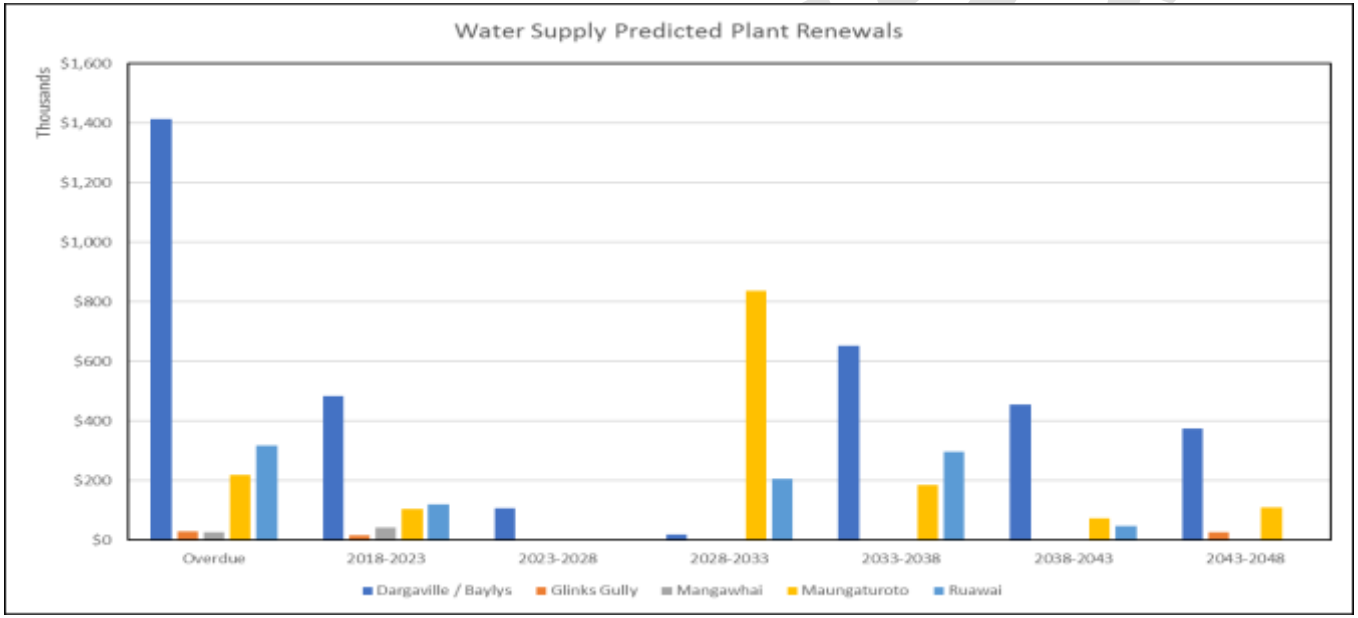


Table 4-8: Overdue WS plant renewals

Kaipara District Council - Overdue Water Supply Plant Renewals

System Name	Asset Group	Asset Type	Predicted Renewal	Replacement Value (2016)
Ruawai supply and tmt	Treatment plant	Bores	2010	$121,411
Ruawai supply and tmt	Treatment plant	Sand trap	2010	$12,141
Ruawai supply and tmt	Treatment plant	Filter/Aerator	2010	$144,479
Ruawai supply and tmt	Treatment plant	Electrical	2015	$19,268
Ruawai supply and tmt	Resource Consent	Water Take	2001	$20,640
				$317,938
Dargaville supply and treatment	Resource Consent	Waipapataniwha	2000	$41,001
Dargaville supply and treatment	Ahikiwi	Pumps	2013	$50,942
Dargaville supply and treatment	Ahikiwi	Electrical	2008	$8,260
Dargaville supply and treatment	Ahikiwi	Control	2008	$1,377
Dargaville supply and treatment	Resource Consent	Ahikiwi	2000	$20,652
Dargaville supply and treatment	Mamaranui	Pumps	2015	$52,318
Dargaville supply and treatment	Mamaranui	Electrical	2010	$13,768
Dargaville supply and treatment	Mamaranui	Control	2010	$28,913
Dargaville supply and treatment	Parore	Electrical	2008	$8,260
Dargaville supply and treatment	Parore	Control	2008	$1,275
Dargaville supply and treatment	Resource Consent	Rotu	2011	$20,665
Dargaville supply and treatment	Treatment plant	Filtration/Clarification	2012	$922,452
Dargaville supply and treatment	Treatment plant	Electrical	2016	$68,840
Dargaville supply and treatment	Hokianga Rd	Air Valves	2001	$128,854
Dargaville supply and treatment	Baylys Beach	Building	2003	$6,678
Dargaville supply and treatment	Baylys Beach	Booster Pump Station (complete)	2003	$30,353
Dargaville supply and treatment	Baylys Beach	Chlorine booster	2003	$7,572
				$1,412,179
Glinks supply and treatment	Resource Consent	Resource consent - water take	2002	$6,884
Glinks supply and treatment	Treatment plant	Headworks	1986	$11,015
Glinks supply and treatment	Treatment plant	Electrical	2016	$11,703
				$29,602
Mangawhai Water	Resource Consent	Water Take	2002	$6,884
Mangawhai Water	Treatment plant	150 mm Bore & 1.5kW Pump	2017	$10,901
Mangawhai Water	Treatment plant	Electrical	2017	$6,884
				$24,670
Maungaturoto supply and tmt	Resource Consent	Filter Discharge	2000	$6,884
Maungaturoto supply and tmt	Supply and Treatment	Pumps and Electrical	2005	$28,104
Maungaturoto supply and tmt	Supply and Treatment	Data logging and flow meter	2000	$12,748
Maungaturoto supply and tmt	Supply and Treatment	Valves	2005	$68,827
Maungaturoto supply and tmt	Treatment plant	Electrical	2017	$19,122
Maungaturoto supply and tmt	Supply and Treatment	Resource Consent	2001	$13,768
Maungaturoto supply and tmt	Treatment plant	Control	2017	$38,244
Maungaturoto supply and tmt	Supply and Treatment	Resource Consent	2001	$13,768
Maungaturoto supply and tmt	Supply and Treatment	Resource Consent	2001	$13,768
Maungaturoto supply and tmt	Supply and Treatment	Pumps and Electrical	2005	$3,442
				$218,676
				$2,003,065

Assembly of overall forecast and comparison to proposed

A renewal profile was generated from the asset valuation data which included the backlog of renewals as discussed above.

This was then compared to the proposed renewal works included in the 10 year LTP.

The following outcomes are apparent:

- The proposed renewals of $19 million over 10 years are higher than the predicted renewals at $13 million over 10 years but the later are driven by actual demonstrated need; and
- The profile of the spending aligns quite well.

The approach adopted highlights the many assumptions that are implicit in the process and the difficultly of generating robust predictions of asset lives and when, and why, renewals will be required.

However the process makes appropriate use of the available information and highlights the connectively between the various sources of information.

Table 4-9a-e: Comparison of valuation based renewals and proposed renewals

Plant Renewals from Valuation

System	Overdue	2018-2023	2023-2028
Dargaville / Baylys	$ 1,412,179	$ 482,901	$ 107,651
Glinks Gully	$ 29,602	$ 14,457	
Mangawhai	$ 24,670	$ 42,065	
Maungaturoto	$ 218,676	$ 103,271	
Ruawai	$ 317,938	$ 118,836	

Plant Renewals from Valuation

System	Overdue	2018-2023	2023-2028								
Dargaville / Baylys	$ 1,412,179	$ 482,901	$ 107,651								
Overdue over 15 yrs		$ 94,145	$ 94,145	$ 94,145	$ 94,145	$ 94,145	$ 94,145	$ 94,145	$ 94,145	$ 94,145	$ 94,145
5 Yrly Spread		$ 96,580	$ 96,580	$ 96,580	$ 96,580	$ 96,580	$ 21,530	$ 21,530	$ 21,530	$ 21,530	$ 21,530
Glinks Gully	$ 29,602	$ 14,457									
Overdue over 15 yrs		$ 1,973	$ 1,973	$ 1,973	$ 1,973	$ 1,973	$ 1,973	$ 1,973	$ 1,973	$ 1,973	$ 1,973
5 Yrly Spread		$ 2,891	$ 2,891	$ 2,891	$ 2,891	$ 2,891					
Mangawhai	$ 24,670	$ 42,065									
Overdue over 15 yrs		$ 1,645	$ 1,645	$ 1,645	$ 1,645	$ 1,645	$ 1,645	$ 1,645	$ 1,645	$ 1,645	$ 1,645
5 Yrly Spread		$ 8,413	$ 8,413	$ 8,413	$ 8,413	$ 8,413					
Maungaturoto	$ 218,676	$ 103,271									
Overdue over 15 yrs		$ 14,578	$ 14,578	$ 14,578	$ 14,578	$ 14,578	$ 14,578	$ 14,578	$ 14,578	$ 14,578	$ 14,578
5 Yrly Spread		$ 20,654	$ 20,654	$ 20,654	$ 20,654	$ 20,654					
Ruawai	$ 317,938	$ 118,836									
Overdue over 15 yrs		$ 21,196	$ 21,196	$ 21,196	$ 21,196	$ 21,196	$ 21,196	$ 21,196	$ 21,196	$ 21,196	$ 21,196
5 Yrly Spread		$ 23,767	$ 23,767	$ 23,767	$ 23,767	$ 23,767					

Pipe Renewals from Valuation

Dargaville Watermains	$442,993	$446,325	$446,325	$423,505	$404,681	$410,977	$410,977	$747,515	$745,740	$748,520
Mgto Watermain						$1,622,570	$1,622,570	$1,622,570		
Glinks Gully, Mangawhai, Ruawai	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

$4,867,709 Spread over 3 years

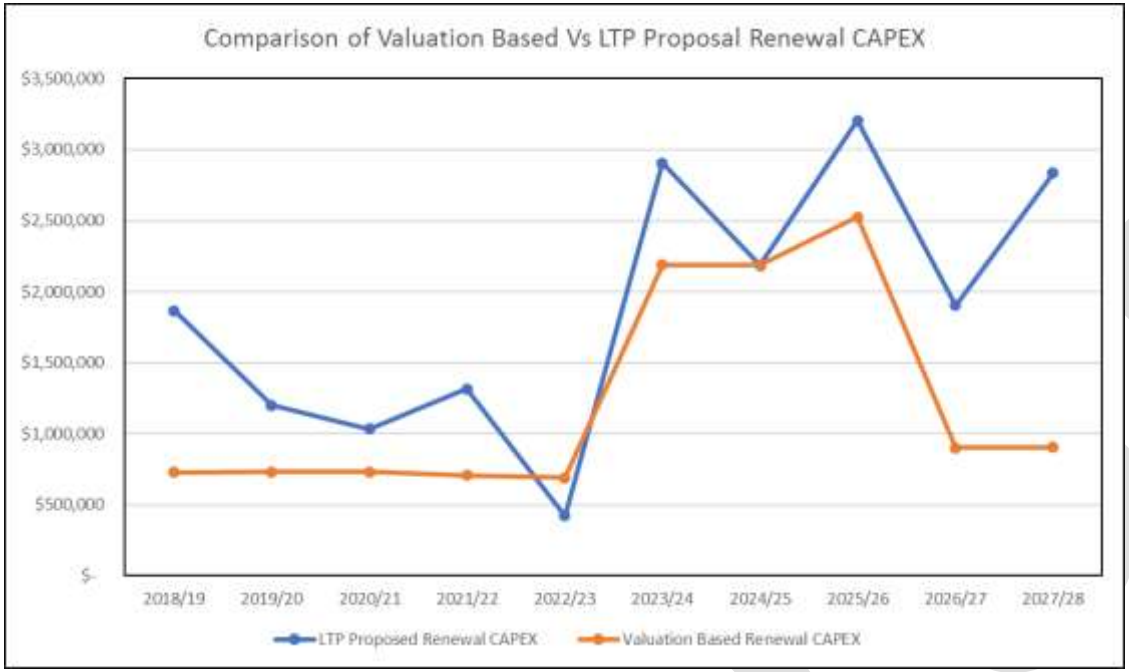
Includes recovery of $4.3m backlog over 15 years

Total Renewals (Plant & Pipe) from Valuation Approach (With Overdue Recovered over 15 Years)

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	
Dargaville / Baylys	$ 633,718	$ 637,051	$ 637,051	$ 614,230	$ 595,406	$ 526,652	$ 526,652	$ 863,190	$ 861,416	$ 864,196	
Glinks Gully	$ 4,865	$ 4,865	$ 4,865	$ 4,865	$ 4,865	$ 1,973	$ 1,973	$ 1,973	$ 1,973	$ 1,973	
Mangawhai	$ 10,058	$ 10,058	$ 10,058	$ 10,058	$ 10,058	$ 1,645	$ 1,645	$ 1,645	$ 1,645	$ 1,645	
Maungaturoto	$ 35,233	$ 35,233	$ 35,233	$ 35,233	$ 35,233	$1,637,148	$1,637,148	$1,637,148	$ 14,578	$ 14,578	
Ruawai	$ 44,963	$ 44,963	$ 44,963	$ 44,963	$ 44,963	$ 21,196	$ 21,196	$ 21,196	$ 21,196	$ 21,196	
TOTAL	$ 728,836	$ 732,169	$ 732,169	$ 709,349	$ 690,525	$2,188,614	$2,188,614	$2,525,152	$ 900,808	$ 903,588	$12,299,823

Proposed	$1,865,500	$1,200,000	$1,033,000	$1,316,325	$ 423,505	$2,905,000	$2,185,000	$3,205,000	$1,905,000	$2,835,000	$18,873,330
Diff (Proposed - Planning)	$1,136,664	$467,831	$300,831	$606,976	-$267,020	$716,386	-$3,614	$679,848	$1,004,192	$1,931,412	$6,573,507
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	

Figure 4-8: Comparison val based vs LPT prop CAPEX



4.3.3 *New capital (asset creation, acquisition, enhancement) strategy and expenditure forecast*

New Capital works are planned in response to identified service gaps, growth and demand issues, risk issues and economic considerations.

When evaluating significant development proposals, the following issues will be considered:

- The contribution the new or improved assets will make to the current and anticipated future LOS and community outcomes;
- The risks and benefits anticipated to be made from the investment;
- The risks faced by not proceeding with the development works. These could include safety risks, social risks and political risks;
- Ability and willingness of the community to fund the works; and
- Future operating and maintenance cost implications.

Significant development works will be prioritised and programmed with contributions from:

- Targeted user groups (e.g. special interest groups, industry groups, adjacent residents);

- The general community (through public consultation);
- Council staff and consultants that may be engaged to provide advice to Council;
- The LTP/Annual Plan process; and
- The elected Council (significant proposals are subject to Council decision and available funding).

To date the development of Water Supply assets has largely been undertaken on a community by community basis. The reported growth figures (Section 2.7.3) indicate that all five community-based Water Supply schemes are not anticipating levels of growth over the next 10 years that will require a significant amount of new capital to be invested. Hence, the new asset funding over the next 10 years is focused on improving the level of services.

Growth

There is no significant growth related projects in the district. Mangawhai may have some growth but currently Council has no intention to provide reticulated water for future growth.

LOS

LOS-related projects are to maintain treatment plants and reticulation to comply with DWSNZ. However there will be no significant projects.

Table 4-10: CAPEX forecast WS Dargaville

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Capital funding											
Sources of capital funding											
Subsidies and grants - capital	0	0	0	0	0	0	0	0	0	0	0
Development contributions	0	0	0	0	0	0	0	0	0	0	0
Financial contributions	0	0	0	0	0	0	0	0	0	0	0
Increase(decrease) in debt	-62	485	146	391	1,303	1,281	-294	-321	-345	-370	-370
Sale of assets	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**-62**	**485**	**146**	**391**	**1,303**	**1,281**	**-294**	**-321**	**-345**	**-370**	**-370**
Applications of capital funding											
Capital Expenditure - Growth	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure - LoS	197	5	5	5	1,482	1,517	6	6	6	6	6
Capital Expenditure - Renewal	741	1,410	1,119	1,336	479	466	2,156	2,087	2,260	2,321	2,511
Increase (decrease) in reserves	-98	0	0	0	353	430	-1,208	-1,115	-1,262	-1,296	-1,457
Total applications of capital funding	**839**	**1,415**	**1,124**	**1,342**	**2,314**	**2,413**	**953**	**978**	**1,004**	**1,031**	**1,060**
Surplus (deficit) of capital funding	**-901**	**-930**	**-978**	**-951**	**-1,011**	**-1,132**	**-1,247**	**-1,299**	**-1,349**	**-1,402**	**-1,430**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Table 4-11: CAPEX forecast WS Glinks Gully

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Capital funding											
Sources of capital funding											
Subsidies and grants - capital	0	0	0	0	0	0	0	0	0	0	0
Development contributions	0	0	0	0	0	0	0	0	0	0	0
Financial contributions	0	0	0	0	0	0	0	0	0	0	0
Increase(decrease) in debt	-4	-5	-5	-6	-6	-7	-8	-8	-9	-10	-8
Sale of assets	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**-4**	**-5**	**-5**	**-6**	**-6**	**-7**	**-8**	**-8**	**-9**	**-10**	**-8**
Applications of capital funding											
Capital Expenditure - Growth	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure - LoS	2	2	2	2	2	2	2	2	2	2	2
Capital Expenditure - Renewal	0	0	0	0	8	8	0	0	0	0	0
Increase (decrease) in reserves	4	6	9	11	6	6	14	15	15	16	16
Total applications of capital funding	**6**	**8**	**10**	**13**	**15**	**16**	**16**	**16**	**17**	**17**	**18**
Surplus (deficit) of capital funding	**-10**	**-12**	**-15**	**-18**	**-21**	**-22**	**-24**	**-25**	**-26**	**-27**	**-26**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Table 4-12: CAPEX forecast WS Mangawhai

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Capital funding											
Sources of capital funding											
Subsidies and grants - capital	0	0	0	0	0	0	0	0	0	0	0
Development contributions	0	0	0	0	0	0	0	0	0	0	0
Financial contributions	0	0	0	0	0	0	0	0	0	0	0
Increase(decrease) in debt	1	1	1	1	1	1	1	1	1	1	0
Sale of assets	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**0**
Applications of capital funding											
Capital Expenditure - Growth	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure - LoS	2	2	2	2	2	2	2	2	2	2	2
Capital Expenditure - Renewal	0	0	0	10	21	0	11	14	0	12	0
Increase (decrease) in reserves	5	8	11	3	-5	17	6	4	19	7	20
Total applications of capital funding	**7**	**9**	**12**	**15**	**18**	**19**	**19**	**20**	**20**	**21**	**22**
Surplus (deficit) of capital funding	**-6**	**-8**	**-11**	**-14**	**-17**	**-18**	**-18**	**-19**	**-20**	**-20**	**-21**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

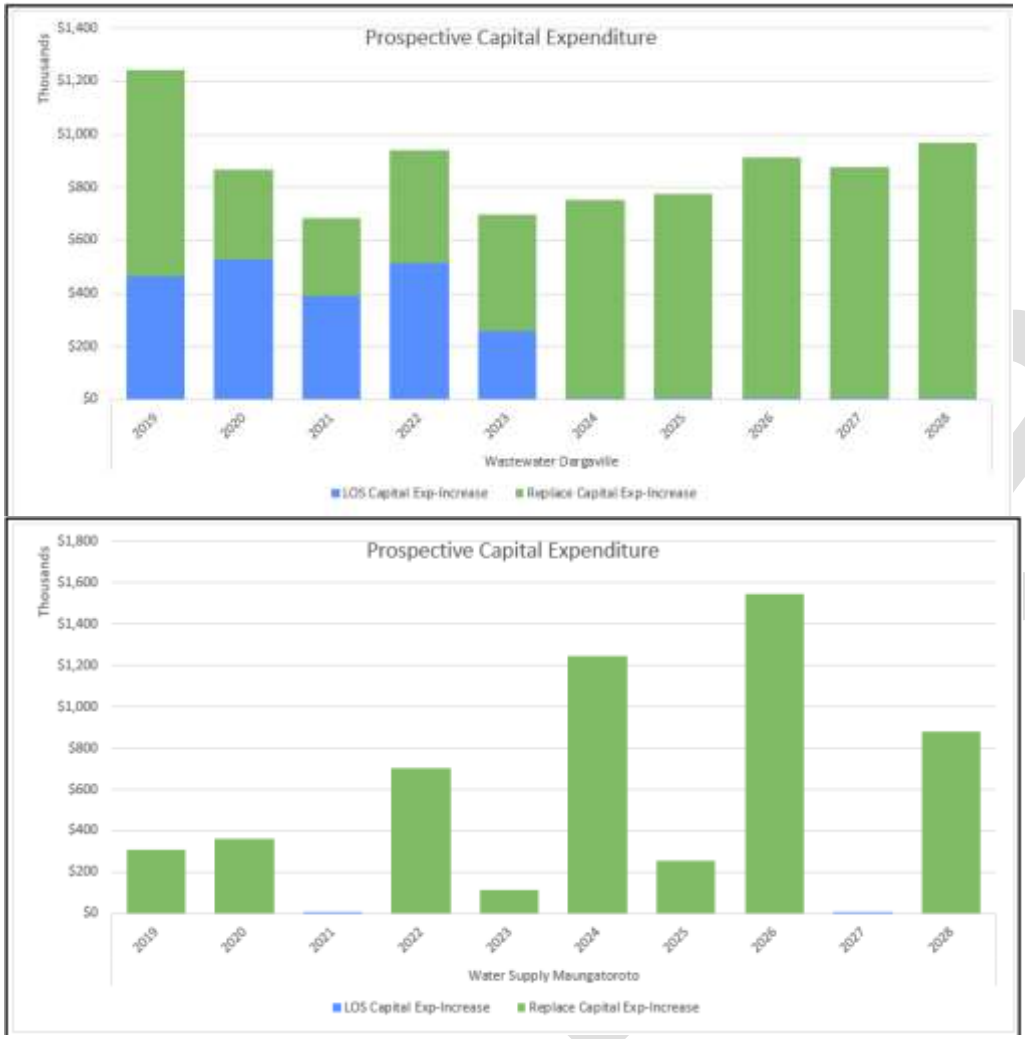
Table 4-13: CAPEX forecast WS Maungaturoto

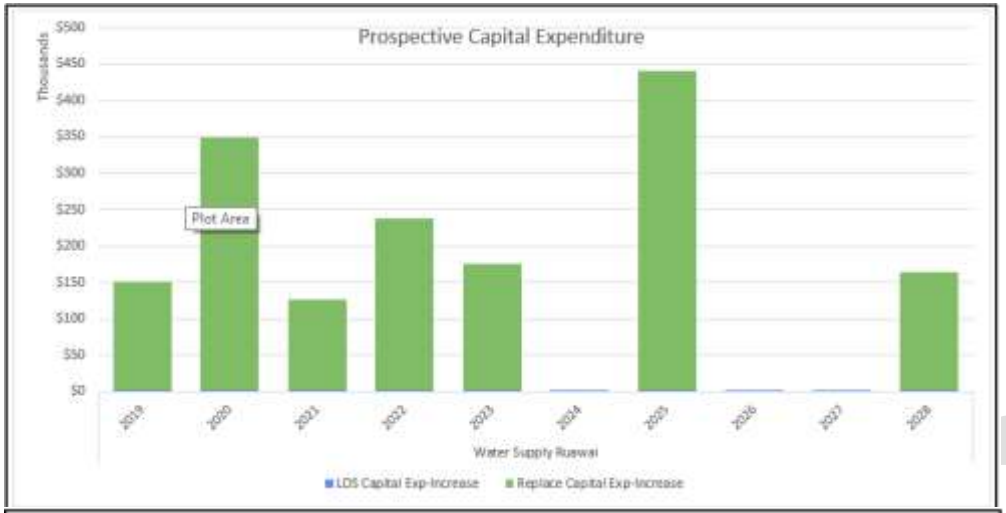
For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000
Capital funding											
Sources of capital funding											
Subsidies and grants - capital	0	214	251	0	489	0	868	0	1,080	0	614
Development contributions	0	0	0	0	0	0	0	0	0	0	0
Financial contributions	0	0	0	0	0	0	0	0	0	0	0
Increase(decrease) in debt	59	-95	-104	-112	-120	-128	-118	-116	-125	-134	-132
Sale of assets	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**59**	**119**	**147**	**-112**	**368**	**-128**	**750**	**-116**	**955**	**-134**	**482**
Applications of capital funding											
Capital Expenditure - Growth	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure - LoS	193	3	3	3	3	3	3	3	4	4	4
Capital Expenditure - Renewal	0	306	359	0	698	114	1,240	253	1,542	0	877
Increase (decrease) in reserves	88	39	72	229	73	175	-76	51	-151	320	67
Total applications of capital funding	**281**	**348**	**434**	**233**	**774**	**292**	**1,167**	**307**	**1,395**	**324**	**947**
Surplus (deficit) of capital funding	**-222**	**-230**	**-287**	**-344**	**-405**	**-420**	**-418**	**-423**	**-440**	**-458**	**-465**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

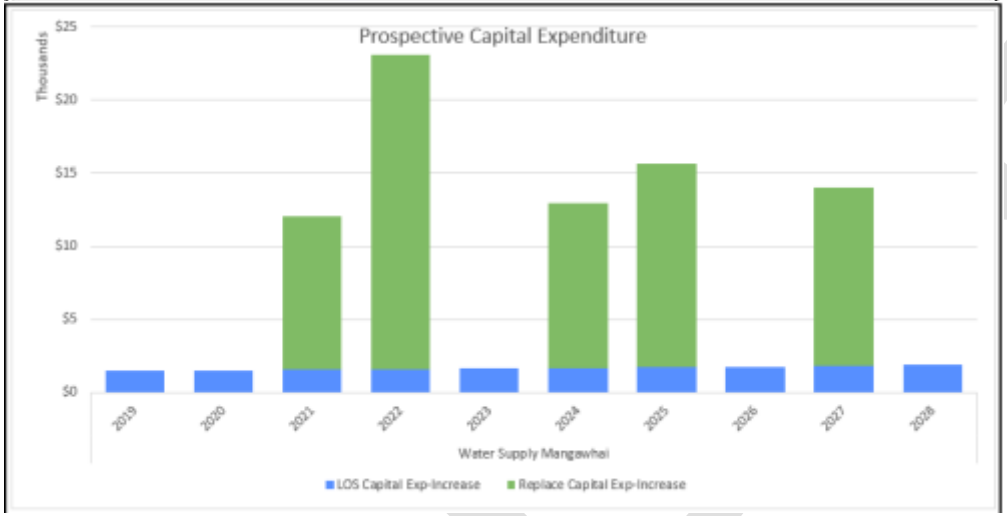
Table 4-14: CAPEX forecast WS Ruawai

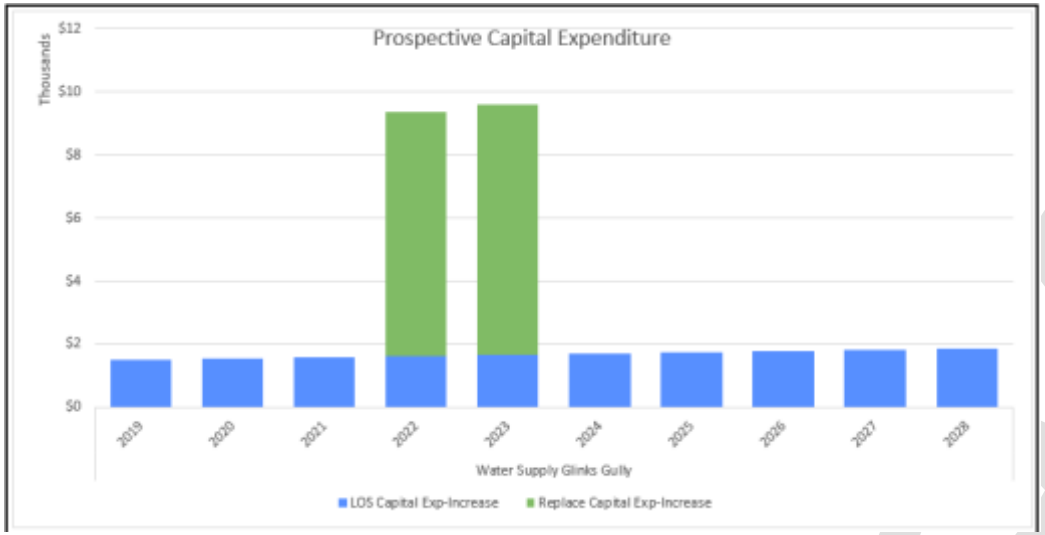
For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Capital funding											
Sources of capital funding											
Subsidies and grants - capital	0	0	0	0	0	0	0	0	0	0	0
Development contributions	0	0	0	0	0	0	0	0	0	0	0
Financial contributions	0	0	0	0	0	0	0	0	0	0	0
Increase(decrease) in debt	-9	66	258	24	-25	-27	-29	-31	-33	-36	-35
Sale of assets	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**-9**	**66**	**258**	**24**	**-25**	**-27**	**-29**	**-31**	**-33**	**-36**	**-35**
Applications of capital funding											
Capital Expenditure - Growth	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure - LoS	2	2	2	2	2	2	2	2	2	2	2
Capital Expenditure - Renewal	40	150	347	125	236	175	0	439	0	0	163
Increase (decrease) in reserves	0	0	0	0	-156	-92	85	-352	89	92	-68
Total applications of capital funding	**42**	**152**	**349**	**126**	**82**	**84**	**86**	**89**	**91**	**94**	**97**
Surplus (deficit) of capital funding	**-50**	**-86**	**-91**	**-102**	**-107**	**-111**	**-115**	**-120**	**-125**	**-130**	**-131**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Figure 4-9: Total WS graphs




Prospective Capital Expenditure
Thousands
$500
$450
$400
$350
$300
$250
$200
$150
$100
$50
$0
Plot Area
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
Water Supply Ruawai
LOS Capital Exp-Increase
Replace Capital Exp-Increase


Prospective Capital Expenditure
Thousands
$25
$20
$15
$10
$5
$0
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
Water Supply Mangawhai
LOS Capital Exp-Increase
Replace Capital Exp-Increase



4.4 Asset decommissioning and/or disposal strategy and financial forecast

Council does not have formal strategy documents relating to asset disposals. When disposal of an asset needs to be considered, Council will address this case-by-case.

There are no areas of operation that Council plans to abandon therefore asset disposal is a by-product of renewal or upgrade decisions that involve the replacement of assets.

Assets may also become surplus to requirements for any of the following reasons:

- under-utilisation;
- obsolescence;
- provision exceeds required LOS;
- uneconomic to upgrade or operate;
- policy change;
- service provided by another means (e.g. private sector involvement); and
- potential risk of ownership (financial, environmental, legal, social, vandalism).

Depending on the nature and value of the assets they are either:

- made safe and left in place;
- removed and disposed to landfill; and
- removed and sold.

Council follows a practice of obtaining the best available return from disposal or sale of assets within an infrastructural activity. Any net income is credited to that activity.

4.5 Depreciation (loss of service potential)

Service potential is defined as the economic benefit embodied in assets that over time declines as the assets age and deteriorate. Depreciation is charged annually to recover from the users of services the equivalent annual decline in service potential and renewals are undertaken to restore it. The loss (or gain) in service potential over time can therefore be described as the difference between the annual renewal and depreciation provisions.

If this figure is negative, the renewals undertaken in that year are lower than the financial depreciation. This would be expected when assets are young, but over the life of all assets the accumulated figure would be expected to be close to zero if the assets were being sustained indefinitely. Service potential is restored through renewals, and is effectively funded through the annual depreciation charge.

Table 4-15 below shows a summary of the service potential for each of the five Water Supply schemes. Cumulative depreciation from 2018/2019 through 2027/2028 is plotted against cumulative renewals and a service potential is calculated as the sum of these two factors. The figures are based on the depreciation values reported in the 2016 valuations (effective 01 July 2016) and assume completion of the programmes within the costs and timeframes shown.

Previously, Kaipara district rates have not included a component for depreciation, meaning users of the asset were not contributing to the asset's upkeep or replacement costs. As outlined in the LTP 2012/22, Council will fund renewals during years 1 to 2 where the level of renewals is less than depreciation in order to assist with affordability for ratepayers. After year 4, Council will progressively move towards a position whereby rates will fund depreciation by the end of the 10 year period. By funding the depreciation, a reserve is set up that can be used to fund the renewal expenditure when it is required.

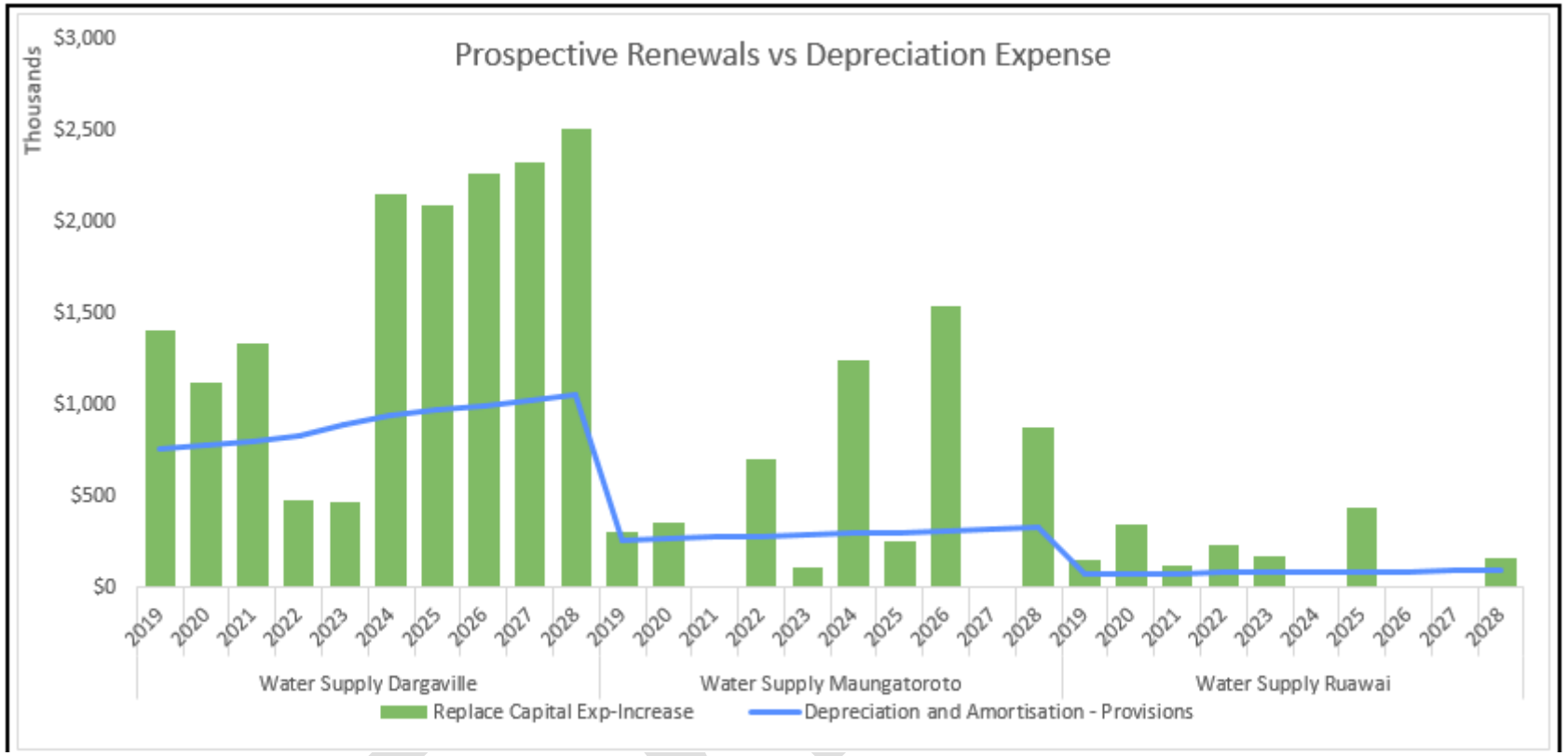
Table 4-15: Comparison of renewals and depreciation

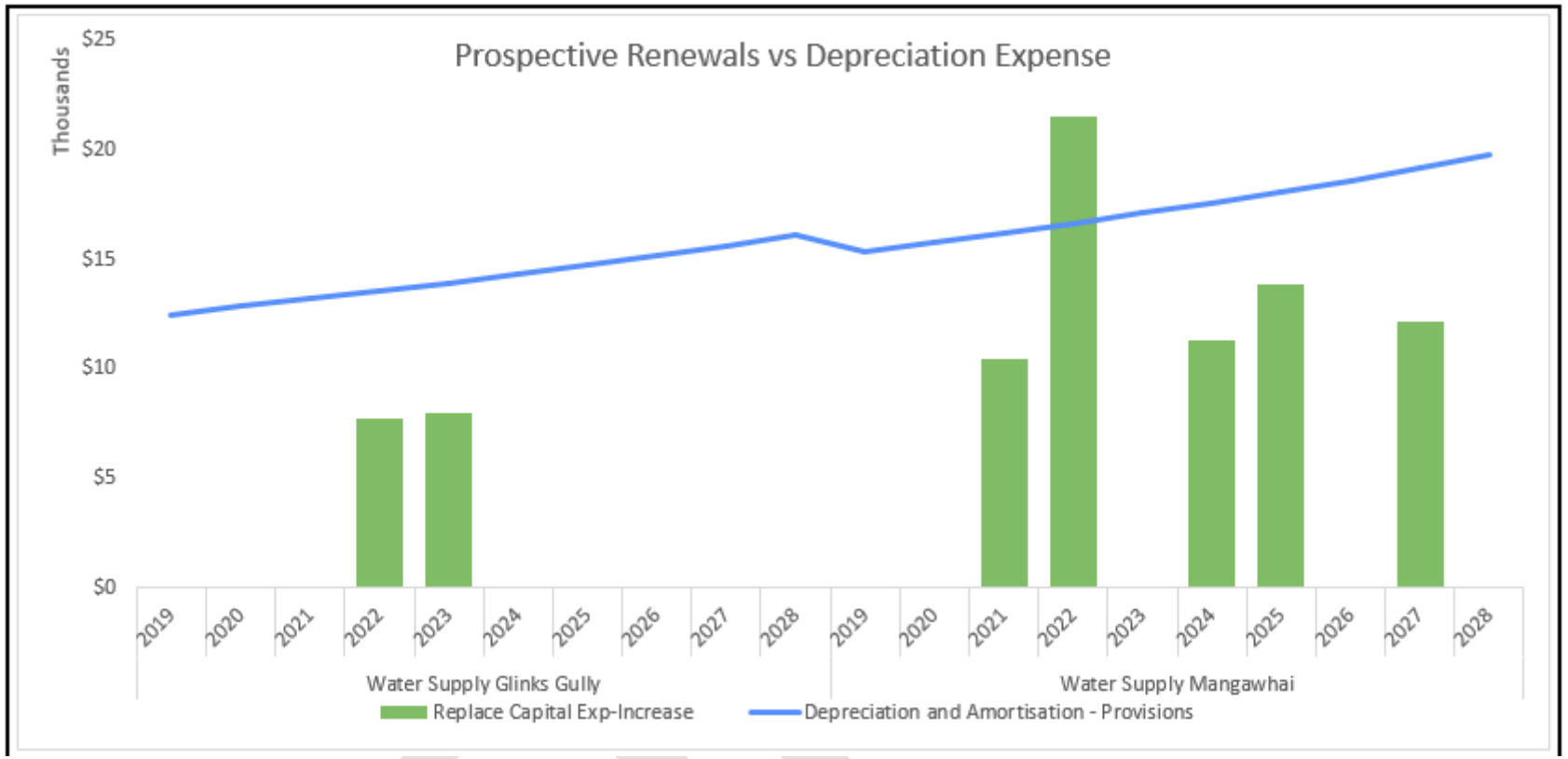
Comparison of Renewal CAPEX with Annual Depreciation (per 2016 Valuation)

Scheme & Depreciation		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Dargaville/Baylys		1,409,500	850,000	1,033,000	446,325	423,505	1,805,000	1,805,000	1,905,000	1,905,000	2,005,000
Annual	$673,690	209%	126%	153%	66%	63%	268%	268%	283%	283%	298%
Cumulative Renewals		1,409,500	2,259,500	3,292,500	3,738,825	4,162,330	5,967,330	7,772,330	9,677,330	11,582,330	13,587,330
Cumulative Depreciation		673,690	1,347,379	2,021,069	2,694,758	3,368,448	4,042,137	4,715,827	5,389,516	6,063,206	6,736,896
Cumulative Comparison		209%	168%	163%	139%	124%	148%	165%	180%	191%	202%
Maungaturoto		306,000	350,000	0	650,000	0	1,100,000	0	1,300,000	0	700,000
	$232,966	131%	150%	0%	279%	0%	472%	0%	558%	0%	300%
Cumulative Renewals		306,000	656,000	656,000	1,306,000	1,306,000	2,406,000	2,406,000	3,706,000	3,706,000	4,406,000
Cumulative Depreciation		232,966	465,931	698,897	931,862	1,164,828	1,397,794	1,630,759	1,863,725	2,096,690	2,329,656
Cumulative Comparison		131%	141%	94%	140%	112%	172%	148%	199%	177%	189%
Mangawhai		0	0	0	0	0	0	0	0	0	0
	$10,280	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Cumulative Renewals		0	0	0	0	0	0	0	0	0	0
Cumulative Depreciation		10,280	20,560	30,840	41,121	51,401	61,681	71,961	82,241	92,521	102,802
Cumulative Comparison		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Ruawai		150,000	0	0	220,000	0	0	380,000	0	0	130,000
	$73,788	203%	0%	0%	298%	0%	0%	515%	0%	0%	176%
Cumulative Renewals		150,000	150,000	150,000	370,000	370,000	370,000	750,000	750,000	750,000	880,000
Cumulative Depreciation		73,788	147,575	221,363	295,151	368,939	442,726	516,514	590,302	664,089	737,877
Cumulative Comparison		203%	102%	68%	125%	100%	84%	145%	127%	113%	119%
Glinks Gully		0	0	0	0	0	0	0	0	0	0
	$8,680	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Cumulative Renewals		0	0	0	0	0	0	0	0	0	0
Cumulative Depreciation		8,680	17,361	26,041	34,721	43,401	52,082	60,762	69,442	78,122	86,803
Cumulative Comparison		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total		1,865,500	1,200,000	1,033,000	1,316,325	423,505	2,905,000	2,185,000	3,205,000	1,905,000	2,835,000
	$999,403	187%	120%	103%	132%	42%	291%	219%	321%	191%	284%
Cumulative Renewals		1,865,500	3,065,500	4,098,500	5,414,825	5,838,330	8,743,330	10,928,330	14,133,330	16,038,330	18,873,330
Cumulative Depreciation		999,403	1,998,807	2,998,210	3,997,613	4,997,016	5,996,420	6,995,823	7,995,226	8,994,630	9,994,033
Cumulative Comparison		187%	153%	137%	135%	117%	146%	156%	177%	178%	189%

p

Figure 4-10: Comparison of renewals and depreciation (yearly and cumulative)

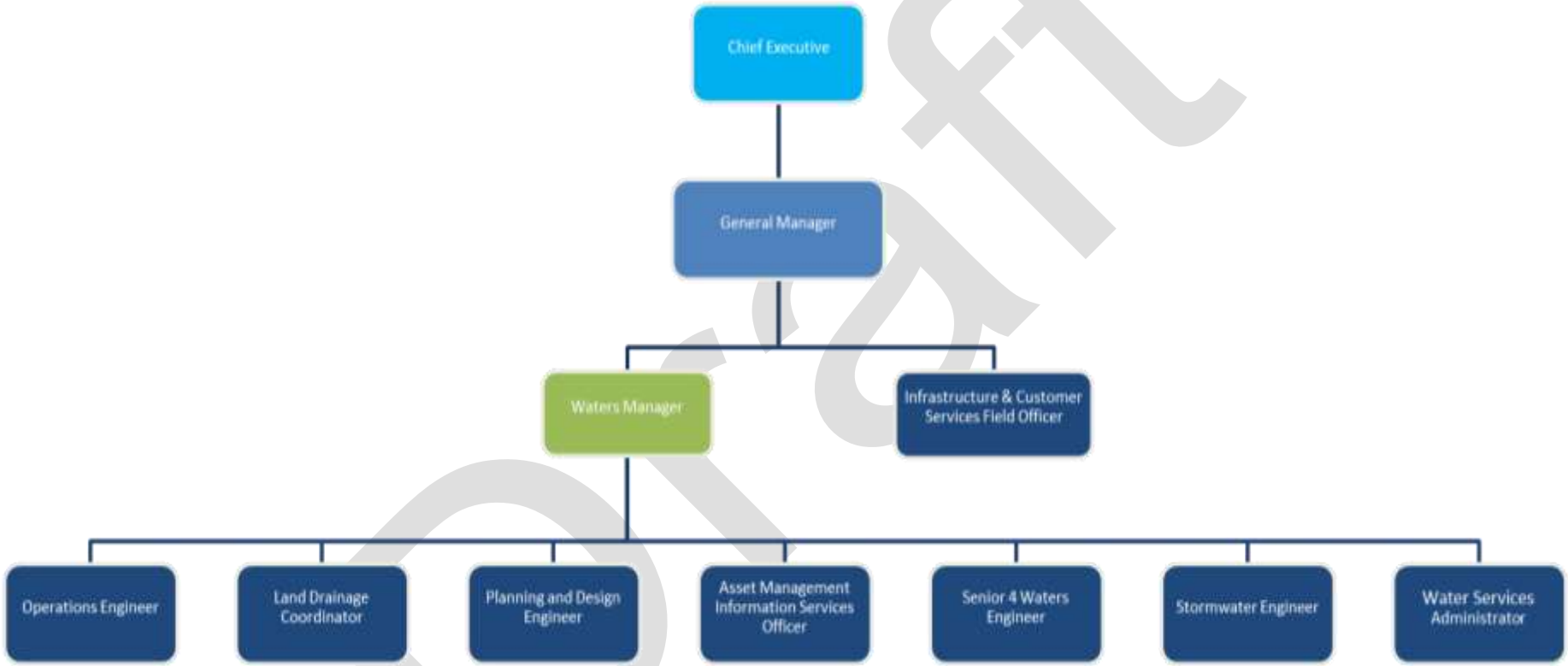



Prospective Renewals vs Depreciation Expense
Thousands
$25
$20
$15
$10
$5
$0
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
Water Supply Glinks Gully
Water Supply Mangawhai
Replace Capital Exp-Increase
Depreciation and Amortisation - Provisions

5 Service management

5.1 Organisation

Figure 5-1: KDC organisational structure



5.2 Asset management systems and processes

5.2.1 Asset management systems

Access to effective information systems is essential for asset managers to help them store and analyse asset information to make good AM decisions. Council uses the support tools listed in Table 5-1 to manage the Water Supply business:

Table 5-1: AM support tools

System name	System purpose	Purpose
MapInfo (GIS)	Asset location	The location of assets are stored within tables and represented spatially via a series of points, lines or regions. Asset information from AssetFinda is exported to MapInfo.
AssetFinda	Asset register	Details on the assets size, material, date of installation and other related information for Water Supply, wastewater and stormwater assets are recorded within AssetFinda.
IntraMaps	Enquiring and viewing asset information	Web-based GIS viewer enabling viewing and enquiry of assets.
NCS	Accounting Customer service tracking	Council accounting and financial systems are based on NCS software and GAAP Guidelines. To record customer enquiries and to register and track tasks allocated to the Maintenance contractor for follow-up investigation and resolution within appropriate timeframes.
Advanced information	Telemetry	The performance of the treatment plants and Water Supply pumping stations is monitored via the advanced information telemetry system.
SCADA	Telemetry	Newly installed SCADA at various water and wastewater assets helps in daily operations of WTPs and pump stations and also helps in meeting resource consent requirements.

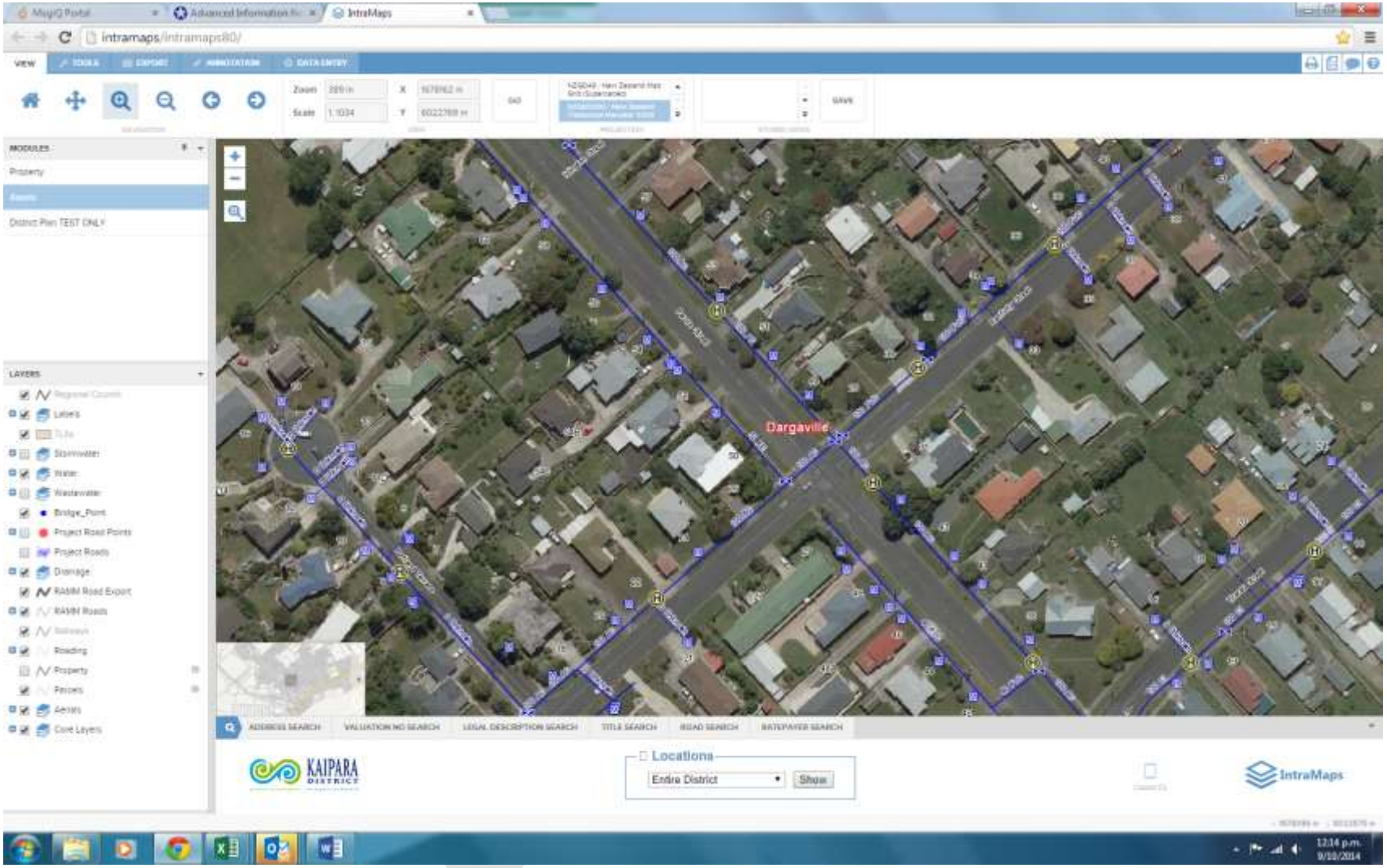
5.2.2 *IntraMaps*

The MapInfo GIS system is the core GIS system used to store and display the spatial data related to Council's water services assets i.e. Water Supply, wastewater and stormwater.

The MapInfo system provides the information supporting the IntraMaps system, which is widely used within Council as a user-friendly interface to the GIS asset data, enabling quick access to asset location and asset attribute information.

A screen shot of the IntraMaps GIS web viewer is shown in Figure 5-2 below:

Figure 5-2: IntraMaps screenshot



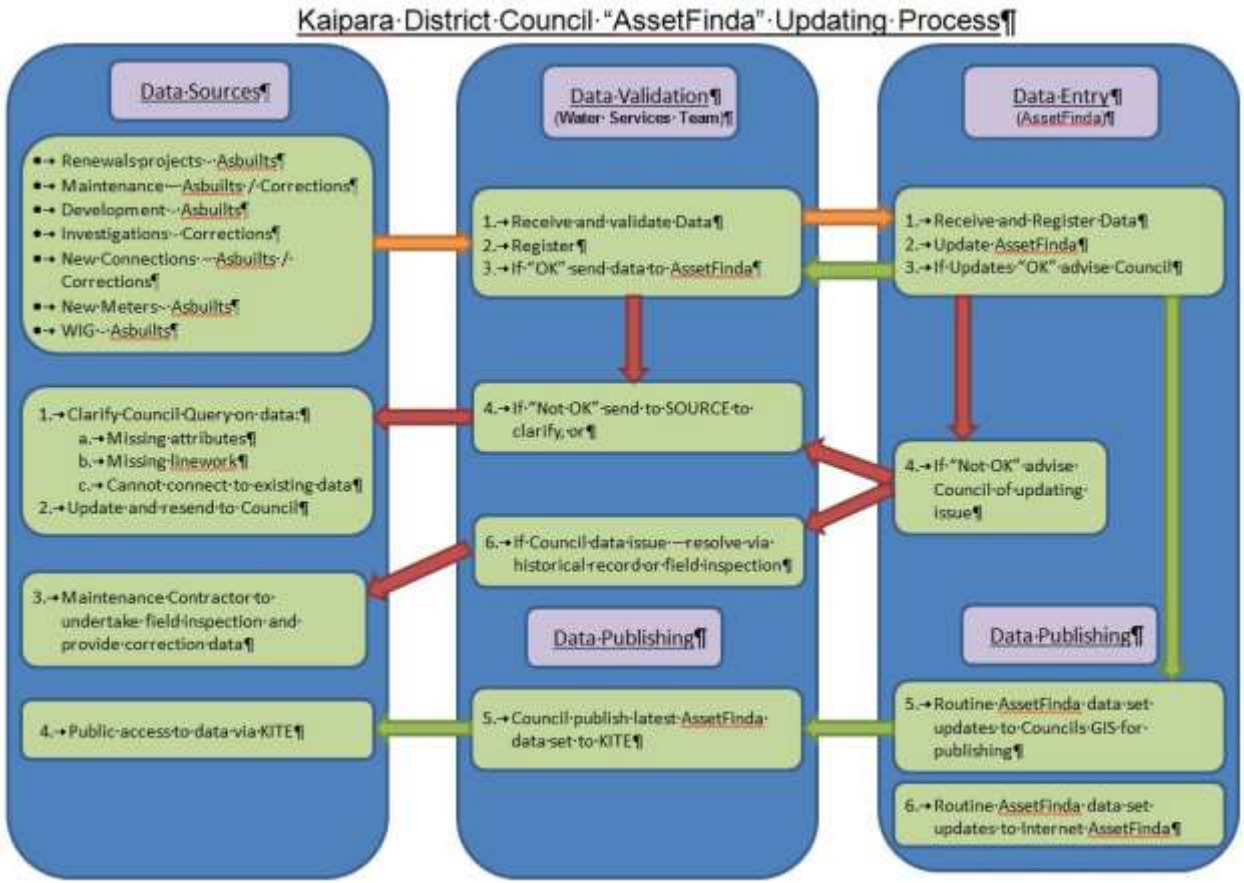
The representation of the assets within this system is believed to be reasonably comprehensive, although gaps and inaccuracies in the data are known to exist. A data improvement task has been identified and included in the AMIP to investigate and resolve the known anomalies where possible.

Improvements to data quality and identification / resolution of data anomalies will be resolved primarily through the maintenance contract and projects, when works are completed on the network.

The MapInfo system is externally hosted and is updated as as-built information is received, and passed on via the data maintenance process. As-built data is sourced from new development, capital works projects and from the maintenance contractor.

The data maintenance process is represented in Figure 5-3 below.

Figure 5-3: Data maintenance process



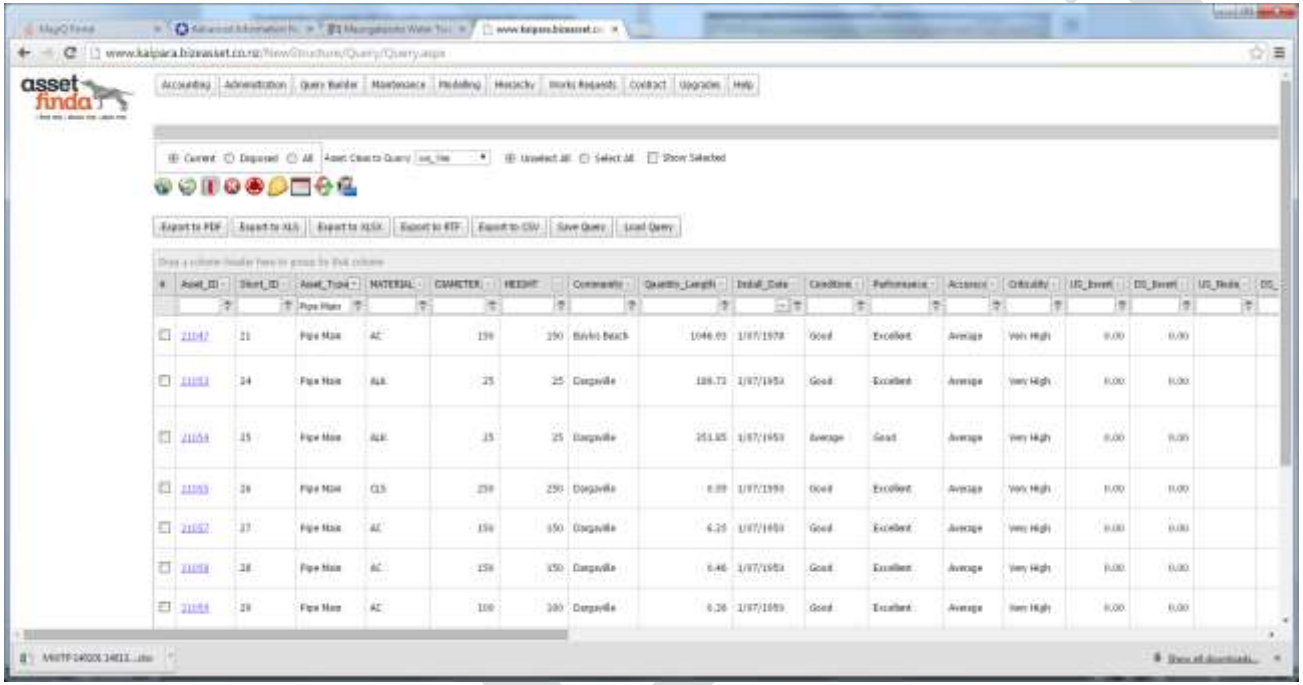
5.2.3 *AssetFinda*

The AssetFinda system is a MapInfo-based tool used to record asset related information. This currently includes basic assed descriptors including; asset name, size, material, install date, invert levels, condition and performance. The completeness of the data within these fields is highly variable and the accuracy cannot be currently qualified.

The system was recently upgraded from a table-based system to be web-enabled. The system is externally hosted and maintained.

A screenshot of the AssetFinda system is included in Figure 5-4 below:

Figure 5-4: AssetFinda screenshot



The system has the ability to:

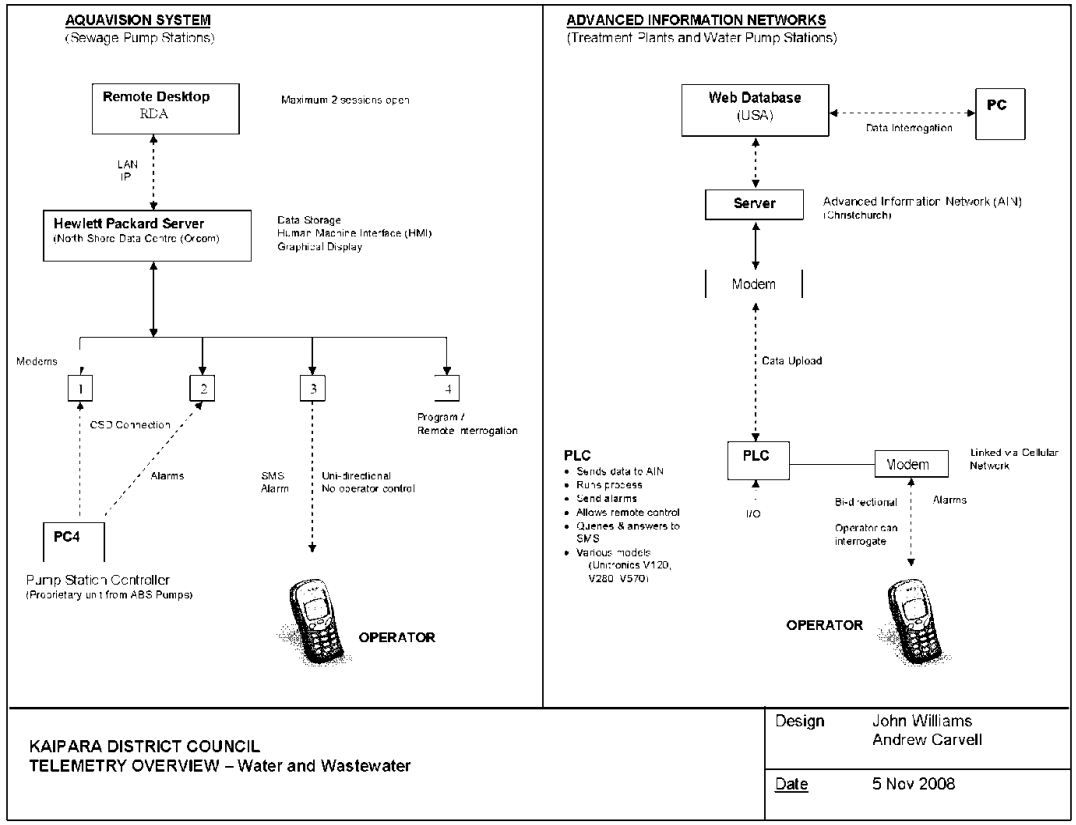
- undertake asset valuations and depreciation calculations for the Water Supply, wastewater and stormwater assets, however, this functionality has yet to be implemented on Council's data; and
- record various maintenance activities against the asset; this critical AM activity is proposed to start from 01 July 2016 when the new O&M Contract starts.

The O & M Contractor collects data related to breaks, repairs and renewals from the field uploads it in AssetFinda to be used for monitoring the decline in asset serviceability and determination of timing for asset renewal.

5.2.4 *Telemetry*

Council operates a GSM telemetry system that monitors various characteristics (flows, levels, pH, and turbidity) via daily email and SMS texts to operators' mobile phones. An overview of this system is provided in Figure 5-5 below.

Figure 5-5: Aquavision telemetry system overview



Data generated through telemetry monitoring is used to demonstrate compliance of treatment plants with DWSNZ, resource consent compliance and to monitor the performance of the treatment systems, reservoir levels and pumping station levels.

The previous telemetry system was managed by an external consultant separate to the maintenance contractor which created ownership and responsibility issues.

The system also had reached the end of its economic life with numerous components not being supported.

5.3 Potential negative effects

The potential significant negative effects on the community of undertaking the Water Supply activity are detailed in

Table 5-2 below. This AMP describes Council's water assets and details the practices used to manage those assets which helps to reduce possible negative effects and risks. Council mitigates these potential negative effects by a mix of AM planning activities including: Asset development work, monitoring and testing, demand management initiatives and public education, including water conservation programmes.

Table 5-2: Potential SNE

Activity	Effect on community well-being	Current controls
Malfunction of water assets	• Social - Can cause disruption to supply. This can pose a public health risk and is frustrating to the local community. • Economic - If the businesses rely on a Water Supply and has no built in storage, then loss of water is a major inconvenience.	• Council relies on the operation and maintenance contractor responding quickly to any malfunction.
Water sources	• Social - Water is abstracted from surface water and groundwater sources. The removal of water from the natural environment results in the water being unavailable for other uses such as irrigation or recreational. • Economic - Water is abstracted from surface water and groundwater sources. The removal of water from the natural environment results in the water being unavailable for other uses such as irrigation or recreational. • Environmental - Water abstracted from surface water, may add strain on a river system which is already very low.	• Council has Drought Management Plans in place to guide water management during times of drought. • Investigating new water sources and educating the public on water usage. • Resource consents are and will be in place, and Council takes all practicable steps to keep parameters with the limits.

Activity	Effect on community well-being	Current controls
The cost of providing the services	• Economic - The cost of providing services is resulting in increases in rates.	• Council uses competitive tendering processes to achieve best value for money for works it undertakes.
Spillage of chemicals stored at water treatment plants	• Social - The ratepayer expects Council to handle all chemicals in the correct manner. • Economic - Businesses which rely on nearby watercourses may not be able to operate until any chemical spill is resolved. • Environmental - Northland region is an environmentally sensitive area, any chemical spill will have a notable effect on the environment.	• Appropriately trained staff and contractors. All chemicals are stored in the correct prescribed manner.
Climate change effects on Water Supply activity reduced rainfall, extreme rainfall events and increased temperature	• Social - Reduced security of supply (depending on water source). • Environmental - Contamination of Water Supply.	

5.4 Risk management (including health and safety)

Council's Risk Management Policy and Framework has been recently updated and the latest version dated December 2012 was approved and supported by the Commissioners and the Executive Team.

Risk management is undertaken to identify the specific business risks associated with the ownership and management of Water Supply assets and determine the direct and indirect costs associated with these risks.

Council is familiar with the risks associated with each Water Supply scheme, however it has not previously formalised a risk management strategy. Council propose to generate such a strategy during the 2012/2013 financial year to systematically identify, assess and manage asset risks. The risk management strategy should hold a pivotal role in the prioritisation of asset funding.

A Council-wide approach to risk management would be valuable, to allow comparison of risk across different asset types. This would allow risks that impact on the Water Supply network to be compared against those impacting wastewater and roading assets for example. It would then be possible to balance all of

Council's risks in a way that optimises expenditure and minimises Council's total risk exposure.

Council uses risk registers and action plans to monitor and control specific key risks. An example of the risk register template is included as Appendix B.

Table 5-3 identifies Council high and extreme risks, together with potential impact, current controls and an action plan to mitigate, minimise or manage the risk.

Table 5-3: WS high risks

Description		Potential impact	Current controls	Action Plan
Asset group	Risk			
Events				
Reticulation	Earthquake causes extensive damage to reticulation.	Loss of stored, treated water due to large diameter pipe failure.	Nil	Fit emergency shut off valves to reservoirs.
Dargaville water sources	Drought causes insufficient water at intakes.	Water restrictions to loss of supply.	Waiatua Dam Rotu Intake	Apply to vary consent to draw water at lower levels from Rotu. Investigate alternative, more secure source.
Dargaville raw water pipeline	Flooding causes erosion or debris build-up at inlets.	Damage to intakes or pumping facilities rendering them inoperative.	Routine inspections	Undertake inspections immediately after event.
	Flooding causes extensive damage at multiple bridge crossings.	Long term loss of water, very high cost to repair in reactive manner.	Nil	Budgeted for replacement and renewal of river crossings with alternative like inverted syphons.
Glinks Gully raw water pipeline	Landslide damages raw water pipeline.	Loss of Water Supply to scheme for long period, high cost of reactive repairs.	Secondary intake	Investigate alternative route for pipeline.
Treatment and booster stations	External power failure causes shutdown of plant.	Reduction in plant/station output, temporary loss of supply.	Stored water	Provide alternative power supply (generator and external plug etcetera) at key locations.

Description		Potential impact	Current controls	Action Plan
Asset group	Risk			
Infrastructure				
Dargaville raw water pipeline	Pipe failure over significant length of pipe.	Loss of Water Supply to scheme for long period, high cost of reactive repairs.	Annual inspection of pipeline.	Continue investing in renewals. Investigate alternative, more secure source, provide extra cover to pipe where insufficient.
	Damage from external influences (farmers, stock etcetera) or singular pipe bridge failure.	Localised pipe failure, causes loss for supply for short period.		
Maungaturoto headworks	Failure of Cattlemount intakes.	Loss of supply.	Can use Baldrock Dam supply.	Renewal of infrastructure in poor condition.
Dargaville headworks	Embankment failure at Waiatua Dam.	Loss of security of supply, environmental and financial impacts.	Five yearly inspection programme.	Monitor pore water pressures in the embankment, ensure drawdown of water levels is possible.
All reticulation	Damage caused by contractors (related or unrelated).	Premature failure of assets results in unplanned maintenance and renewal costs.		Register for contractors working in area.
All reticulation	Poor quality of construction reduces life of network.	Increased renewal expenditure and lack of funding.	Designs are checked for compliance with Council's Engineering Quality Standards.	Assess cost and benefits of Quality Audit and acceptance testing of new assets prior to final acceptance.
All reservoirs	Leakage or failure due to deterioration.	Excessive water loss, loss of pressure or supply.	Periodic inspections.	Monitor water loss levels, proactive restorative maintenance.
Operational	Operator sustains injury onsite, not able to call for help.	Serious injury occurs but no-one aware of issue to respond.	Contractor Health and Safety Plan.	Assess need to develop radio check in procedures.

Description		Potential impact	Current controls	Action Plan
Asset group	Risk			
Product				
Water sources	Contamination of source water from land use activities.	Degrading of water quality, increased treatment requirements, illness possible.		Investigate alternative, more secure source.
Raw or treated water	Malicious contamination of Water Supply.	Numerous cases of serious illness, medium term loss of supply.	Locked gates to treatment plant, only access by authorised personnel.	Review security of potential contamination points, improve where possible.
Treated water	Contamination resulting from repair or incorrect commissioning of new works,	Localised illness,	Operator procedures and training,	Assess costs and benefits of audit and enforcement of procedures,
Treatment chemicals	Accidental release of chemicals (especially chlorine).	Environmental effects and health issues for operators and residents.	Some consents in place.	Assess chemical storage and handling procedures.
Resource consents	Unable to retain resource consent to extract water at current levels. Discharge consent required for Maungaturoto WTP.	Loss of security of supply, reduced water quality from use of alternative sources, water restrictions. Environmental effects and possible legal action from NRC.		Investigate alternative, more secure source.

5.5 Potential alternative methods of service delivery

The geographic location of Kaipara district could lend itself to shared water services with neighbouring Councils including Whangarei District Council (WDC) and Far North District Council (FNDC), or even Council Controlled Organisations such as Watercare Services Ltd in Auckland.

This could potentially reduce costs for both KDC and Kaipara ratepayers by lowering operational and maintenance costs through consolidation of contractor staff between the two or three councils.

Although this set-up may present cost-saving opportunities for council, the process of amalgamating services regionally between multiple councils may take some time, and will likely require central government intervention to progress.

It has been decided to have shared services between the District Councils and the Northland Regional Council for GIS services in the first instance, with further shared services being considered in other areas in the future.

5.6 Health and safety

Council has a Health and Safety (2016) Policy aimed at providing and maintaining a safe and healthy working environment to Council employees, contractors and members of the public. With respect to asset management activities it is particularly important to protect staff, contractors and the public from hazards associated with Council assets. *"At the Kaipara District Council (Council) we will all keep everyone safe and healthy at work, and get better at being safe every year, by doing these things".*

6 Continuous improvement

6.1 Overview

The AMPs have been developed as a tool to help Council manage their assets, deliver LOS and identify the expenditure and funding requirements of the activity.

Continuous improvements are necessary to ensure Council achieves the appropriate (and desired) level of AM practice; delivering services in the most sustainable way while meeting the community's needs.

Council has demonstrated its commitment to AM improvement over the last few years and wishes to meet core requirements as defined by the Office of the Auditor-General for the Water Supply AMP.

6.2 AMIP

The Water Supply AMIP is attached in Appendix A Each improvement has been categorised by AM area (LOS, Data, Operations etcetera), a priority level given with forecasted completion date. Responsibility has been assigned for each improvement, along with a proposed budget allowance, identified as capital or operational expenditure.

Timing for completion of the activities may vary depending on Council priorities. This may result in re-prioritisation of activities from year to year.

The key improvements to be achieved in the next three years to facilitate achievement of core asset management activities and delivery of the Water Supply service are:

- Understanding of required work to achieve DWSNZ 2005(08) compliance at all treatment plants.
- Review and update the WSPs for all five Water Supply schemes;
- Undertake a formal condition assessment of Water Supply assets (in alignment with wastewater and stormwater services) and feed into the renewals programme;
- Undertake hydraulic modelling of the Dargaville, Maungaturoto and Ruawai Water Supply networks to identify information gaps and potential performance issues; and
- Review of data management procedures and including development of system for recording maintenance and costs at asset component level in the asset register.

6.3 AM practices

Council has a number of systems and processes in place where they are able to store and analyse asset information data to assist with management of the Water Supply business. Details of each system and its capabilities are included in Section 5.2 (AM systems and processes).

It is recognised that the condition and performance data relating to the Water Supply assets is being refined. The current asset register contains a number of unknown, incomplete and incorrectly coded asset attributes. This affects Council's asset knowledge, asset valuations and data confidence and does not provide a sound basis for determining maintenance needs and forecasting renewals of Water Supply assets.

The improvement of Council's data collection and entry processes has been identified as a current activity to be completed within the AMIP, along with a "data cleansing" project to reduce the number of unknown/incorrect asset attributes currently in the asset register. Council has initiated a data cleaning exercise and it is expected that we will have more robust asset data in the coming years.

Council has moved towards making use of previously un-utilised functions of their support tools, such as the recording of maintenance history at asset component level in AssetFinda each time a works order is completed. Council through its new O&M Contract that started on 01 July 2016 captures all work orders (works done) and associated costs to an asset. This will help enable Council in developing a more informed replacement programme.

The data improvement actions included in the AMIP are listed in Table 6-1

Table 6-1: AMIP data improvement actions

Improvement action	Forecast completion date
Review the asset register to ensure all known assets are properly recorded.	Ongoing Council has developed and agreed vested assets process to capture all assets.
Complete the data cleansing project to reduce the number of unknown asset attributes.	Ongoing Council engaged a consultant to help identify data gaps and propose suggestions on bridging those identified gaps. Data cleansing exercise is ongoing and with the help of O&M contractor, it is expected to be progressed with field verification.
Record the maintenance history with each works order at asset component level in AssetFinda.	Ongoing This aspect has been covered in the new O&M Contract that started 01 July 2016.
Investigate what backflow prevention exists for Glinks Gully residents that use water tanks.	June 2018

Table 6-2: Overall data management plan

Improvement programme 2018/2028	
Year 1 – 2018/2019 Planned improvement / change	• Develop a central database and Geographic Information Systems (GIS) mapping for condition assessment information and generate a renewal programme • Replace the manual system for consents, compliance and monitoring with a central management software system • Continue the data cleansing project to improve our knowledge of our assets, including asset life to help with renewal planning • An ecological study of the Kaihu River to assess the possibility of varying the water take consent. • Water loss management by ensuring the contractor adheres to reactive timeframes for leak requests, and is proactive in leak detection and effective meter reading. • Review and update water safety plans for all five Water Supply schemes using the latest requirements from Northland District Health Board (NDHB). • Continue with condition assessments of Water Supply assets in alignment with wastewater and stormwater services, and feed into the renewals programme. • Develop hydraulic computer models for Dargaville, Maungaturoto and Ruawai reticulation networks, predicting pressures and flows to confirm network capacity and manage growth • Review data management procedures and include development of a system for recording maintenance and costs at asset component level in our asset register.
Year 2 – 2019/2020 Planned improvement / change	• Continue developing a central database and Geographic Information Systems (GIS) mapping for condition assessment information and generate a renewal programme • Continue developing a central database and Geographic Information Systems (GIS) mapping for condition assessment information and generate a renewal programme • Review and update the water safety plans for all five Water Supply schemes using the latest requirements from NDHB. • Continue with the condition assessments of Water Supply assets in alignment with wastewater and stormwater services, and feed into the renewals programme.

Improvement programme 2018/2028	
	• Continue developing hydraulic computer models for Dargaville, Maungaturoto and Ruawai reticulation networks, predicting pressures and flows to confirm network capacity and manage growth • Review data management procedures and include development of system for recording maintenance and costs at asset component level in the asset register • Water loss management by ensuring the contractor adheres to reactive timeframes for leak requests, and is proactive in leak detection and effective meter reading.
Year 3 – 2020/2021 Planned improvement / change	• Continue developing a central database and Geographic Information Systems (GIS) mapping for condition assessment information and generate a renewal programme • Continue developing a central database and Geographic Information Systems (GIS) mapping for condition assessment information and generate a renewal programme • Review and update the water safety plans for all five Water Supply schemes using the latest requirements from NDHB. • Continue with condition assessments of Water Supply assets in alignment with wastewater and stormwater services, and feed into the renewals programme; • Continue developing hydraulic computer models for Dargaville, Maungaturoto and Ruawai reticulation networks, predicting pressures and flows to confirm network capacity and manage growth • Water loss management by ensuring the contractor adheres to reactive timeframes for leak requests, and is proactive in leak detection and effective meter reading.
Years 4-10 – 2021/2028 Planned improvement / change	• Review and update the water safety plans for all five Water Supply schemes using the latest requirements from NDHB. • Continue with condition assessments of Water Supply assets in alignment with wastewater and stormwater services, and feed into the renewals programme. • Water loss management by ensuring the contractor adheres to reactive timeframes for leak requests, and is proactive in leak detection and effective meter reading.

Appendix A: Continuous improvement

Asset Management Improvement Programme (AMIP)

Executive summary

Continuous improvements are necessary as Kaipara District Council (KDC/Council) continues to achieve the appropriate (and desired) level of activity management practice; delivering services in the most sustainable way which meeting the community's needs.

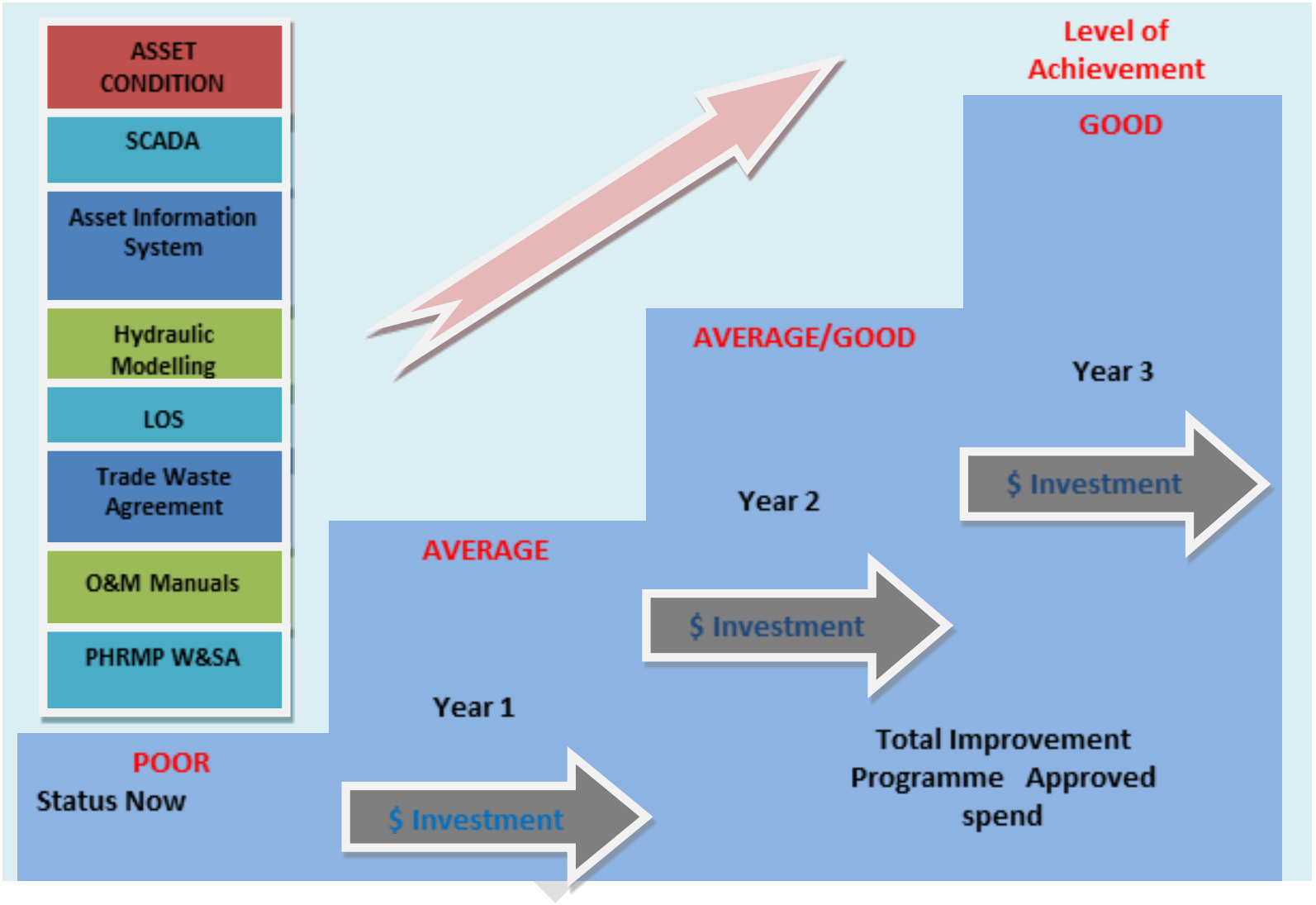
The AMIP has been developed, identifying the highest priority activities to undertake in next 1-3 years to improve level of AM practice in 3 Waters as follow:

- Condition Assessment;
- SCADA System;
- Asset Information System (AIMS);
- Hydraulic Modelling;
- Level of Service (LOS);
- Trade Waste Agreements;
- O&M Manual;
- Public Health Risk Management Plan (PHRM); and
- Water and Sanitary Assessment (W&SA).

An AMIP has been prepared to address the critical issues. It has to be acknowledged that, not all issues can be resolved with the available resources and a criticality criterion is applied to identify the most pressing that need attention.

A firm commitment is needed to deliver this program as it would elevate the present "Poor" status of the above activities to a "Good" status in three years' time as demonstrated in the diagram below.

AMIP of 3 Waters



AMIP programme summary

Item	Description	Total Budget (3 yrs)	Year 1 2018-19	Year 2 2019-20	Year 3 2020-21
1	Dargaville Capacity and Hydraulic Study	$60,000		$60,000	
2	Maungaturoto Capacity and Hydraulic Study	$60,000		$30,000	$30,000
3	Maungaturoto Piroa preparation for consent renewal and review of backwash discharge consent	$35,000	$35,000		
4	Ruawai Capacity and Hydraulic Study	$20,000	$10,000	$10,000	
5	Mangawhai Capacity and Hydraulic Study	$12,000	$6,000	$6,000	
6	WSPs Update	$15,000	$5,000	$5,000	$5,000
7	Condition assessment	$90,000	$30,000	$30,000	$30,000
8	Central database and geospatial framework for condition assessment information and generate renewal programmes from the system;	$75,000	$25,000	$25,000	$25,000
9	Dargaville Kaihu River Ecological Study and Consent Variation	$60,000	$60,000		
10	Central management system for consents, compliance and monitoring;	$30,000		$10,000	$20,000
11	Water Loss Management including repairs to Reservoirs - Ruawai	$100,000	$46,000	$27,000	$27,000
12	Asset Revaluation	$45,000	$45,000		
13	Glinks Gully Capacity Study	$2,000	$1,000	$1,000	
14	AMP and LOS Review	$50,000		$25,000	$25,000
	Other (unspecified)	$58,800	$5,000	$5,000	$48,800
	TOTAL	$712,800	$268,000	$234,000	$210,800

Appendix B: Risk register

Asset Description	Category	Community	Quantity	Consequence of Failure	Likelihood of Failure	Risk
Dargaville		Dargaville				
Waiparataniwha Intake	Source	Dargaville	3	Severe	Unlikely	Moderate
Rotu Intake	Source	Dargaville	1	Severe	Possible	Moderate
Raw Water Line	Raw Water Line	Dargaville	25Km	Major	Likely	High
Raw Water Booster Pumps	Booster Pumps Raw Water	Dargaville	2	Severe	Moderate	Low
Waiatua Dam	Source	Dargaville	1	Minor	Unlikely	Low
Treatment Plant	Plant	Dargaville	1	Catastrophic	Likely	High
Chemical Dosing Pumps	Plant	Dargaville	6	Minor	Possible	Low
Sand Filters	Plant	Dargaville	4	Minor	Possible	Low
Clarifier	Plant	Dargaville	2	Minor	Possible	Low
Post pH/Chlorine Disinfection	Plant	Dargaville	3	Minor	Possible	Low
Telemetry/ Electrical	Plant	Dargaville	1	Major	Likely	High
DWTP Reservoirs	Reservoir Treated Water	Dargaville	2	Severe	Likely	High
Baylys Reservoir	Reservoir Treated Water	Dargaville	1	Catastrophic	Moderate	High
Baylys Supply line	Treated Water Line	Dargaville	8Km	Major	Likely	High
Booster Pump stations treated water	Booster Pumps treated Water	Dargaville	one	Major	Moderate	High
(Reticulation > 50mm)	Reticulation	Dargaville	50Km	Minor	Possible	Low
Trunk Main	Trunk Main	Dargaville	2	Severe	Likely	High
Extend assessment to non-critical assets		Dargaville				
Maungaturoto		Maungaturoto				
Intake	Source	Maungaturoto	3	Minor	Possible	Low
Raw Water Line	Raw Water Line	Maungaturoto	10 Km	Major	Likely	High
Baldrock pump station/pipeline	Booster Pumps Raw Water	Maungaturoto	1	Minor	Possible	Low
Piroa pump station/pipeline	Booster Pumps Raw Water	Maungaturoto	3Km	Minor	Possible	Low
Raw water Reservoir	Reservoir Raw water	Maungaturoto	1	Major	Possible	High
Treated Water Reservoir	Reservoir Treated Water	Maungaturoto	3	Major	Possible	High
Reticulation	Reticulation	Maungaturoto	12Km	Minor	Possible	Low
Treatment Plant	Plant	Maungaturoto	1	Catastrophic	Likely	High
Clarifier	Plant	Maungaturoto	1	Minor	Possible	Low
Filters	Plant	Maungaturoto	3	Minor	Possible	Low
Chemical Dosing	Plant	Maungaturoto	6	Minor	Possible	Low
pH correction/ Chlorine Disinfection	Plant	Maungaturoto	2	Minor	Possible	Low
UV Disinfection	Plant	Maungaturoto	2	Minor	Possible	Low
Treated Water Reservoirs	Reservoir Treated Water	Maungaturoto	3	Minor	Possible	Low
Pumps (duty assist)	Plant	Maungaturoto	5	Minor	Possible	Low
Rising Main (Griffin Road)	Rising Main	Maungaturoto	1Km	Minor	Possible	Low
Trunk Main Plant to Griffin Road	Trunk Main	Maungaturoto	3Km	Severe	Likely	High
Trunk Main to Railway Village	Trunk Main	Maungaturoto	2Km	Major	Likely	High

Asset Description	Category	Community	Quantity	Consequence of Failure	Likelihood of Failure	Risk
Ruawai		Ruawai				
Bores	Source	Ruawai	2			
Rising Main	Rising Main	Ruawai	500m	Major	Likely	High
Raw water Reservoir	Reservoir Raw water	Ruawai	1			
Treatment Plant	Plant	Ruawai	1	Catastrophic	Likely	High
Chemical Dosing	Plant	Ruawai	6	Minor	Possible	Low
Filtration	Plant	Ruawai	3	Minor	Possible	Low
Cartridge Filtration	Plant	Ruawai	2	Minor	Possible	Low
Booster pump	booster Pumps treated Water	Ruawai	1	Severe	Likely	High
Reticulation	Reticulation	Ruawai	6.5Km	Minor	Possible	Low
Reservoirs	Reservoir Treated Water	Ruawai	1	Catastrophic	Possible	High
Glinks Gully (outside peak holiday period)		Glinks Gully				
Intakes	Source	Glinks Gully	3	Minor	Possible	Low
Raw Water Line	Raw Water Line	Glinks Gully	2Km	Minor	Possible	Low
Raw Water Reservoir	Reservoir Raw water	Glinks Gully	1	Major	Likely	High
Treatment Plant	Plant	Glinks Gully	1	Major	Likely	High
Filters	Plant	Glinks Gully	4	Minor	Possible	Low
UV Disinfection	Plant	Glinks Gully	2	Minor	Possible	Low
Dosing	Plant	Glinks Gully	2	Minor	Possible	Low
Reservoirs	Reservoir Treated Water	Glinks Gully	4	Minor	Possible	Low
Reticulation	Reticulation	Glinks Gully	1.4Km	Minor	Possible	Low
Mangawhai (outside peak holiday period)		Mangawhai				
Bores	Source	Mangawhai	1	Severe	Moderate	significant
Rising Main	Rising Main	Mangawhai	1Km	Severe	Moderate	significant
Reservoirs	Reservoir Treated Water	Mangawhai	2	Severe	Moderate	significant
Reticulation	Reticulation	Mangawhai	3Km	Severe	Moderate	significant
Booster pump	Booster Pumps treated Water	Mangawhai	1	Severe	Moderate	significant

Appendix C: Resource consent register

Kaipara District Council resource consent register – Water Supply

Consent number	Scheme	Details	Expiry date
8134	Dargaville/Baylys	Rotu water take	2033
8369	Dargaville/Baylys	Waiatua Dam	2033
30845	Dargaville/Baylys	Waiparataniwha water take	2048
4702	Dargaville/Baylys	Taharoa water take	2028
7582	Maungaturoto	Piroa Stream water take	2019
3815	Maungaturoto	Brynderwyn Stream water take	2001 relinquished consent as part of 2014 consent renewal process.
9888	Maungaturoto	Cattlemount Stream and Spring water take	2039
9888	Maungaturoto	Boar Hill Stream water take	2039
2187	Ruawai	Water take	2030
7944	Glinks Gully	Water take	2022
8032	Mangawhai	Camp ground water take	2025

Kaipara District Council resource consent register – backwash discharge

Consent number	Scheme	Details	Expiry Date
5107	Ruawai	To discharge backwash water from the WTP to an unnamed tributary of the Wairoa River.	30 June 2046
1383	Maungaturoto	Discharge of backwash from WTP. New consent application is on hold under Section 92 request. Final investigations and feedback underway March 2014.	Expired
36520	Dargaville/Baylys	Discharge of backwash from treatment plant into Kaihu River.	2048
No consent	Glinks Gully	To be applied for.	--

Appendix D: Historic LOS

Performance measures	Data source						
	2009/10 AP Target	2009/10 AR - Actual	2010/11 AP Target	2010/11 AR Actual	2011/12 AP Target	2011/12 AR Actual	2012/2022 LTP 2016/2022 Target
Customer LOS							
Percentage of customers satisfied with water (NRB)	80%	Not Achieved. 79% of those surveyed were satisfied with the Water Services provided.	80%	82%	80%	91%	82%
Compliance with NZ Drinking Water Standards (2000-2005)							
Dargaville Plant		Achieved.					
E coli	C	Not measured due to change in Ministry of Health reporting.	C	C	C	C	C
Chemical	-		C	C	C	C	C
Glinks Gully Plant		Achieved.					
E coli	C	Not measured due to change in Ministry of Health reporting.	C	C	C	C	C
Chemical	-		C	C	C	C	C
Ruawai Plant							
E coli	C	Achieved.	C	C	C	C	C
Chemical	C	Achieved.	C	C	C	C	C
Maungaturoto Plant		Achieved.					
E coli	C	Not measured due to change in Ministry of Health reporting.	C	C	C	C	C
Chemical	-		C	C	C	C	C
Mangawhai Heads Bore	C	Achieved.					
E Coli	-	Not measured due to change in Ministry of Health reporting.	C	C	C	C	C
Chemical			C	C	C	C	C

Performance measures	Data source						
	2009/10 AP Target	2009/10 AR - Actual	2010/11 AP Target	2010/11 AR Actual	2011/12 AP Target	2011/12 AR Actual	2012/2022 LTP 2016/2022 Target
Percentage of urgent request responded to within 1 day (Council Help Desk)	90%	Achieved. All urgent requests were responded to within 1 day.	90%	90%	90%	94%	-
Number of complaints per annum regarding water quality for Council-owned and controlled Water Supply.	-	-	-	-	-	-	<21 (New Measure)
Number of Requests for Service regarding water leaks for Council-owned and controlled Water Supply.							100-80 (New Measure)
Key: NRB - National Research Bureau N/C – Non- Compliant C - Compliant							
Technical LOS							
Water Quality – Drinking Water Standards Compliance: Routine water quality tests confirm safe potable water supplies	100% Compliance	-	-	-	-	-	-
Water Quality – Drinking Water Standards Compliance: No Abatement notices issued for any Council operated Water Supply	100% Compliance	-	-	-	-	-	-
Environmental Standards – Volume of water extracted: Compliance with resource consents	100% Compliance	-	-	-	-	-	-
Quantity – NZ Fire Service Code of Practice requirements – Percentage of fire hydrants tested provide flows in accordance with the Fire Service Code of Practice	100% compliance within the defined Water Supply areas	-	-	-	-	-	-
Efficiency – Notified partial shutdowns: Consumers notified of planned shutdown at least 48hrs in advance	100% compliance	-	-	-	-	-	-
Efficiency – Non-notified partial shutdowns: Number of households affected by shutdowns exceeding *2* hours duration	< 20 p.a.	-	-	-	-	-	-

Performance measures	Data source						
	2009/10 AP Target	2009/10 AR - Actual	2010/11 AP Target	2010/11 AR Actual	2011/12 AP Target	2011/12 AR Actual	2012/2022 LTP 2016/2022 Target
Efficiency – Non-notified partial shutdowns: Unplanned Water Supply interruptions greater than 4 hours, in any 12 month period.	Zero	-	-	-	-	-	-
Responsiveness – Speed of Response to service requests and system failures: Percentage of complaints and requests that were adequately responded to within the allowed period of time.	Urgent service requests within 2 hours on 90% of occasions Non-urgent within 5 working days on 95% of occasion.	-	-	-	-	-	-
Responsiveness – Speed of response to public enquires: Percentage of routine enquires adequately responded to within the allowed period.	Response to written/faxed enquires made within 5 working days on at least 95% of occasions. Response to telephone enquires made on the same working day on at least 95% of occasions.	-	-	-	-	-	-

Appendix E: List of acronyms and abbreviations

List of acronyms

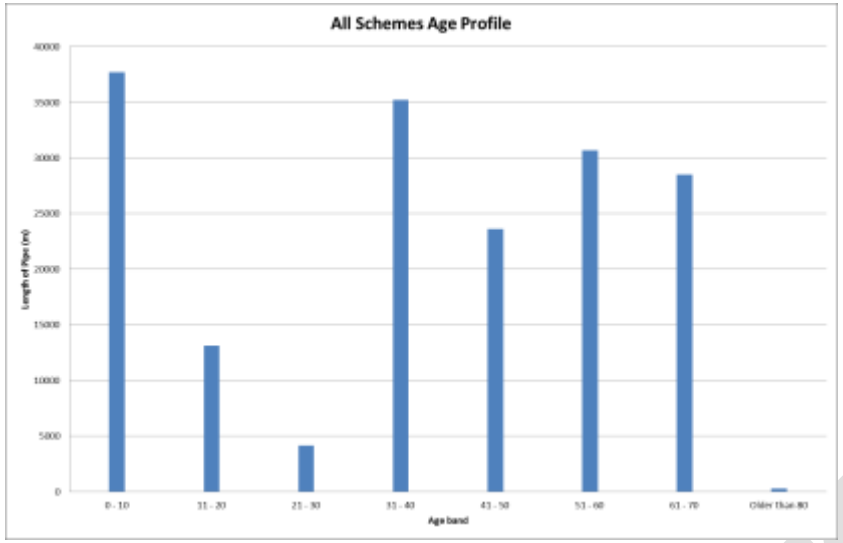
The following lists key acronyms and abbreviations used in this document:

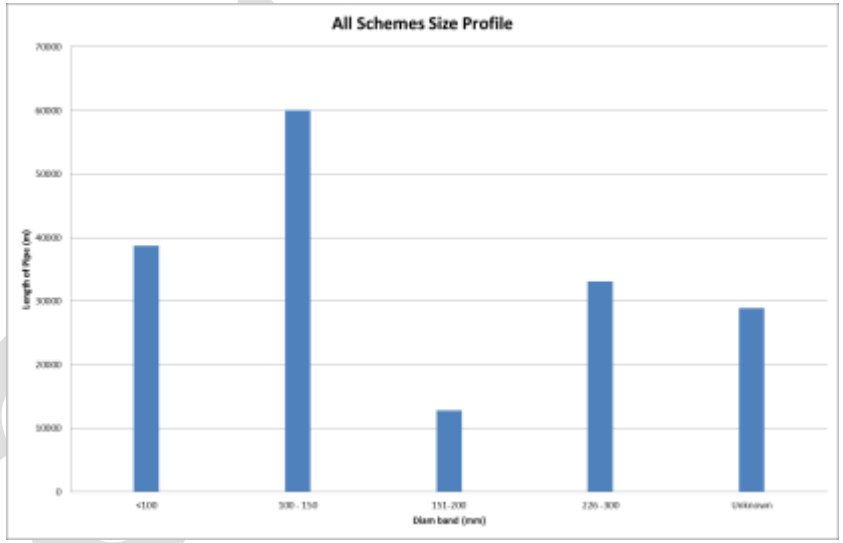
Term	Definition
AC	Asbestos concrete (pipe type)
AEP	Annual Exceedance Probability (e.g. 10% is once in 10 years)
AM	Asset Management
AMIP	Asset Management Improvement Plan
AMP	Asset Management Plan
AMS	Asset Management Systems
BERL	Business and Economic Research Limited
CAPEX	Capital expenditure
CDEM	Civil Defence Emergency Management
Council/KDC	Kaipara District Council
CPP	Competitive Pricing Procedures
DWSNZ	New Zealand Drinking Water Standards
FNDC	Far North District Council
GAAP	Generally Accepted Accounting Practices
GIS	Geographical Information System
IIMM	International Infrastructure Management Manual
IPCC	Intergovernmental Panel on Climate Change
KDC/Council	Kaipara District Council
LGA	Local Government Act 2002
LOS	Level of Service
LTP	Long Term Plan
MfE	Ministry for the Environment

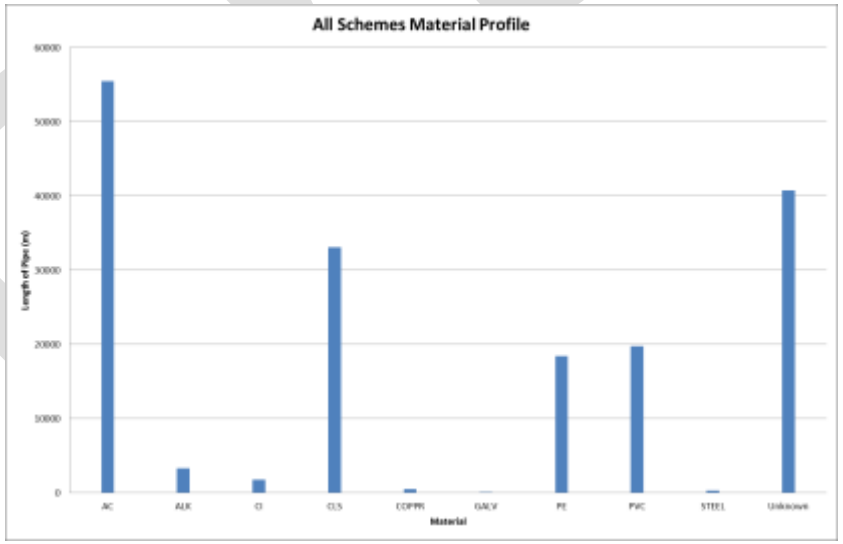
Term	Definition
NAMS	National Asset Management Steering Group
NCS	Napier Computer System
NES	National Environmental Standards
NRC	Northland Regional Council
O&M	Operations and Maintenance
ODRC	Optimised Depreciated Replacement Cost
OPEX	Operational expenditure
PHRMP	Public Health Risk Management Plan
RMA	Resource Management Act 1991
URP	Usual Resident Population
WDC	Whangarei District Council
WSAA	Water Services Association of Australia
WSP	Water Safety Plan
WTP	Water Treatment Plant

Appendix F: Asset profiles

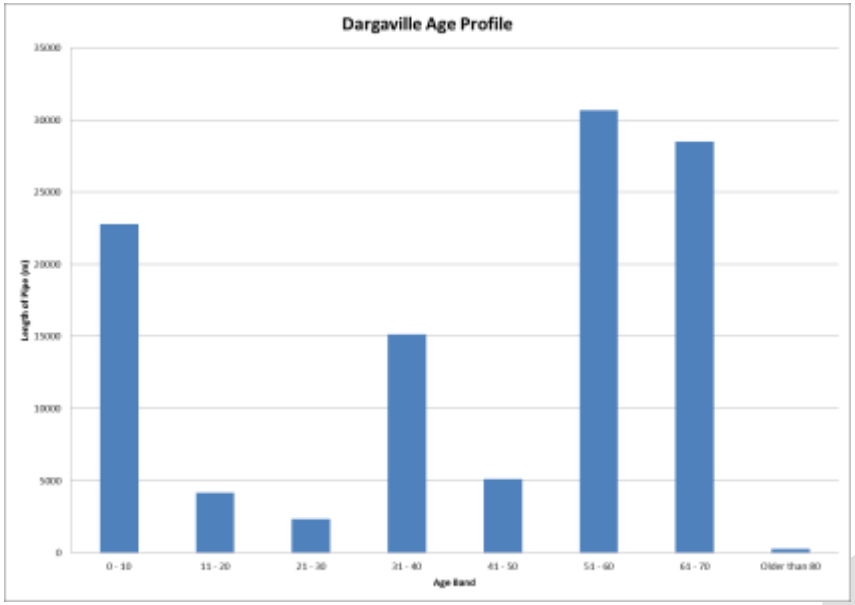
Asset profiles - all schemes

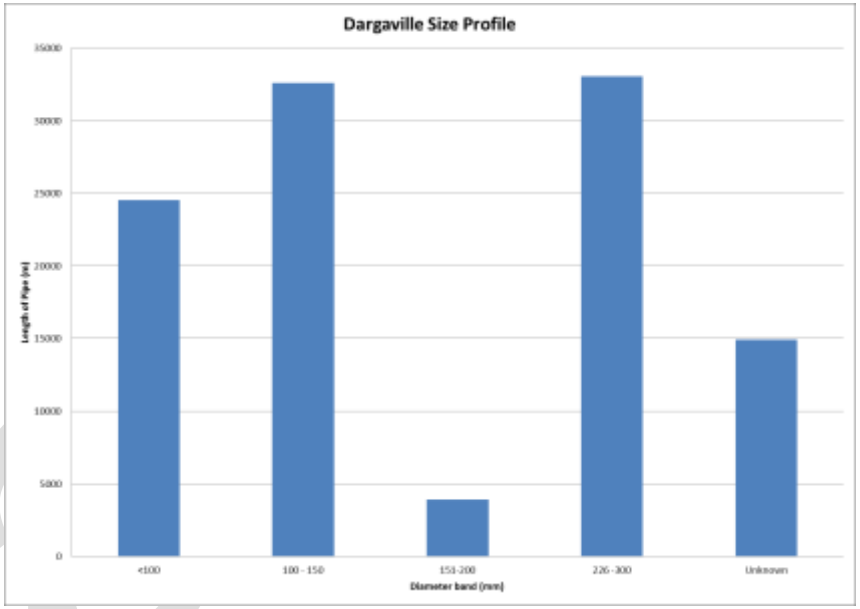


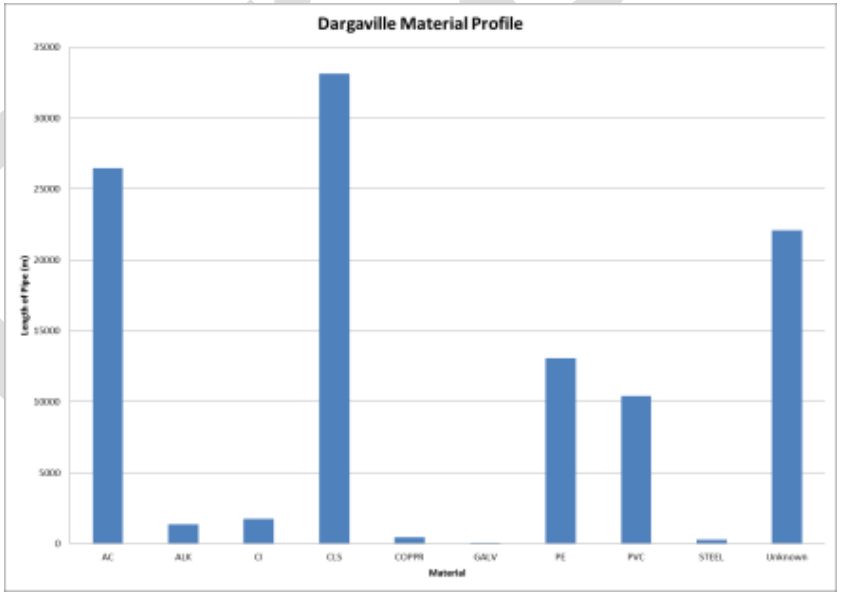




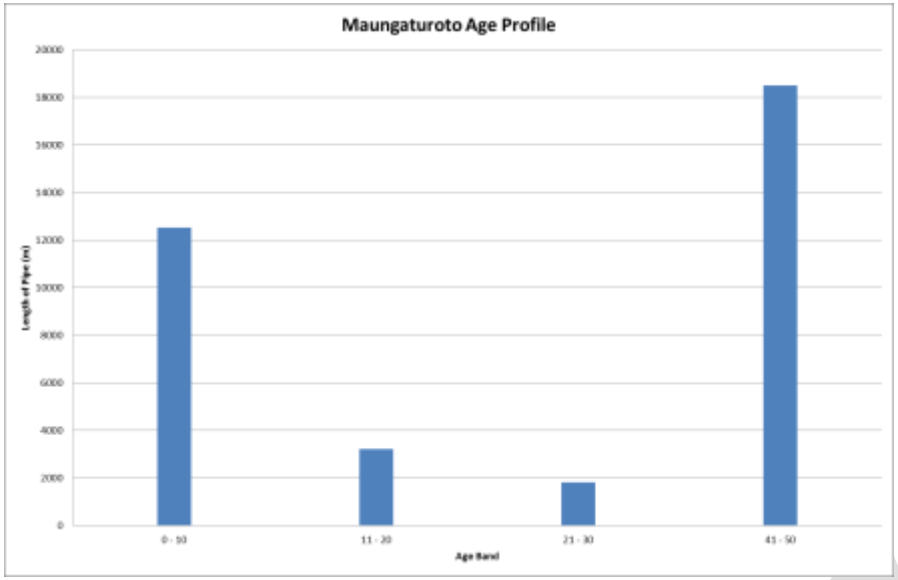
Asset profiles – Dargaville

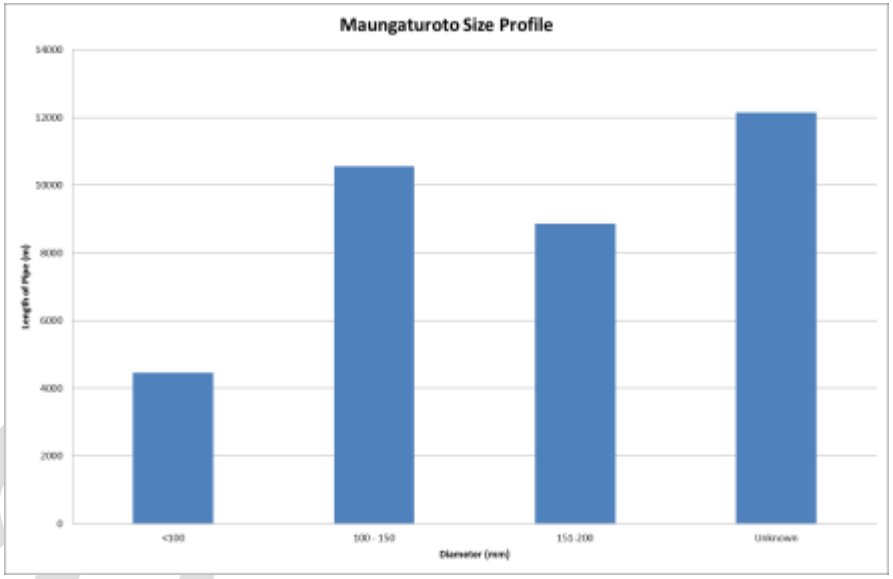


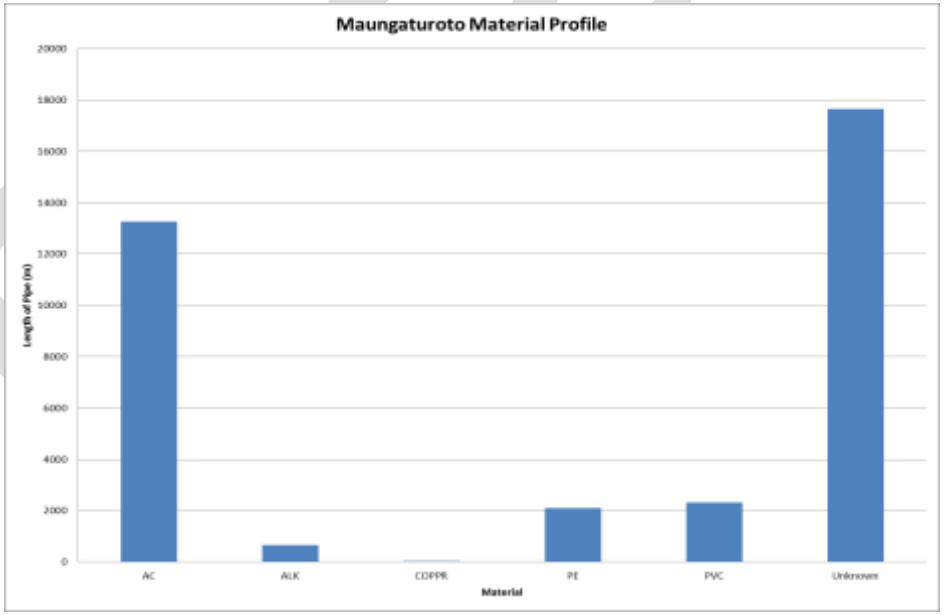




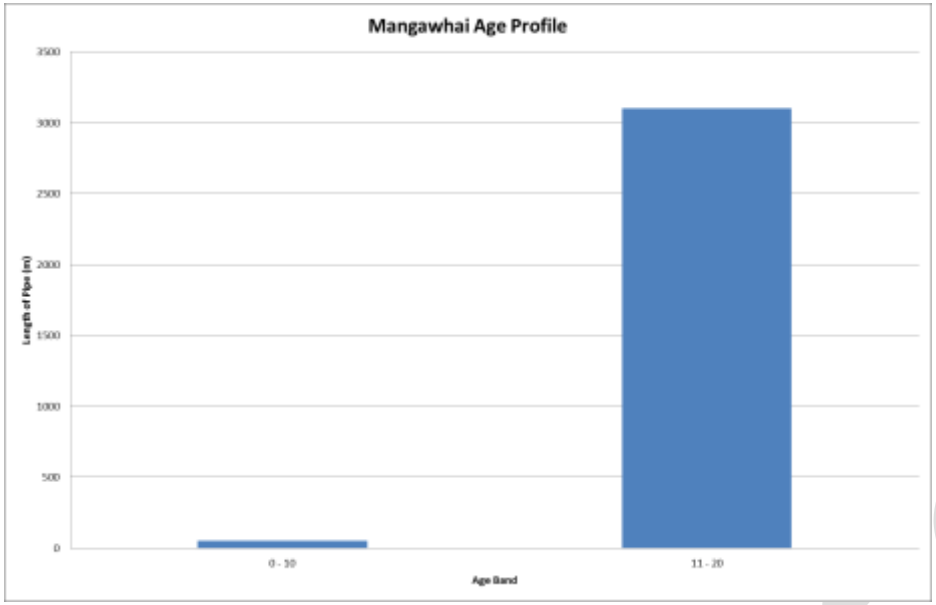
Asset profiles – Maungaturoto

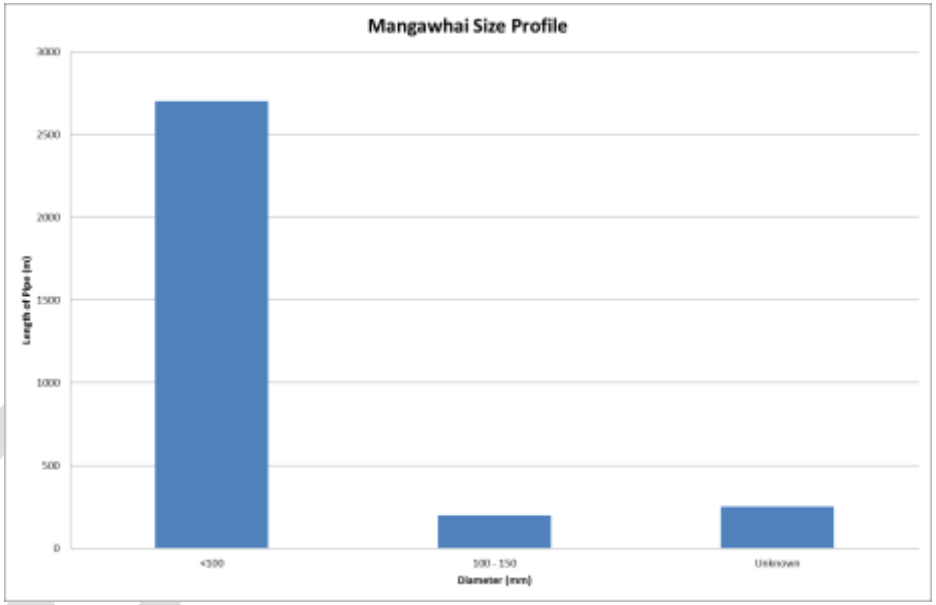


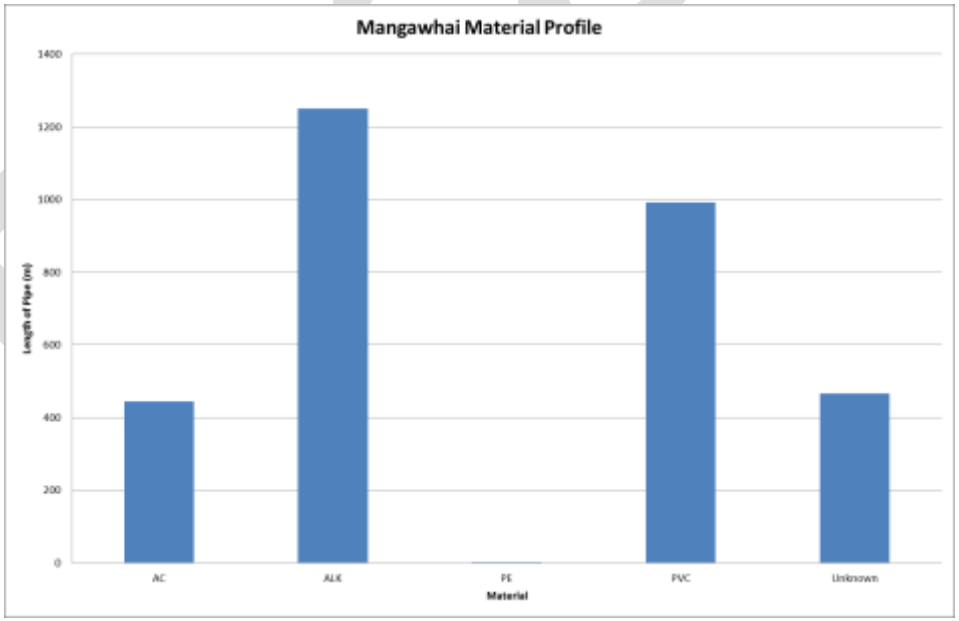




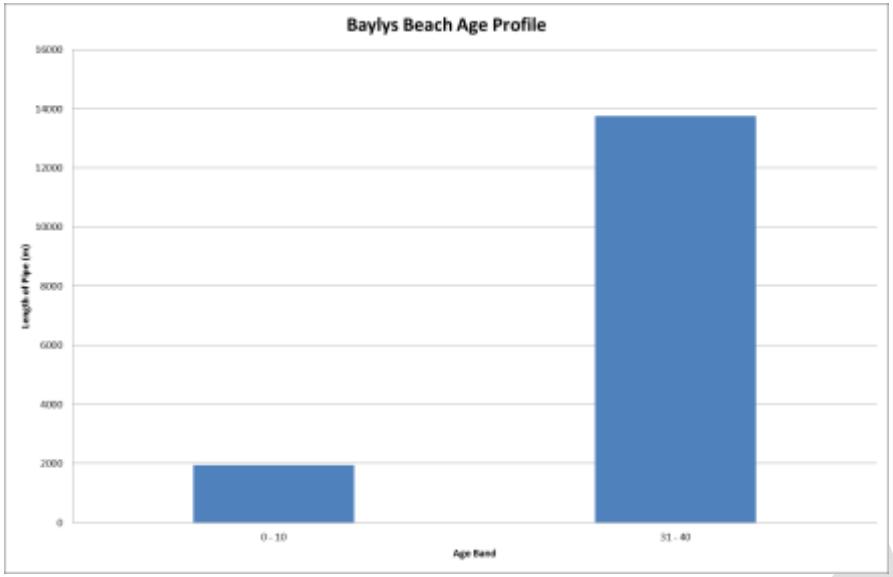
Asset profiles - Mangawhai

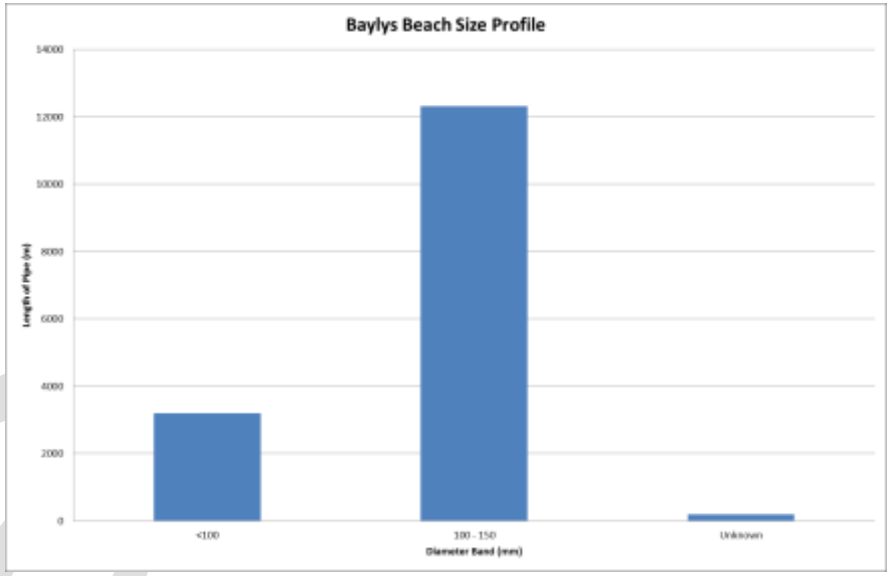


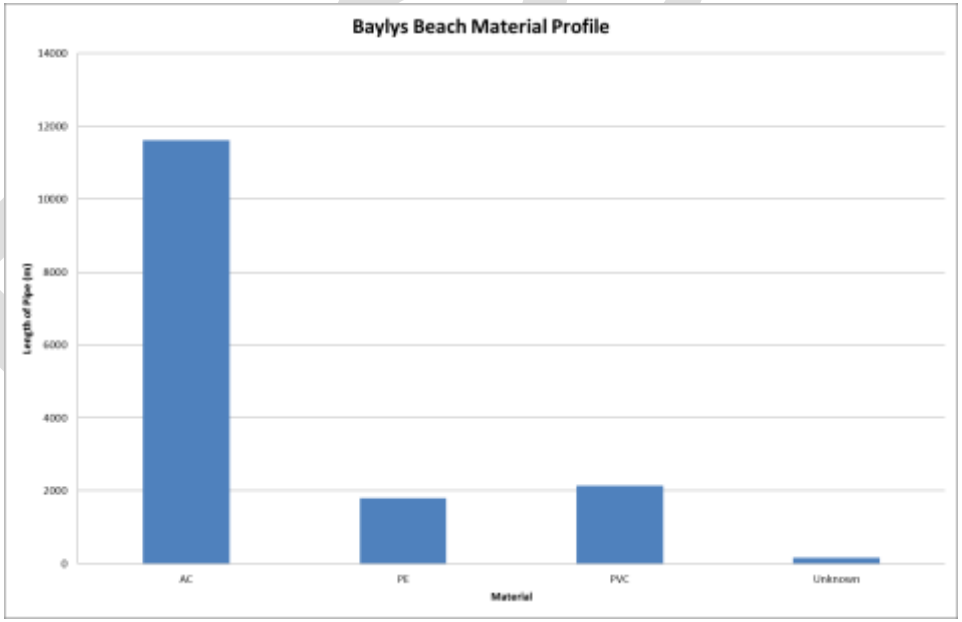




Asset profiles – Baylys







Revenue and Financing Policy

KAIPARA DISTRICT

Revenue and Financing Policy

The Revenue and Financing Policy sets out how Council funds each activity it is involved in and why. Council is required to have this policy to provide predictability and certainty to customers about the sources and levels of funding.

The policy is set out in four sections with one attachment, as follows:

1 Introduction

2 Our Funding Approach

3 Description of Funding Mechanisms

4 Funding of Activities

This Revenue and Financing Policy is required by section 102 and Part 1 of Schedule 10 of the Local Government Act 2002 (LGA) to be included as part of Council's Long Term Plan. Other funding and financial polices required to be adopted by Council under section 102(2) of the Act are not required to be included as part of Council's Long Term Plan.

Council has however elected to include the following policies as part of its Long Term Plan:

a) a Liability Management Policy

b) an Investment Policy

c) policies on development or financial contributions

d) rating policies

Review

The Revenue and Financing Policy will be reviewed three-yearly as part of the Long Term Plan process.

Supporting Documentation Available

The following supporting documentation is available on Council's website at www.kaipara.govt.nz

- Long Term Plan 2018/2028 – Revenue and Financing Policy - Activity Analysis

Introduction

The purpose of the Revenue and Financing Policy is to describe how Council funds its operating and capital expenses from the funding sources available to Council and why it chooses the various mechanisms to fund the operating and capital expenditure of Council.

Summary of Key Changes

The key changes from the Long Term Plan 2015/2025 are:

1 The 2017 General Property Revaluation

The Rating Valuations Act 1998 requires local authorities to update property valuations used for setting rates no later than every three years. Kaipara District Council has for the last three rating years applied rates based on valuations as at 01 September 2014. These valuations have been the basis of general and other targeted rates for the 2015/2016, 2016/2017 and 2017/2018 rating years.

Quotable Value recently undertook the 2017 general property revaluation for Kaipara District Council. The approved changes to property values take effect from 01 July 2018, and will be the basis for value-based rates for the following three rating years: 2018/2019, 2019/2020 and 2020/2021.

Further details are available in the Funding Impact Statement (Rating Tools).

2 Rural Fire

Following a governmental review of urban and rural fire services local government responsibility for rural fire services was moved to the new Fire and Emergency New Zealand. These activities are now not included in the Long Term Plan 2018/2028.

Our Funding Approach

In determining how activities are funded Council is obliged to equitably share the costs of delivering services across different users as well as ensuring equity between current and future generations. In deciding how to fund each activity, Council considers the nature of the services provided and who benefits from those services.

It considers[1]:

- The community outcomes to which an activity primarily contributes;
- The distribution of benefits between the community as a whole, identifiable parts of the community and individuals;
- The period during which the benefits are expected to occur;
- The extent to which actions, or inactions, of individuals or groups contribute to the need to undertake the activity; and
- The costs and benefits of funding the activity distinctly from other activities.

It then considers the overall impact of any allocation of liability for revenue needs on the current and future well-being of the district and determines whether it needs to modify any of its earlier decisions.

[1] A copy of this assessment, required by LGA(101(3)(a)), is located on Council's website www.kaipara.govt.nz

Description of Funding Mechanisms

Types of Expenditure

Broadly speaking Council has two types of expenses: **operating expenditure and capital expenditure.**

Operating expenditure is used to fund the ongoing day to day activities and services of Council.

Capital expenditure is money spent in acquiring or upgrading a business asset such as equipment or buildings. Council has three categories of capital expenditure spread across its activities:

- *Renewals* – capital expenditure that increases the life or replaces an existing asset with no increase in service level;
- *Increased Level of Service (ILOS)* – capital expenditure that increases the service level delivered by the asset; and
- *Additional Capacity (AC)* – capital expenditure that is required to provide additional capacity in whole or part necessary to accommodate growth.

Funding Mechanisms

Different funding sources are used for different types of expenditure. Council funds its expenditure using the following funding mechanisms.

User Fees and Charges are fees charged to individuals or groups who are directly using a Council service. In this case, there is a direct benefit to an individual or group. User fees and charges also include rental income. For a user charge to be charged, the beneficiaries must be able to be identified and charged directly for the service they receive. Council also considers issues like the affordability of user charges or how they compare to the market rate for services. The use of user charges may be balanced with other funding sources where the Council believes that a charge set too high will reduce use and therefore diminish the value of the service to the community and impose a greater cost on ratepayers.

Rates

There are two main types of rates:

- General Rates, which can be distinguished according to
  - Value base rates;
  - Differentials;
  - Uniform Annual General Charge (UAGC); and
- Targeted Rates

General Rate is a rate assessed across all rateable properties in the district based on a property valuation system. It is used to fund those services where Council believes there is a public benefit to the whole of the community across the district and where a fixed charge per Rating Unit is not considered appropriate. In so doing, Council acknowledges that a rate based on property value does not necessarily match ability to pay.

By law, the General Rate must be based on a property valuation system. Council currently uses a land valuation system.

Council has two differentials to its General Rate, (100 per cent for residential and lifestyle land under 2 hectares; 155 per cent for all other land use categories). The use of these differentials is to recognise that in addition to the public good element of the services funded by General Rates where everyone benefits and can use them there is a difference, which we have assessed by using land use categories, as to how much ratepayers characterised by each category benefit from the service, primarily the roading network and the extent to which they contribute to the costs of that service.

The Uniform Annual General Charge (UAGC) is a proportion of the General Rate set at a fixed amount per Rating Unit in the district. It is used to ensure a fair distribution across ratepayers given the marked difference in land values across the district. This mitigates the impact of a value-based rate which would otherwise place an unfair burden on higher value properties. The level of the UAGC represents a base level for the cost of benefits received from the services Council provides. Council's policy is to set the UAGC at close to the maximum allowable by law. This policy has been developed following consideration of the impacts of the overall allocation of rating liability required under section 101(3)(b) of the Local Government Act 2002.

Targeted Rates (Area of Service) are rates that are charged to particular communities or groups of ratepayers. They are used to fund services where a particular community or group benefits from the activity being funded. Targeted rates may be assessed on the land value (LV), applied on a uniform basis to each ratepayer (UAC) or charged based on the ratepayer's consumption of the service (consumption). The following activities currently utilise targeted rates funding mechanisms:

- Flood protection and control works (LV);
- Stormwater drainage (LV);
- Sewerage and the treatment of sewage (UAC);
- Water supply (Consumption);
- Mangawhai Harbour Restoration (UAC);
- Halls and Community Housing (Ruawai Tokatoka Hall) (UAC); and
- Provision of Roads and Footpaths (LV).

Council will charge each Rating Unit (see **the explanatory note at the end of this Policy**) for each targeted rate. The wastewater targeted rate is to be charged per Separately Used or Inhabited Part (SUIP) except for non-residential properties which will be assessed based on rating units and pan charges.

Proceeds from Asset Sales are the funding received from selling physical assets, such as plant and equipment. They are initially used to repay debt associated with that asset or funding catchment. Any remaining proceeds will be used to fund other capital expenditure within the activity that funded the acquisition of the asset sold.

Financial and Development Contributions can be required from developers where the effects of developments is to require Council to incur capital expenditure to provide new or additional assets or assets of increased capacity or to mitigate their direct effects. Council considers that it is appropriate for developers to meet the resulting costs and that these costs should not fall to the existing ratepayer body.

Council's Policies on Development Contributions and Financial Contributions set out the methods by which contributions are calculated and required.

Development Contributions required under the Local Government Act 2002 are generally used to fund growth related capital expenditure on infrastructure provided by the Council as part of its normal capital programme.

Financial Contributions are required under the Resource Management Act 1991. They are usually imposed to fund local works in the vicinity of developments, which should normally be provided by individual developers but which Council decides to provide and fund in order to achieve more satisfactory outcomes for all parties concerned.

Although Council can require both Development Contributions and Financial Contributions, it cannot require both from the same development for the same purpose.

Grants and Subsidies are funding received from other agencies, usually for a specific purpose. As such, they are used to fund those purposes.

Depreciation Reserves are funds in which the probable replacement cost of assets is accumulated each year over the life of the assets, so that they can be replaced readily when they become obsolete. Depreciation in turn is funded from rates and other operating revenues.

Other Reserves are funds for specific purposes. *Retained earnings* are used to fund operating or capital expenses at the Council's discretion. *Special reserves* will be used to fund either operating or capital expenses according to the policy applying to those reserves.

Investment Interest and Dividends are used to reduce the amount of General Rate required.

Borrowing is not a source of revenue. Rather it is a 'bridging' mechanism to assist with the financing required for the construction of long term assets. The debt still needs to be repaid from other sources of revenue (e.g. rates). The use of debt allows us to enjoy the asset in the present while paying for it over time as the debt is paid back. In this sense it is much the same as a home mortgage. Borrowing is usually called upon to fund capital works and assets built or provided now before future new consumers use those services. It is used to ensure fairness or intergenerational equity so that current ratepayers pay for the services they use now, and future ratepayers pay their share too. It is generally used where other available funding sources are exhausted. Council only uses borrowing to fund operational expenditure when it is financially

prudent to do so and where there are clearly benefits that are delivered beyond the immediate financial year in which the expenditure is incurred. An example is where there is a significant single year spike in operational costs in delivering a particular activity (such as desludging the wastewater ponds), where the ongoing benefits of the work outweigh the financial costs of borrowing.

Lump Sum contributions are where ratepayers are asked to pay a capital (or lump sum) payment towards meeting the cost of providing a particular asset in their community (e.g. upgrading of a water supply) rather than pay for these capital costs via an annual targeted rate. These contributions will be used to fund the retirement of debt for specific capital activity from time to time.

Application of Funding Mechanisms to Expenditure

Different funding sources are used for different types of expenditure.

Council uses the funding mechanisms as follows:

Funding Mechanism	Operating Expenditure	Capital Expenditure		
		Additional Capacity	Increased Level of Service	Renewals
General Rates, including the Uniform Annual General Charge	✓		✓*	✓*
Targeted Rates	✓		✓*	✓*
Lump Sum Contributions	✓	✓*	✓*	✓*
Fees and Charges	✓		✓*	✓*
Borrowing	✓**	✓	✓	✓
Asset Sales			✓	✓
Development Contributions		✓		
Financial Contributions		✓		
Grants and Subsidies	✓		✓	✓
Depreciation			✓	✓

* Application depends on how the activity to which capital expenditure relates is funded.

** used in exceptional circumstances where the expenditure does not create an asset but benefits of the expenditure accrue over more than one year, e.g. desludging

Rating Act

The Local Government (Rating) Act 2002 places some restrictions on the use of rating tools.

The Act limits total fixed charges (excluding water and wastewater charges) to 30 per cent of total rates revenue. Fixed charges include the Uniform Annual General Charge and targeted rates set at a fixed amount.

When setting the General Rate, the Local Government (Rating) Act 2002 allows a choice of one valuation system from three options:

1 The annual value of the land; or

2 The capital value of the land; or

3 The land value.

Currently, Council's General Rate is based on land value.

Funding of Activities

In determining how activities are funded Council is obliged to equitably share the costs of delivering services across different users as well as ensuring equity between current and future generations. In deciding how to fund each activity, Council considers the nature of the services provided and who benefits from those services.

Council has reviewed each individual activity with a view to determining a fair and equitable funding policy. In doing so Council considered:

- The community outcomes to which the activity primarily contributes
- The distribution of benefits between the community as a whole, identifiable parts of the community and individuals
- The period during which the benefits are expected to occur
- The extent to which actions, or inactions, of individuals or groups contribute to the need to undertake the activity
- Costs and benefits of funding the activity distinctly from other activities.

Council has considered how to apply the available funding mechanisms to its activities. The following table is a summary of this approach. A copy of the detailed assessment, titled *Supporting Document: Activity Analysis* is available on Council's website at www.kaipara.govt.nz. This document sets out the analysis for sources of funding for each of its activities in accordance with section 101(3) of the Local Government Act 2002.

For operational expenditure, funding portions contributing to each activity are expressed as ranges, from low to high. These ranges equate to the following percentages:

Low: 0-33%

Medium: 34-66%

High: 67-100%

Capital expenditure funding contributions are identified. The proportion of capital costs funded from each source will vary depending upon the nature of each capital works project.

Activity	Funding of Operating Expenditure				Funding of Capital Expenditure	Catchment(s)**
	General Rates	Targeted Rates	Fees and Charges	Grants Subsidies & other Funding Sources		
Community Assistance	High			Low	Not applicable	District
Reserves and Open Spaces	High	Low	Low		Financial Contributions, Borrowing, Asset Sales, General Rate	District
Halls and Community Housing	Medium	Low	Med		Financial Contributions, Borrowing, Asset Sales, General Rate, Targeted Rates	District
Libraries	High		Low		Financial Contributions, Borrowing, Asset Sales, General Rate, Targeted Rates, Fees and Charges	District
Building Control (including Land Information Memorandums (LIMs))	Low		High		Not applicable	User pays, District
Resource Consents	Low		High		Not applicable	User pays, District
Environmental Health	Low		High		Not applicable	User pays, District
Animal Management	Low		High		Borrowing, Asset Sales, General Rate	User pays, District
Civil Defence	High				Borrowing, Asset Sales, General Rate	District
Land Drainage	Low	High	Low		Not applicable	Area of Service (Scheme)
Governance	High				Borrowing, Asset Sales, General Rate	District
Community Planning	High				Not applicable	District
Corporate Services	High		Low		Borrowing, Asset Sales, General Rate	District
Solid Waste	High		Low		Financial Contributions, Borrowing, Asset Sales, General Rate, Fees and Charges, Lump Sum Contributions	User pays, District
Roads and Footpaths	Medium	Low		Low	Development and Financial Contributions, Borrowing, Asset Sales, General Rate, Grants and Subsidies	District

Activity	Funding of Operating Expenditure				Funding of Capital Expenditure	Catchment(s)**
	General Rates	Targeted Rates	Fees and Charges	Grants Subsidies & other Funding Sources		
Wastewater - Other		High			Development and Financial Contributions, Borrowing, Asset Sales, General Rate, Targeted Rates, Lump Sum Contributions, Grants and Subsidies	Area of Service (Scheme)
Wastewater - Mangawhai	Low	High			Development and Financial Contributions, Borrowing, Asset Sales, Targeted Rates, Lump Sum Contributions, General Rate	District Area of Service
Stormwater	Low	High			Development and Financial Contributions, Borrowing, Asset Sales, General Rate, Targeted Rates	District Area of Service (Scheme) **NB:** Development Contributions are Scheme Area of Service only
Water Supply		High	Low		Development and Financial Contributions, Borrowing, Asset Sales, Targeted Rates, Lump Sum Contributions	Area of Service (Scheme)

* There are a variety of Targeted Rates

**Unless otherwise stated, Development Contribution catchments are the same as the capital expenditure catchments indicated in the table

Explanatory Note

Separately Used or Inhabited Parts of a Rating Unit (SUIP)

Separately Used or Inhabited Part of a Rating Unit includes any portion inhabited or used by a person other than the owner, and who has the right to use or inhabit that portion by virtue of a tenancy, lease, license or other agreement. For the purpose of this policy, vacant land and vacant premises offered or intended for use or habitation by a person other than the owner and usually used as such are defined as 'used'.

Background

Under the Local Government (Rating) Act 2002 charging Separately Used or Inhabited Parts of a Rating Unit is a factor that may be used to determine liability for both a Uniform Annual General Charge and for targeted rates. The following are examples of where there may be application of multiple charges for Separately Used or Inhabited Parts of a Rating Unit:

- Single dwelling with flat attached
- Two or more houses, flats or apartments on one Certificate of Title (Rating Unit)
- Business premise with flat above
- Commercial building leased to multiple tenants
- Farm property with more than one dwelling
- Council property with more than one lessee

Policy Statement

In setting its rates for the year, the Council will charge each Separately Used or Inhabited Part of a Rating Unit for the following charges:

- Any targeted rate set on a uniform basis for wastewater for residential properties.

KAIPARA DISTRICT COUNCIL

Funding Impact Statement - Rating Tools

2018/2019

Kaipara te Oranganui
KAIPARA DISTRICT
Two Oceans Two Harbours

Funding impact statement - rating tools

The Whole of Council Funding Impact Statement as required under the Local Government (Financial Reporting and Prudence) Regulations 2014 can be found on page 26 of this Plan.

The following information sets out the revenue and financing mechanisms that the Council will use, including information about the different rates the Council will set for 2018/2019.

The Definition of a Separately Used or Inhabited Part of a Rating Unit (SUIP)

Council will apply uniform charging on a Separately Used or Inhabited Part of a Rating Unit (SUIP) basis for the following rates:

- Wastewater Network Targeted Rates on residential properties.

Separately Used or Inhabited Part of a Rating Unit includes any portion inhabited or used by a person other than the owner, and who has the right to use or inhabit that portion by virtue of a tenancy, lease, licence or other agreement. For the purpose of this Policy, vacant land and vacant premises offered or intended for use or habitation by a person other than the owner and usually used as such are defined as 'used'. For the avoidance of doubt, a rating unit that has a single use or occupation is treated as having one Separately Used or Inhabited Part.

The following are examples of rating units with more than one Separately Used or Inhabited Part where the above requirements are met:

- Single dwelling with flat attached;
- Two or more houses, flats or apartments on one Certificate of Title (rating unit);
- Business premise with flat above;
- Commercial building leased to multiple tenants;
- Farm property with more than one dwelling;
- Council property with more than one lessee; and
- Where part of a rating unit is subject to a right of exclusive occupation.

Background

General rates are appropriate for funding activities or providing services where there is a significant public good element or where a private good generates positive externalities or benefits for the wider community. General rates can also be appropriate in situations where funding a capital project, where imposing the cost on those who would benefit from the project, would otherwise place too great a burden on them.

Local authorities can set general rates either as a uniform or differential rate on property value (land, capital or annual value) and/or a Uniform Annual General Charge (UAGC) on a fixed amount per rating unit or SUIP.

Council will apply a differential rate in the dollar on land value. The UAGC will continue to be applied to each rating unit.

Activities Funded

All activities that are not funded by Fees and Charges, targeted rates, borrowings or any other income are funded out of the general rates.

(Please refer to the Revenue and Financing Policy prepared for the Long Term Plan 2018/2028 for a full list of activities funded by general rates.)

Land Liable for the Rate

All land within the Kaipara District is liable for the rate.

Rates Differential Definitions

The Council has defined its rates differential categories using land use classifications.

The definition for each rates differential category is listed in the table below.

Differential Category	Definition
Residential and small sized lifestyle properties	All land that is used exclusively, or almost exclusively, for residential purposes including investment flats or used for lifestyle purposes and is less than two hectares.
Other	All land that is not defined elsewhere. It includes land used exclusively, or almost exclusively, for dairy, horticultural, forestry, pastoral and specialist purposes, commercial, industrial or mining purposes, and as a utility asset. Commercial includes resthomes and short stay accommodation such as motels and hotels.

How the rate is assessed

The general rate is assessed on all rating units in the district on the following basis:

- A fixed amount per rating unit of $728.00 (UAGC) including GST. Please note this includes a $112.19 (including GST) contribution towards the capital costs of the Mangawhai Community Wastewater Scheme (MCWWS);
- A differential rate in the dollar on land value.

Differential Category	Number of rating units (UAGC)	Rates Differential	Land value rate in the dollar for 2018/2019 (incl GST)	Revenue value-based rate (excl GST)	Revenue from UAGC (excl GST)
Residential and small sized lifestyle properties	8,978	100%	0.002426	$4,636,600	$5,683,500
Other	4,727	155%	0.003760	$8,968,600	$2,992,400
All properties	**13,705**			**$13,605,200**	**$8,675,900**

Where two or more contiguous rating units are owned by the same person or persons, and are used jointly as a single unit, the ratepayer is liable for only one UAGC, which is in line with section 20 of the Local Government (Rating) Act 2002.

In total, general rates will generate $22,280 million (excluding GST) in 2018/2019. Collectively, general rates represent 64% of the Council's total rates revenue.

Targeted Rates

Targeted rates may be used to fund specific Council activities. Targeted rates are appropriate for services or activities where a specific group of ratepayers benefit from that service or where the revenue collected is targeted towards funding a specific type of expenditure.

Lump sum contributions will not be invited in relation to any of the Council's targeted rates.

Wastewater Targeted Rates – All Networks

Background

The Council provides wastewater collection and treatment systems in Dargaville, Glinks Gully, Te Kopuru, Maungaturoto, Kaiwaka and Mangawhai. It will set a targeted rate for each wastewater network on land connected or able to be connected to the relevant wastewater network. The six targeted rates will generate around $5.85 million (excluding GST) in rates revenue in 2018/2019.

For 2018/2019, $1.3 million of costs associated with the Mangawhai wastewater treatment plant, reticulation and dam are included in the calculation of the general rate. The remaining costs related to wastewater are separated into defined operating and defined capital costs. Defined operating costs are operational costs excluding interest and depreciation and defined capital costs are capital costs (i.e. including loan repayments) plus interest and funded depreciation.

For the purposes of calculating each targeted rate, except the Te Kopuru network, defined operating costs are aggregated across all wastewater schemes and divided by the total number of wastewater charges (connected equivalent) for properties connected and capable of connection to the networks. For 2018/2019, this figure is calculated at $708.36 (including GST). The defined capital costs for each respective network are added onto the average defined operating costs.

For affordability reasons, Council has calculated the targeted rate for the Te Kopuru network separately on a scheme basis pending an investigation of alternative options. Alternatives for Glinks Gully will also be investigated, however for affordability reasons this scheme has been calculated in the same manner as all other schemes (except Te Kopuru).

Activities funded

The expenses in maintaining the wastewater treatment plant, pump stations, reticulation repairs and minor upgrades including renewals of the respective systems.

Land liable for the rates

The targeted rates apply to all properties connected or capable of connection to the following wastewater networks:

- Dargaville
- Glinks Gully
- Te Kopuru
- Maungaturoto
- Kaiwaka
- Mangawhai

Maps of the respective wastewater networks can be viewed in the Appendix (pages 1 to 6) of this document.

How the rates are assessed

The rates are assessed on a differential basis. The Council has defined its differential categories using the use to which a rating unit is put (as a residence or not) and whether the service is provided or available. The liability factors used are per SUIP of a rating unit for properties used primarily as a residence, and per rating unit and per pan or urinal for all other properties.

The targeted rates are assessed on the following basis:

Properties not connected to the wastewater network as at 30 June 2018 but are capable of being connected (i.e. service available)

- A fixed amount per SUIP to all units used primarily as a residence; and
- A fixed amount per rating unit to all other units.

Properties that are connected to the wastewater network as at 30 June 2018 (i.e. service provided)

- A fixed amount per SUIP to all units used primarily as a residence;
- A fixed amount per rating unit to all other units; and
- An additional charge per pan (urinal or water closet) to all other units for each pan after the second.

Properties capable of connection are defined as being within 30 metres of a public sewerage drain to which it is capable of being effectively connected, either directly or through a private drain.

The fixed amount for units that are not connected to the relevant wastewater network as at 30 June 2018 but are capable of being connected is equivalent to 75% of the corresponding fixed amount applied to properties connected to the wastewater network.

The additional pan charge for connected non-residential units with three or more pans is equivalent to 50% of the corresponding fixed amount applied to properties connected to the wastewater network.

A table of the rates

Wastewater Network	Primary use of land	Units connected to the relevant wastewater network: Number of units	Units connected to the relevant wastewater network: Charge[3] (incl GST)	Units capable of connection to the relevant wastewater network, as at 30 June 2018[1]: Number of units or SUIPs	Units capable of connection to the relevant wastewater network, as at 30 June 2018[1]: Charge[3] (incl GST)	Units connected to the relevant wastewater network, not primarily used as a residence[2]: Number of pans	Units connected to the relevant wastewater network, not primarily used as a residence[2]: Charge per pan (incl GST)	All units: Number of units contribution to wastewater targeted rate (excl GST)
Dargaville	Residence	1,836	$1,031.10	114	$773.30	11	$515.55	$1,727,800
	Other	280	$1,031.10	49	$773.30	475	$515.55	$496,900
							Total	**$2,224,700**
Glinks Gully	Residence	24	$1,257.80	1	$943.40	0	$628.90	$27,100
	Other	1	$1,257.80	0	$943.40	0	$628.90	$1,100
							Total	**$28,200**
Kaiwaka	Residence	145	$1,190.20	18	$892.70	0	$595.10	$164,000
	Other	28	$1,190.20	1	$892.70	27	$595.10	$43,700
							Total	**$207,700**
Mangawhai	Residence	1,953	$1,299.10	450	$974.30	8	$649.55	$2,592,000
	Other	49	$1,299.10	19	$974.30	109	$649.55	$133,000
							Total	**$2,725,000**
Maungaturoto Township and Maungaturoto Station Village	Residence	320	$1,293.50	24	$970.10	0	$646.75	$380,200
	Other	64	$1,293.50	14	$970.10	91	$646.75	$135,000
							Total	**$515,200**
Te Kopuru	Residence	188	$689.10	23	$516.80	4	$344.55	$124,200
	Other	10	$689.10	3	$516.80	5	$344.55	$8,800
							Total	**$133,000**

[1] Situated within 30 metres of a public sewerage drain to which it is capable of being effectively connected, either directly or through a private drain.

[2] This is an additional pan charge for the third or more pan. It is in addition to the fixed amount per SUIP that applies to all connected properties of the relevant wastewater network as at 30 June 2018.

[3] Fixed amount per SUIP for units used primarily as a residence and fixed amount per rating unit for other units. The fixed amount per SUIP and per rating unit are the same amount.

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution A

Background

The Council introduced and reinstated six targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the Scheme. The Mangawhai Wastewater Capital Contribution A targeted rate applies to those who prior to 30 June 2013 had not previously been invoiced for any capital contribution, either as a targeted rate or as a development contribution and were charged the targeted rate in 2013/2014.

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2013, where there had been no previous targeted rate for the capital costs of the Scheme set on the property (previously known as a "one-off targeted rate") or where Council had not invoiced the land for a development contribution.

A map of Mangawhai Wastewater Capital Contribution A and the affected properties can be viewed in the Appendix (pages 7 to 12) of this document.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of $676.00 (including GST). This amount is calculated from a principal amount of $8,397 (including GST), payable over 30 years from 01 July 2013 at annuity interest of 6.99%. The Council's Early Payment of Rates for Subsequent Years Policy applies to this rate. In addition, a postponement policy has been adopted for those ratepayers with undeveloped sections who wish to defer payment to a later date.

The rate will generate around $234,000 (excluding GST) in rates revenue in 2018/2019.

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution D

Background

The Council introduced and reinstated six targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the Scheme. The Mangawhai Wastewater Capital Contribution D targeted rate represents the next instalment of 25 of the initial capital contribution to the Scheme for those who have been invoiced for previous instalments (or an equivalent amount).

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2012, whereas at 30 June 2013 the property had been invoiced for four instalments, amounting to $2,186.50 including GST, (or the equivalent) and had not subsequently paid the initial capital contribution in full.

A map of the Mangawhai wastewater network and the affected properties can be viewed in the Appendix (pages 13 and 14) of this document.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of $569.95 (including GST). This amount is calculated from a principal amount of $6,210.50 (including GST), payable over 21 years from 01 July 2013 at annuity interest of 6.99%. The Council's Early Payment of Rates for Subsequent Years Policy applies to this rate.

The rate will generate around $22,300 (excluding GST) in rates revenue in 2018/2019.

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution E

Background

The Council introduced and reinstated six targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the Scheme. The Mangawhai Wastewater Capital Contribution E targeted rate represents the next instalment of 25 of the initial capital contribution to the Scheme for those who have been invoiced for previous instalments (or an equivalent amount).

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2012, whereas at 30 June 2013 the property had been invoiced for three previous instalments, amounting to $1,668.90 including GST, (or the equivalent) and had not subsequently paid the initial capital contribution in full.

A map of the Mangawhai wastewater network and the affected properties can be viewed in the Appendix (pages 15 and 16) of this document.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of $606.31 (including GST). This amount is calculated from a principal amount of $6,728.10 (including GST), payable over 22 years from 01 July 2013 at annuity interest of 6.99%. The Council's Early Payment of Rates for Subsequent Years Policy applies to this rate.

The rate will generate around $45,900 (excluding GST) in rates revenue in 2018/2019.

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution F

Background

The Council introduced and reinstated six targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the Scheme. The Mangawhai Wastewater Capital Contribution F targeted rate represents the next instalment of 25 of the initial capital contribution to the Scheme for those who have been invoiced for previous instalments (or an equivalent amount).

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2012, whereas at 30 June 2013 the property had been invoiced for two previous instalments, amounting to $1,135.70 including GST, (or the equivalent) and had not subsequently paid the initial capital contribution in full.

A map of the Mangawhai wastewater network and the affected properties can be viewed in the Appendix (pages 17 and 18) of this document.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of $643.26 (including GST). This amount is calculated from a principal amount of $7,261.30 (including GST), payable over 23 years from 01 July 2013 at annuity interest of 6.99%. The Council's Early Payment of Rates for Subsequent Years Policy applies to this rate.

The rate will generate around $14,500 (excluding GST) in rates revenue in 2018/2019.

Stormwater Targeted Rates – All Networks

Background

Council provides urban stormwater networks in Baylys, Dargaville, Kaiwaka, Mangawhai and Te Kopuru. Stormwater systems predominantly incorporated into the road network are provided in Glinks Gully, Kelly's Bay, Pahi, Whakapirau, Tinopai, Paparoa and Maungaturoto. Stormwater for Ruawai is incorporated in the Raupo Drainage District.

Council has set rates so that 10% of the stormwater network costs are funded by all ratepayers through the general rate. The remaining 90% of costs continue to be funded by the targeted rate.

Operating costs for stormwater (except interest and depreciation) are split evenly between individual networks based upon land values. The operating costs (excluding interest and depreciation) are then combined with the capital costs (including interest, funded depreciation and loan repayments) in each individual scheme to calculate the rate payable for those connected to each scheme. This reflects a move towards 'equalising' the rate payable for the service being received irrespective of location. This approach recognises the argument that the service being received by the end user is the 'same' irrespective of location and hence the costs should be similar.

Activities funded

The expenses in running and maintaining the following stormwater networks:

- Baylys
- Dargaville
- Te Kopuru
- Kaiwaka
- Mangawhai

Land liable for the rates

The targeted rates apply to all land in the following stormwater networks:

- Baylys
- Dargaville
- Te Kopuru
- Kaiwaka
- Mangawhai

Maps of the areas of the respective stormwater networks can be viewed in the Appendix (pages 19 to 23) of this document.

How the rates are assessed

The targeted rates are assessed on the land value of all rating units located within the stormwater networks and applied as a uniform rate in the dollar on land value.

Stormwater Network	Rate in the Dollar on Land Value for 2018/2019 (including GST)	Level of Stormwater Targeted Rates (excluding GST)
Baylys	0.001621	$56,700
Dargaville	0.002605	$479,700
Kaiwaka	0.000853	$20,300
Mangawhai	0.000730	$815,800
Te Kopuru	0.001520	$16,900
Total		**$1,389,400**

Land Drainage Scheme Targeted Rate – Raupo

Background

Kaipara District is a rural production area that supports farming and cropping communities on low-lying land near rivers, streams and canals. These communities are prone to flooding during heavy weather events and tidal fluctuations. Land drainage work is undertaken to maintain and improve the current capacity of its land drainage network and stopbanks. This is likely to improve the productivity of land normally affected by high groundwater levels or ponded water following heavy rainfall events and tidal fluctuations.

Activities funded

The targeted rate for the Raupo Land Drainage Scheme is used to fund the operations in maintaining the Raupo Land Drainage Scheme. This includes maintenance of drains and outlets by weedspraying and machine cleaning, maintenance and, if necessary, replacement of floodgates.

Land liable for the rate

All land located within the Raupo Land Drainage Scheme.

A map of the Raupo Land Drainage Scheme and the areas where the differentials apply can be viewed in the Appendix (pages 24 to 26) of this document.

How the rate is assessed

The targeted rate is assessed on the following basis:

- A differential rate in the dollar on land value across all properties located within the Raupo Land Drainage Scheme area.

The table below shows the rates differentials that the Council has applied in 2018/2019.

Rates differential definitions and rates

The Council has defined its rates differential categories based on the location of the land within the scheme.

Differential Category	Differential Factor	Estimated Rate in the Dollar on Land Value for 2018/2019 (including GST)	Revenue from Land Drainage Scheme Targeted Rate (excluding GST)	Share of Land Drainage Scheme Targeted Rate
Raupo District A	83%	0.002568	$357,400	91%
Raupo District B	7%	0.000217	$1,900	<1%
Raupo Township	100%	0.003079	$35,600	9%
All properties	**-**		**$394,900**	**100%**

Land Drainage Targeted Rates – Other Schemes

Background

Kaipara District is a rural production area that supports farming and cropping communities on low-lying land near rivers, streams and canals. These communities are prone to flooding during heavy weather events and tidal fluctuations. Land drainage work is undertaken to maintain and improve the current capacity of its land drainage network and stopbanks. This is likely to improve the productivity of land normally affected by high ground water levels or ponded water following heavy rainfall events and tidal fluctuations.

Land drainage work is undertaken in 28 other drainage districts of various sizes with administrative and technical support from Council. Each of these schemes is self-funding.

Activities funded

The targeted rates for each land drainage scheme are used to fund the operations in maintaining the 28 respective schemes. This includes maintenance of drains and outlets by weedspraying and machine cleaning, maintenance and if necessary replacement of floodgates, drain cleaning and stopbank maintenance.

Land liable for the rates

The targeted rates apply to all land in each of the following land drainage schemes:

- Aoroa
- Arapohue Nº1
- Arapohue Nº2
- Aratapu Swamp
- Aratapu Village
- Awakino Point
- Awakino Valley
- Greenhill
- Hoanga
- Horehore
- Kaihu
- Kopuru Swamp
- Koremoa
- Mangatara
- Manganui
- Mititai
- Notorious
- Oruariki
- Otiria
- Owairangi
- Tangowahine Nº1
- Tangowahine Nº2
- Tangowahine Valley
- Tatarariki Nº1
- Tatarariki Nº2
- Tatarariki Nº3
- Tikinui
- Whakahara

Maps of the areas of the respective land drainage schemes can be viewed in the Appendix (pages 27 to 54) of this document.

How the rates are assessed

The targeted rate for each land drainage scheme is assessed as a uniform rate in the dollar on land value.

A table of the rates

Land Drainage Scheme	Rate in the Dollar on Land Value for 2018/2019 (including GST)	Revenue From Land Drainage Targeted Rates (excluding GST)
Aoroa	0.001683	$3,100
Arapohue Nº1	0.000127	$1,400
Arapohue Nº2	0.000321	$4,000
Aratapu Swamp	0.001491	$33,200
Aratapu Village	0.000383	$3,100
Awakino Point	0.000563	$10,700
Awakino Valley	0.000564	$34,400
Greenhill	0.000231	$1,800
Hoanga	0.002129	$20,800
Horehore	0.000606	26,700
Kaihu	0.000453	28,200
Kopuru Swamp	0.001193	$12,400
Koremoa	0.000562	$3,900
Mangatara	0.000443	$12,600
Mangonui	0.000123	$10,500

Land Drainage Scheme	Rate in the Dollar on Land Value for 2018/2019 (including GST)	Revenue From Land Drainage Targeted Rates (excluding GST)
Mititai	0.000516	$4,700
Notorious	0.000806	$16,800
Oruariki	0.001403	$18,300
Otiria	0.000468	$2,600
Owairangi	0.000487	$5,200
Tangowahine Nº1	0.001015	$8,000
Tangowahine Nº2	0.000851	$4,100
Tangowahine Valley	0.000156	$2,500
Tatarariki Nº1	0.000473	$5,800
Tatarariki Nº2	0.000907	$7,200
Tatarariki Nº3	0.000650	$7,800
Tikinui	0.000880	$2,400
Whakahara	0.000491	$3,200
Total		**$295,400**

Water Supply Targeted Rate

Background

Council provides reticulated water supplies to Dargaville (including Baylys), Glinks Gully, Ruawai, Maungaturoto (Station Village), Maungaturoto (Township) and Mangawhai.

Operating costs (excluding interest and depreciation) for water supply are to be split evenly between individual networks based upon usage. The operating costs (excluding interest and depreciation) are then combined with the capital costs (including interest, funded depreciation and loan repayments) in each individual scheme to calculate the rate payable for those connected to each scheme. This reflects a move towards 'equalising' the rate payable for the service being received irrespective of location. This approach recognises the argument that the service being received by the end user is the 'same' irrespective of location and hence the costs should be similar.

Activities funded

The expenses in maintaining each of the water supply networks. In particular, the costs associated in treating the water for domestic consumption.

Land liable for the rates

The targeted rates apply to all land in defined areas in the following water supply networks:

- Dargaville (including Baylys)
- Glinks Gully
- Ruawai
- Maungaturoto (Station Village)
- Maungaturoto (Township)
- Mangawhai

Maps of the areas of the respective water supply networks can be viewed in the Appendix (pages 55 to 59) of this document.

Rates differential definitions

These rates are assessed on a differential basis. The Council has defined its rates differential categories based on the provision or availability to the land of the water supply service provided by, or on behalf of, the Council.

The definition for each rates differential category is listed in the table below.

Differential category	Definition
Metered properties	Land that is connected to the relevant water supply network as at 30 June 2018 irrespective of how much water is consumed.
Other properties	Land that is not connected to the relevant water supply network as at 30 June 2018, but is situated within 30 metres of a water supply network to which it is capable of being effectively connected.

How the rates are assessed

The targeted rate for each water supply network is assessed on the following differential basis:

Metered properties:

- A scale of charges based on the per cubic metre amount of water consumed. The charge for up to the first cubic metre of water consumed is calculated on 25% of the average defined operating costs across all water supply networks plus a portion of the scheme specific defined capital costs.

Other properties:

- A fixed amount per rating unit. The rate set is equivalent to 75% of the volumetric charge for a metered property in the same water supply network for the first cubic metre of water consumed.

A fixed amount per rating unit does not apply to properties that are not connected to the Mangawhai water supply network as at 30 June 2018 as the Council has no intention of providing a reticulated water supply service beyond those properties connected as at June 2018.

The table below lists the water charges and rates that will apply:

	Metered Properties		Other properties	All units
	Volumetric charge (up to and including the first cubic metre) (including GST)	Volumetric charge (per cubic metre beyond the first cubic metre) (including GST)	Fixed amount per Rating Unit (including GST)	Revenue From Water Supply Targeted Rate (excluding GST)
Dargaville	$131.97	$3.14	$98.98	$2,415,600
Glinks Gully	$372.85	$1.59	$279.64	$33,000
Mangawhai	$131.97	$3.01	n/a	$20,200
Maungaturoto (Station Village)	$256.61	$3.80	$192.46	$35,900
Maungaturoto (Township)	$274.77	$3.53	$206.08	$483,800
Ruawai	$218.57	$4.56	$163.93	$168,100
All water supply networks				**$3,156,600**

Mangawhai Harbour Restoration Targeted Rate

Background

The targeted rate for the Mangawhai Harbour Restoration commenced on 01 July 1996. It funds a grant to the Mangawhai Harbour Restoration Society to assist it in servicing a loan to finance rectification of the collapse of the geomorphyl and ecological structure of the Mangawhai Harbour.

Activities funded

In addition to servicing a loan to the Mangawhai Harbour Restoration Society for rectification of the collapse of the geomorphyl and ecological structure of the Mangawhai Harbour, the grant funded by the targeted rate also funds an enhanced harbour dredging programme and includes operating costs of a works nature, such as replanting.

Land liable for the rate

All land that is located within the Mangawhai Harbour Restoration area.

A map of the Mangawhai Harbour Restoration area can be viewed in the Appendix (page 60) of this document.

How the rate is assessed

The targeted rate is assessed as a fixed amount per rating unit to all units located within the Mangawhai Harbour Restoration Area of $69.45 (including GST).

Where two or more contiguous rating units are owned by the same person or persons, and are used jointly as a single unit, the ratepayer is liable for only one targeted rate on a fixed amount basis, which is in line with section 20 of the Local Government (Rating) Act 2002.

The rate will generate around $267,000 (excluding GST) in rates revenue in 2018/2019.

Ruawai Tokatoka Hall Targeted Rate

Background

The Ruawai Tokatoka Hall rate was introduced in 2009/2010 to fund the maintenance of the Ruawai Tokatoka Community Hall. The targeted rate is consistent with Council's Halls Policy that community halls be managed and maintained by the community.

Activities funded

The operating costs of maintaining the Ruawai Tokatoka Hall.

Land liable for the rate

All land that is located within the Ruawai Tokatoka Hall Targeted Rate area.

A map of the Ruawai Tokatoka Hall Targeted Rate area can be viewed in the Appendix (page 61) of this document.

How the rate is assessed

The targeted rate is assessed on the following basis:

- a fixed amount per rating unit to all units located within the Ruawai Tokatoka Hall Targeted Rate area of $38.59 (including GST).

Where two or more contiguous rating units are owned by the same person or persons, and are used jointly as a single unit, the ratepayer is liable for only one targeted rate on a fixed amount basis, which is in line with section 20 of the Local Government (Rating) Act 2002.

The rate will generate around $15,000 (excluding GST) in rates revenue.

Forestry Roading Targeted Rate

Background

The Forestry Roading Targeted Rate was introduced in 2015/2016 for six years to 2021 in order to partially fund the impact of forestry and logging trucks and maintain current standards on Council roads. The NZ Transport Agency will also contribute.

Activities funded

The costs of funding the impact of forestry and logging trucks and maintaining current standards on Council roads.

Land liable for the rate

All land that is located within the Forestry Roading Targeted Rate area.

A map of the Forestry Roading Targeted Rate area can be viewed in the Appendix (pages 61 and 62) of this document.

How the rate is assessed

The targeted rate is assessed on the following basis:

- A rate in the dollar on land value across all properties categorised as Exotic Forestry (i.e. those in the Forestry Roading Targeted Rate area) of $0.007232 (including GST).

The rate will generate around $390,000 (excluding GST) in rates revenue.

Due Date for Payment of Rates

All rates, with the exception of water charges for metered properties, will be payable in four equal instalments due on:

Instalment Number	Due Date
Instalment One	20 August 2018
Instalment Two	20 November 2018
Instalment Three	20 February 2019
Instalment Four	20 May 2019

Water charges – metered properties

Water meters are read and invoices sent on a six-monthly cycle. The amount payable is due on the 20th of the month following the month that the invoice was dated. The due dates are set out in more detail below.

Penalties

Pursuant to section 132 and to sections 57 and 58 of the Local Government (Rating) Act 2002, the Council delegates the authority to the Revenue Manager and the Revenue Operations Officer to apply the following penalties on unpaid rates:

a) A penalty of 10% of the rates (other than water-by-meter rates) assessed in the 2018/2019 financial year that are unpaid after the due date for each instalment will be added on the relevant penalty date for each instalment stated below, except where a ratepayer has entered into an arrangement by way of direct debit authority, or an automatic payment authority, and honours that arrangement. For each instalment the date the penalty will be added is as follows:

Instalment Number	Penalty Date
Instalment 1	21 August 2018
Instalment 2	21 November 2018
Instalment 3	21 February 2019
Instalment 4	21 May 2018; and

b) A penalty of 10% of the amount of all rates (including any penalties) other than water-by-meter rates from any previous financial years that are unpaid on 03 July 2018 will be added on 05 July 2018; and

c) A penalty of 10% of the amount of all rates to which a penalty has been added under (b) and which are unpaid on 03 January 2019 will be added on 05 January 2019; and

d) Water charges – metered properties

A penalty of 10% of the water-by-meter rates charged per invoice that are outstanding after the due date for payment will be added on the relevant penalty date for each billing month and area stated below, except where a ratepayer has entered into an arrangement by way of direct debit authority, or an automatic payment authority, and honours that arrangement. For each billing month and area, the due date and the date the penalty will be added is as follows:

Water-by-meter Rates Area	**Billing Month**	**Due Date**	**Penalty date**
Dargaville (Hokianga Road and side streets) and Glinks Gully	July 2018 January 2019	20 August 2018 20 February 2019	21 August 2018 21 February 2019
Dargaville (Station and Beach Roads) and Mangawhare	August 2018 February 2019	20 September 2018 20 March 2019	21 September 2018 21 March 2019
Dargaville Township East	September 2018 March 2019	20 October 2018 20 April 2019	21 October 2018 22 April 2019
Dargaville (Awakino Road and Main Street) and Ruawai	October 2018 April 2019	20 November 2018 20 May 2019	21 November 2018 21 May 2019
Dargaville (Ranfurly, Plunket and Tirarau Streets) and Maungaturoto Railway; Maungaturoto Township, and Mangawhai	November 2018 May 2019	20 December 2018 20 June 2019	21 December 2018 21 June 2018
North Dargaville to Kaihu, Awakino Point and Baylys	December 2018 June 2019	20 January 2019 20 July 2019	21 January 2019 22 July 2019

Payment of Rates

Rates payments can be made:

1. By direct debit.
2. By online banking.
3. By telephone banking.
4. By credit card online*, MasterCard and Visa only.* There is a transaction fee for payments by credit card online.
5. By automatic payment.
6. In person (EFTPOS, MasterCard, Visa, cheque or cash). There is a transaction fee for payments by credit card at Council's offices. Payment of rates will be accepted during normal business hours at either of the following two Council offices:

   Dargaville: 42 Hokianga Road;

   Mangawhai: Unit 6, The Hub, 6 Molesworth Drive
7. By mail to:

   The Chief Executive

   Kaipara District Council

   Private Bag 92201

   Auckland 1020

Any payments of rates due will be credited first to the oldest amounts due.

Sample Properties

The following table calculates the impact of Council's rating policy on properties:

- in different locations within the district
- with different land uses (residential, dairy, commercial, etcetera); and
- with different land values.

The land values presented in the table are representative of the land values in that location and for that land use.

Unless stated otherwise only one wastewater charge applies in the sample properties. For the reasons above the information should be treated as indicative.

Please note that the indicative rates on properties liable for the Mangawhai Wastewater Capital Contribution targeted rates would vary from the amounts shown in the schedule by the addition of one of the following amounts depending on which rate is applied: $676.00 in the case of Capital Contribution A, $569.95 in the case of Capital Contribution D, $606.31 in the case of Capital Contribution E and $643.26 in the case of Capital Contribution F.

Indicative rates are inclusive of GST.

Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates & remission	**Total**	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	**Total**	$ change	% change
2017/2018							**2018/2019**								
Residential Properties in Mangawhai															
Previous land value: $131,000							**Current land value: $280,000**								
384	728	132	1,134	0	71	2,449	679	728	204	1,299	0	69	2,980	532	22%
Previous land value: $185,000							**Current land value: $320,000**								
542	728	186	1,134	0	71	2,661	776	728	234	1,299	0	69	3,106	445	17%
Previous land value: $275,000							**Current land value: $430,000**								
806	728	277	1,134	0	71	3,016	1,043	728	314	1,299	0	69	3,454	438	15%
Previous land value: $770,000							**Current land value: $970,000**								
2,258	728	775	1,134	0	71	4,965	2,353	728	708	1,299	0	69	5,158	193	4%

Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates & remission	**Total**	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	**Total**	$ change	% change
2017/2018							**2018/2019**								
Residential Properties in Dargaville															
Previous land value: $51,000							**Current land value: $65,000**								
150	728	208	942	0	0	2,027	158	728	169	1,031	0	0	2,086	59	3%
Previous land value: $59,000							**Current land value: $80,000**								
173	728	240	942	0	0	2,083	194	728	208	1,031	0	0	2,162	78	4%
Previous land value: $57,000							**Current land value: $79,000**								
167	728	232	942	0	0	2,069	192	728	206	1,031	0	0	2,157	87	4%
Previous land value: $81,000							**Current land value: $125,000**								
237	728	330	942	0	0	2,237	303	728	326	1,031	0	0	2,388	151	7%
Residential Properties in Maungaturoto															
Previous land value: $73,000							**Current land value: $126,000**								
214	728	0	1,134	0	0	2,076	306	728	0	1,294	0	0	2,327	251	12%
Previous land value: $76,000							**Current land value: $137,000**								
223	728	0	1,134	0	0	2,085	332	728	0	1,294	0	0	2,354	269	13%
Previous land value: $78,000							**Current land value: $135,000**								
229	728	0	1,134	0	0	2,090	328	728	0	1,294	0	0	2,349	259	12%
Previous land value: $90,000							**Current land value: $165,000**								
2017/2018							**2018/2019**								
Residential Properties in Baylys															
Previous land value: $71,000							**Current land value: $109,000**								
208	728	172	0	0	0	1,109	264	728	177	0	0	0	1,169	60	5%
Previous land value: $85,000							**Current land value: $116,000**								
249	728	206	0	0	0	1,184	281	728	188	0	0	0	1,197	14	1%
Previous land value: $98,000							**Current land value: $138,000**								
287	728	238	0	0	0	1,253	335	728	224	0	0	0	1,286	33	3%
Previous land value: $153,000							**Current land value: $215,000**								
449	728	372	0	0	0	1,548	522	728	349	0	0	0	1,598	50	3%

Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates & remission	Total	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total	$ change	% change
2017/2018							2018/2019								
Residential Properties in Te Kopuru															
Previous land value: $30,000							**Current land value: $42,000**								
88	728	59	577	0	0	1,452	102	728	64	689	0	0	1,583	131	9%
Previous land value: $34,000							**Current land value: $48,000**								
100	728	67	577	0	0	1,472	116	728	73	689	0	0	1,607	135	9%
Previous land value: $35,000							**Current land value: $50,000**								
103	728	69	577	0	0	1,477	121	728	76	689	0	0	1,614	138	9%
Previous land value: $53,000							**Current land value: $75,000**								
155	728	105	577	0	0	1,565	182	728	114	689	0	0	1,713	148	9%
Residential Properties in Ruawai															
Previous land value: $25,000							**Current land value: $50,000**								
73	728	0	0	122	39	962	121	728	0	0	154	39	1,042	79	8%
Previous land value: $27,000							**Current land value: $50,000**								
79	728	0	0	132	39	978	121	728	0	0	154	39	1,042	64	7%
Previous land value: $27,000							**Current land value: $51,000**								
79	728	0	0	132	39	978	124	728	0	0	157	39	1,047	69	7%
Previous land value: $32,000							**Current land value: $63,000**								
94	728	0	0	157	39	1,017	153	728	0	0	194	39	1,113	96	9%
Residential Properties in Tinopai															
Previous land value: $90,000							**Current land value: $127,000**								
264	728	0	0	0	0	992	308	728	0	0	0	0	1,036	44	4%
Previous land value: $113,000							**Current land value: $157,000**								
331	728	0	0	0	0	1,059	381	728	0	0	0	0	1,109	50	5%
Previous land value: $116,000							**Current land value: $164,000**								
340	728	0	0	0	0	1,068	398	728	0	0	0	0	1,126	58	5%
Previous land value: $185,000							**Current land value: $260,000**								
542	728	0	0	0	0	1,270	631	728	0	0	0	0	1,359	88	7%

Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates & remission	**Total**	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	**Total**	$ change	% change
2017/2018							**2018/2019**								
Residential Properties in Paparoa															
Previous land value: $69,000							**Current land value: $150,000**								
202	728	0	0	0	0	930	364	728	0	0	0	0	1,092	162	17%
Previous land value: $74,000							**Current land value: $160,000**								
217	728	0	0	0	0	945	388	728	0	0	0	0	1,116	171	18%
Previous land value: $77,000							**Current land value: $170,000**								
226	728	0	0	0	0	954	412	728	0	0	0	0	1,140	187	20%
Previous land value: $113,000							**Current land value: $225,000**								
331	728	0	0	0	0	1,059	546	728	0	0	0	0	1,274	215	20%
Residential Properties in Kaiwaka															
Previous land value: $62,000							**Current land value: $133,000**								
182	728	79	989	0	0	1,978	323	728	113	1,190	0	0	2,354	376	19%
Previous land value: $65,000							**Current land value: $140,000**								
191	728	83	989	0	0	1,991	340	728	119	1,190	0	0	2,377	386	19%
Previous land value: $79,000							**Current land value: $150,000**								
232	728	101	989	0	0	2,050	364	728	128	1,190	0	0	2,410	360	18%
Previous land value: $113,000							**Current land value: $240,000**								
331	728	145	989	0	0	2,193	582	728	205	1,190	0	0	2,705	512	23%
Residential Properties in Pahi															
Previous land value: $83,000							**Current land value: $186,000**								
243	728	0	0	0	0	971	451	728	0	0	0	0	1,179	208	21%
Previous land value: $95,000							**Current land value: $220,000**								
279	728	0	0	0	0	1,007	534	728	0	0	0	0	1,262	255	25%
Previous land value: $100,000							**Current land value: $232,000**								
293	728	0	0	0	0	1,021	563	728	0	0	0	0	1,291	270	26%
Previous land value: $162,000							**Current land value: $341,000**								
475	728	0	0	0	0	1,203	827	728	0	0	0	0	1,555	352	29%

Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates & remission	**Total**	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	**Total**	$ change	% change
2017/2018							**2018/2019**								
Residential Properties in Ginks Gully															
Previous land value: $235,000							**Current land value: $225,000**								
689	728	0	1,134	0	0	2,551	546	728	0	1,258	0	0	2,532	-19	-1%
Previous land value: $245,000							**Current land value: $245,000**								
718	728	0	1,134	0	0	2,580	594	728	0	1,258	0	0	2,580	0	0%
Previous land value: $230,000							**Current land value: $225,000**								
674	728	0	1,134	0	0	2,536	546	728	0	1,258	0	0	2,532	-5	0%
Previous land value: $255,000							**Current land value: $255,000**								
748	728	0	1,134	0	0	2,609	619	728	0	1,258	0	0	2,604	-5	0%
Lifestyle Properties in Mangawhai															
Previous land value: $165,000							**Current land value: $305,000**							**0.47ha**	
484	728	166	0	0	74	1,452	740	728	223	0	0	71	1,762	310	21%
Previous land value: $205,000							**Current land value: $355,000**							**0.59ha**	
601	728	206	0	0	74	1,609	861	728	259	0	0	71	1,919	310	19%
Previous land value: $257,000							**Current land value: $420,000**							**2.5ha**	
1,168	728	259	0	0	74	2,228	1,579	728	307	0	0	71	2,685	456	20%
Previous land value: $650,000							**Current land value: $1,150,000**							**9.5ha**	
2,954	728	654	0	0	74	4,410	4,324	728	840	0	0	71	5,963	1,553	35%
Lifestyle Properties in Kaiwaka															
Previous land value: $145,000							**Current land value: $270,000**							**1.6ha**	
425	728	0	0	0	0	1,153	655	728	0	0	0	0	1,383	230	20%
Previous land value: $175,000							**Current land value: $335,000**							**1.6ha**	
513	728	0	0	0	0	1,241	813	728	0	0	0	0	1,541	300	24%
Previous land value: $185,000							**Current land value: $275,000**							**5,9ha**	
841	728	0	0	0	0	1,569	1,034	728	0	0	0	0	1,762	193	12%
Previous land value: $280,000							**Current land value: $370,000**							**9.1ha**	
1,272	728	0	0	0	0	2,000	1,391	728	0	0	0	0	2,119	119	6%

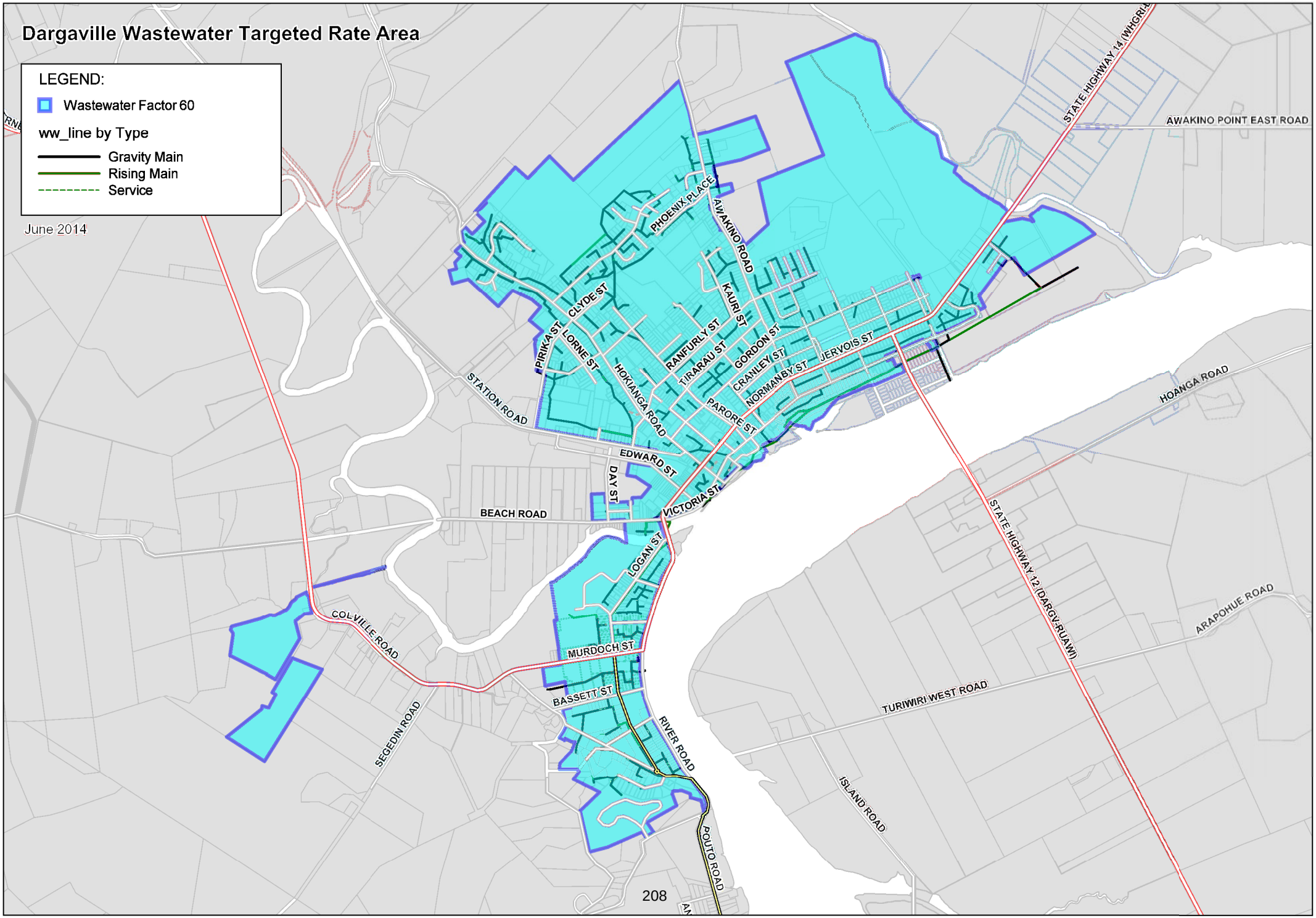
Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates & remission	**Total**	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	**Total**	$ change	% change
2017/2018							**2018/2019**								
Lifestyle Properties in Maungaturoto															
Previous land value: $98,000							**Current land value: $180,000**								**0.6ha**
287	728	0	0	0	0	1,015	437	728	0	0	0	0	1,165	149	15%
Previous land value: $116,000							**Current land value: $200,000**								**1.3ha**
340	728	0	0	0	0	1,068	485	728	0	0	0	0	1,213	145	14%
Previous land value: $130,000							**Current land value: $225,000**								**1.8ha**
381	728	0	0	0	0	1,109	546	728	0	0	0	0	1,274	165	15%
Previous land value: $215,000							**Current land value: $345,000**								**12.2ha**
977	728	0	0	0	0	1,705	1,297	728	0	0	0	0	2,025	320	19%
Lifestyle Properties in Paparoa															
Previous land value: $76,000							**Current land value: $160,000**								**0.59ha**
223	728	0	0	0	0	951	388	728	0	0	0	0	1,116	165	17%
Previous land value: $91,000							**Current land value: $175,000**								**3.5ha**
414	728	0	0	0	0	1,142	658	728	0	0	0	0	1,386	244	21%
Previous land value: $104,000							**Current land value: $195,000**								**4.0ha**
473	728	0	0	0	0	1,201	733	728	0	0	0	0	1,461	261	22%
Previous land value: $229,000							**Current land value: $330,000**								**10.0ha**
1,041	728	0	0	0	0	1,769	1,241	728	0	0	0	0	1,969	200	11%
Pastoral Property in Waipoua															
Previous land value: $301,000							**Current land value: $320,000**								
1,368	728	0	0	0	0	2,096	1,203	728	0	0	0	0	1,931	-165	-8%
Pastoral Property in Kaihu 100ha															
Previous land value: $470,000							**Current land value: $500,000**								
2,136	728	0	0	0	0	2,864	1,880	728	0	0	0	0	2,608	-256	-9%
Pastoral Property in Pouto Peninsula 67ha															
Previous land value: $665,000							**Current land value: $700,000**								
3,022	728	0	0	350	0	4,100	2,632	728	0	0	341	0	3,701	-399	-10%

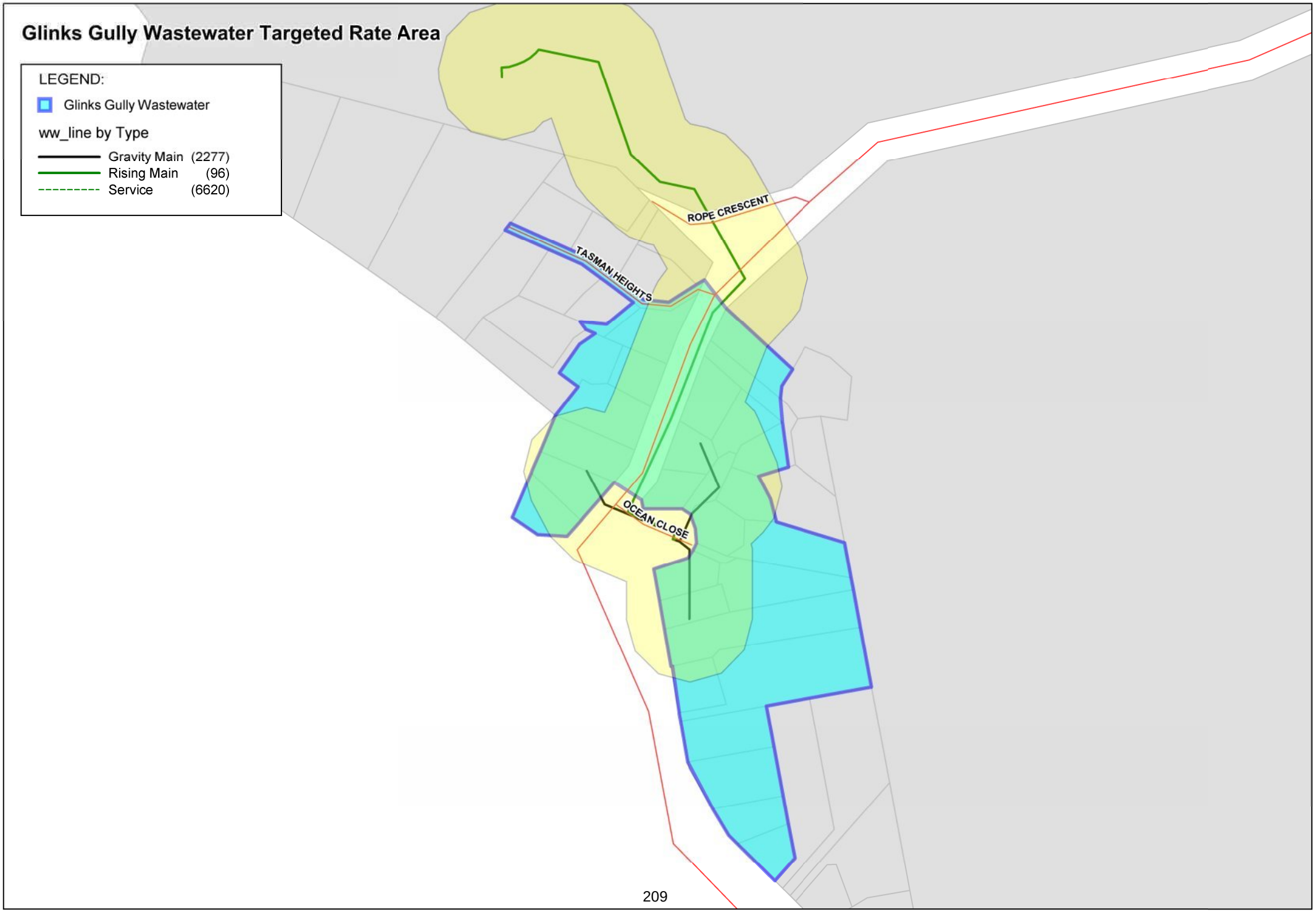
Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates & remission	**Total**	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	**Total**	$ change	% change
2017/2018							**2018/2019**								
Pastoral Property in Kaiwaka 235ha															
Previous land value: $1,890,000							**Current land value: $1,950,000**								
8,588	728	0	0	0	0	9,316	7,332	728	0	0	0	0	8,060	-1,256	-13%
Dairy Property in Maungaturoto 51ha															
Previous land value: $530,000							**Current land value: $670,000**								
2,408	728	0	0	0	0	3,136	2,519	728	0	0	0	0	3,247	111	4%
Dairy Property in Tokatoka 70ha															
Previous land value: $790,000							**Current land value: $780,000**								
3,590	728	0	0	1,933	39	6,290	2,933	728	0	0	2,003	39	5,702	-587	-9%
Dairy Property in Pouto 76ha															
Previous land value: $950,000							**Current land value: $970,000**								
4,317	728	0	0	811	0	5,856	3,647	728	0	0	782	0	5,157	-699	-12%
Dairy Property in Ruawai 247ha															
Previous land value: $2,770,000							**Current land value: $2,770,000**								
12,587	728	0	0	6,778	39	20,132	10,415	728	0	0	7,113	39	18,295	-1,837	-9%
Horticultural Property in Central															
Previous land value: $320,000							**Current land value: $390,000**								
1,454	728	0	0	226	0	2,408	1,466	728	0	0	236	0	2,431	22	1%
Forestry Exotic Property in Waipoua 293ha															
Previous land value: $360,000							**Current land value: $400,000**								
1,636	728	0	0	0	2,893	5,257	1,504	728	0	0	0	2,893	5,125	-132	-3%
Commercial Properties in Dargaville															
Previous land value: $77,000							**Current land value: $80,000**								
350	728	314	942	0	0	2,334	301	728	208	1,031	0	0	2,268	-65	-3%
Previous land value: $120,000							**Current land value: $120,000**								
545	728	489	1,413	0	0	3,175	451	728	313	1,547	0	0	3,038	-137	-4%
Previous land value: $150,000							**Current land value: $150,000**								
682	728	611	1,884	0	0	3,905	564	728	391	2,062	0	0	3,745	-160	-4%
Previous land value: $365,000							**Current land value: $365,000**								
1,659	728	1,487	3,768	0	0	7,641	1,372	728	951	4,124	0	0	7,176	-466	-6%

Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates & remission	**Total**	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	**Total**	$ change	% change
2017/2018							**2018/2019**								
Commercial Property in Mangawhai															
Previous land value: $410,000							**Current land value: $820,000**								
1,863	728	412	2,268	0	71	5,342	3,083	728	599	2,598	0	69	7,077	1,735	32%
Industrial Property in Dargaville															
Previous land value: $115,000							**Current land value: $115,000**								
523	728	468	942	0	0	2,661	432	728	300	1,031	0	0	2,491	-170	-6%

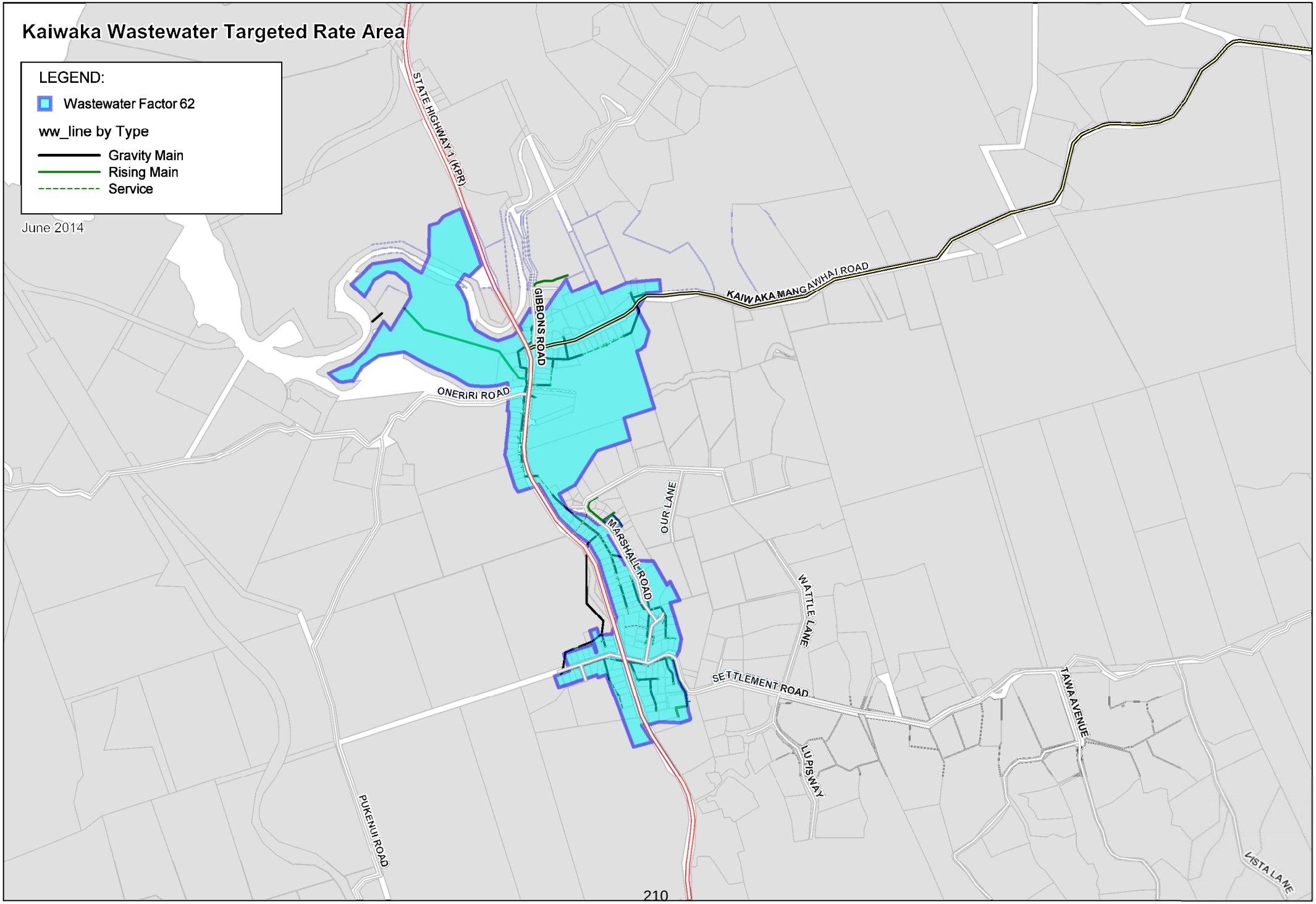

Appendix

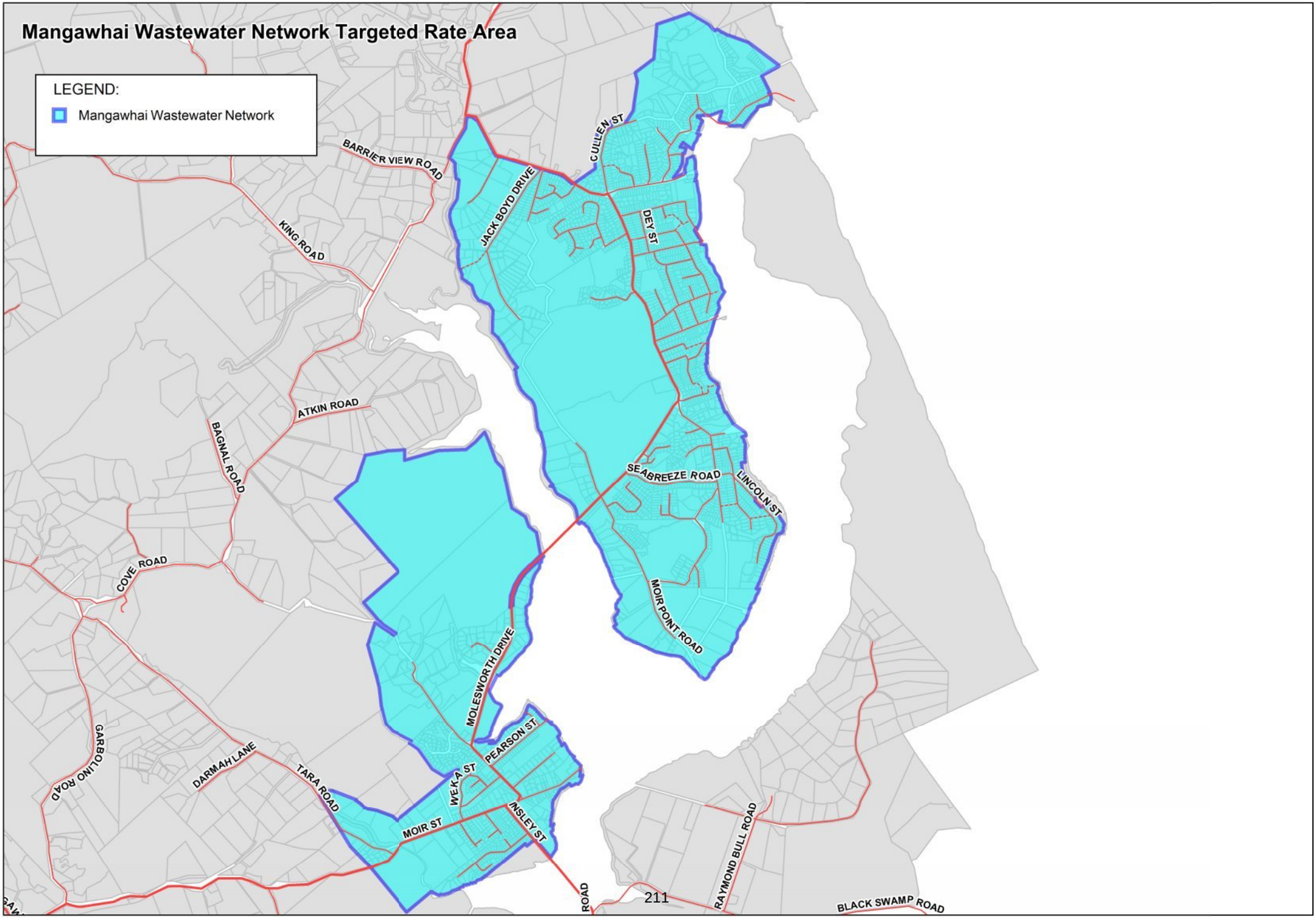
Appendix: Targeted Rating Areas Index and Maps

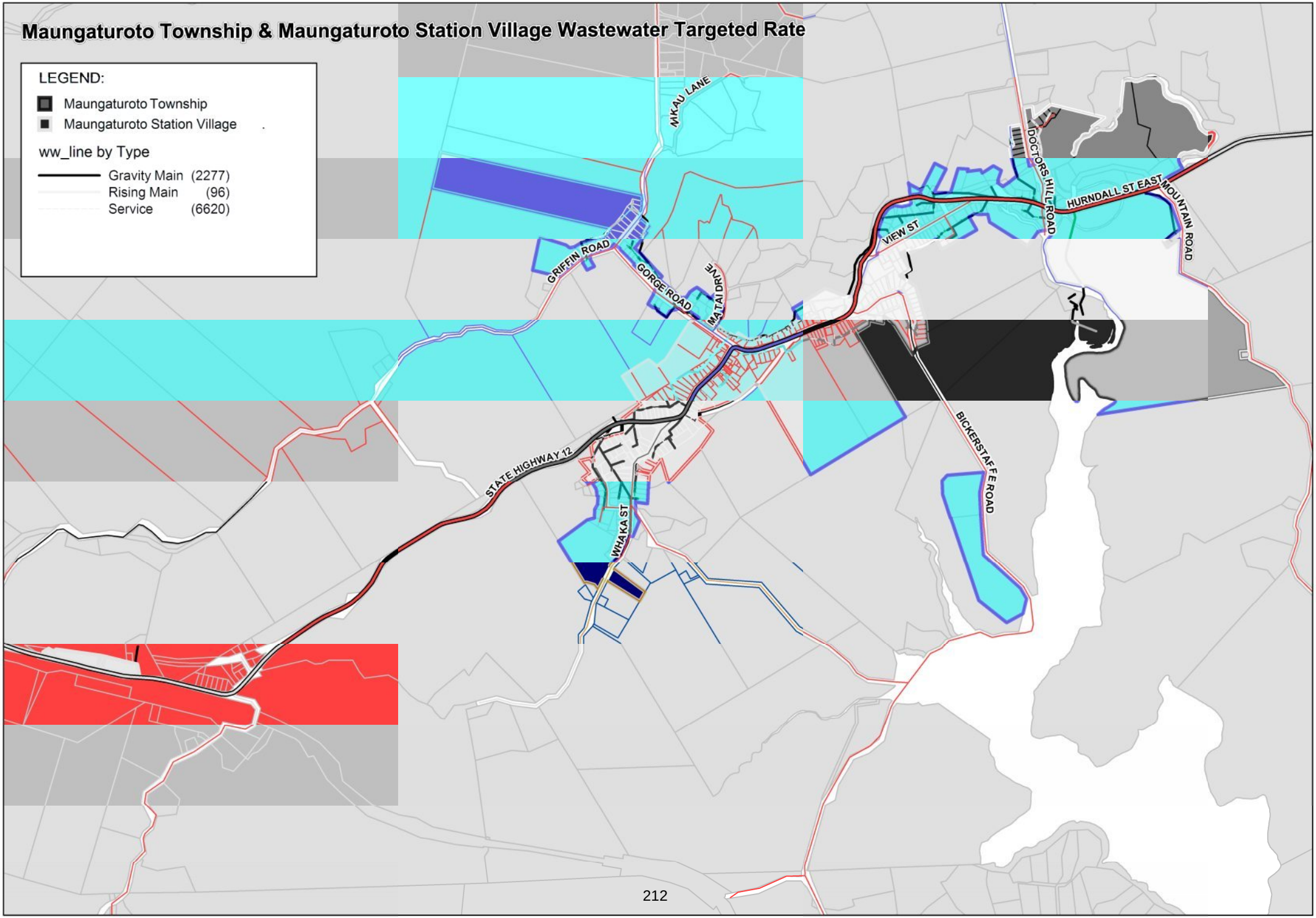

Dargaville Wastewater Targeted Rate Area
LEGEND:
Wastewater Factor 60
ww_line by Type
Gravity Main
Rising Main
Service
June 2014
STATE HIGHWAY 14 (WHGRIE
AWAKINO POINT EAST ROAD
PHOENIX PLACE
AWAKINO ROAD
KAURI ST
CLYDE ST
PIRIKA ST
LORNE ST
RANFURLY ST
TIRARAU ST
GORDON ST
CRANLEY ST
JERVOIS ST
NORMANBY ST
PARORE ST
HOKIANGA ROAD
STATION ROAD
EDWARD ST
DAY ST
VICTORIA ST
BEACH ROAD
HOANGA ROAD
LOGAN ST
STATE HIGHWAY 12 (DARGV-RUAWI)
COLVILLE ROAD
MURDOCH ST
ARAPOHUE ROAD
BASSETT ST
TURIWIRI WEST ROAD
SEGEDIN ROAD
RIVER ROAD
ISLAND ROAD
POUTO ROAD
208

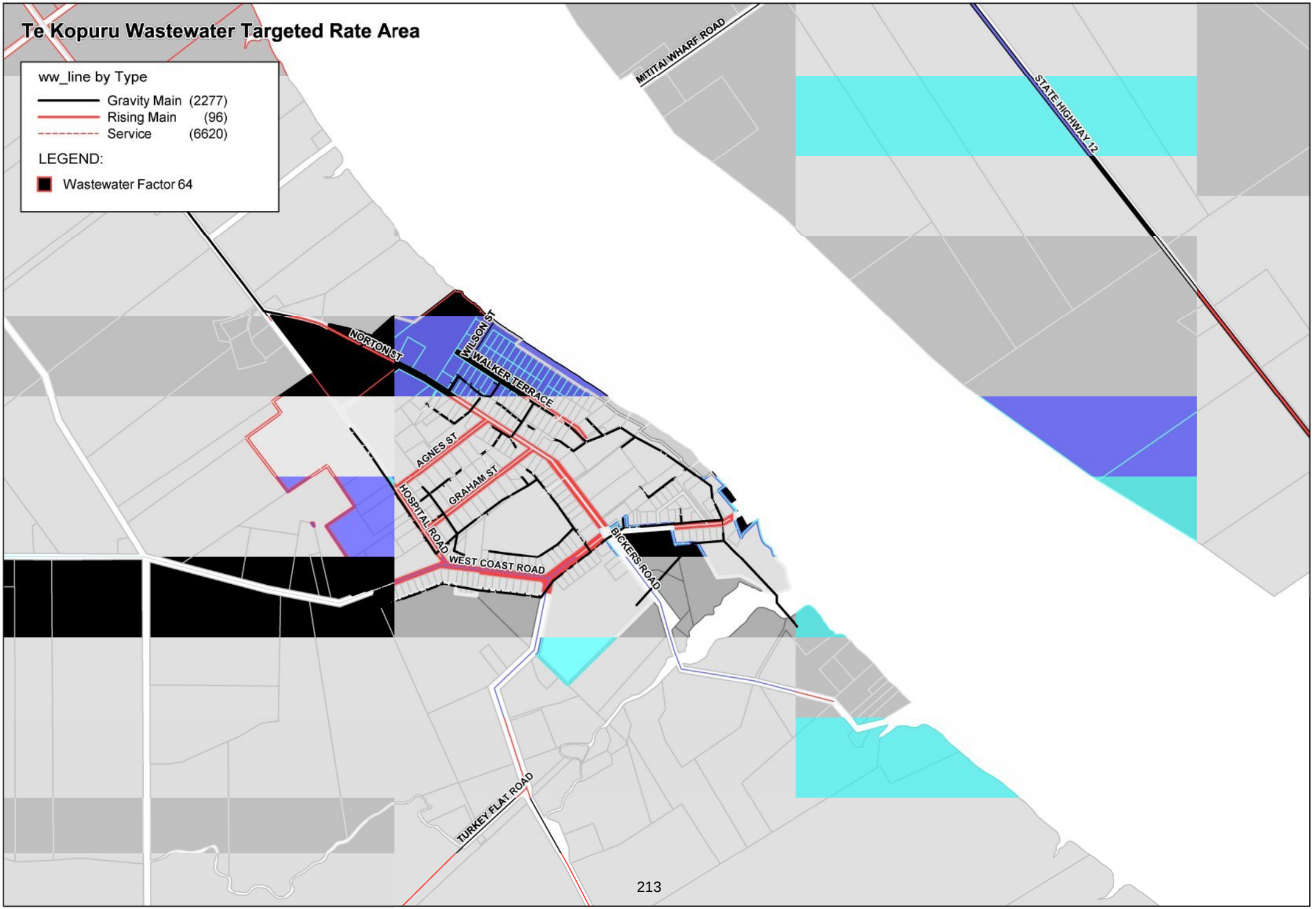

Glinks Gully Wastewater Targeted Rate Area
LEGEND:
Glinks Gully Wastewater
ww_line by Type
Gravity Main (2277)
Rising Main (96)
Service (6620)
ROPE CRESCENT
TASMAN HEIGHTS
OCEAN CLOSE

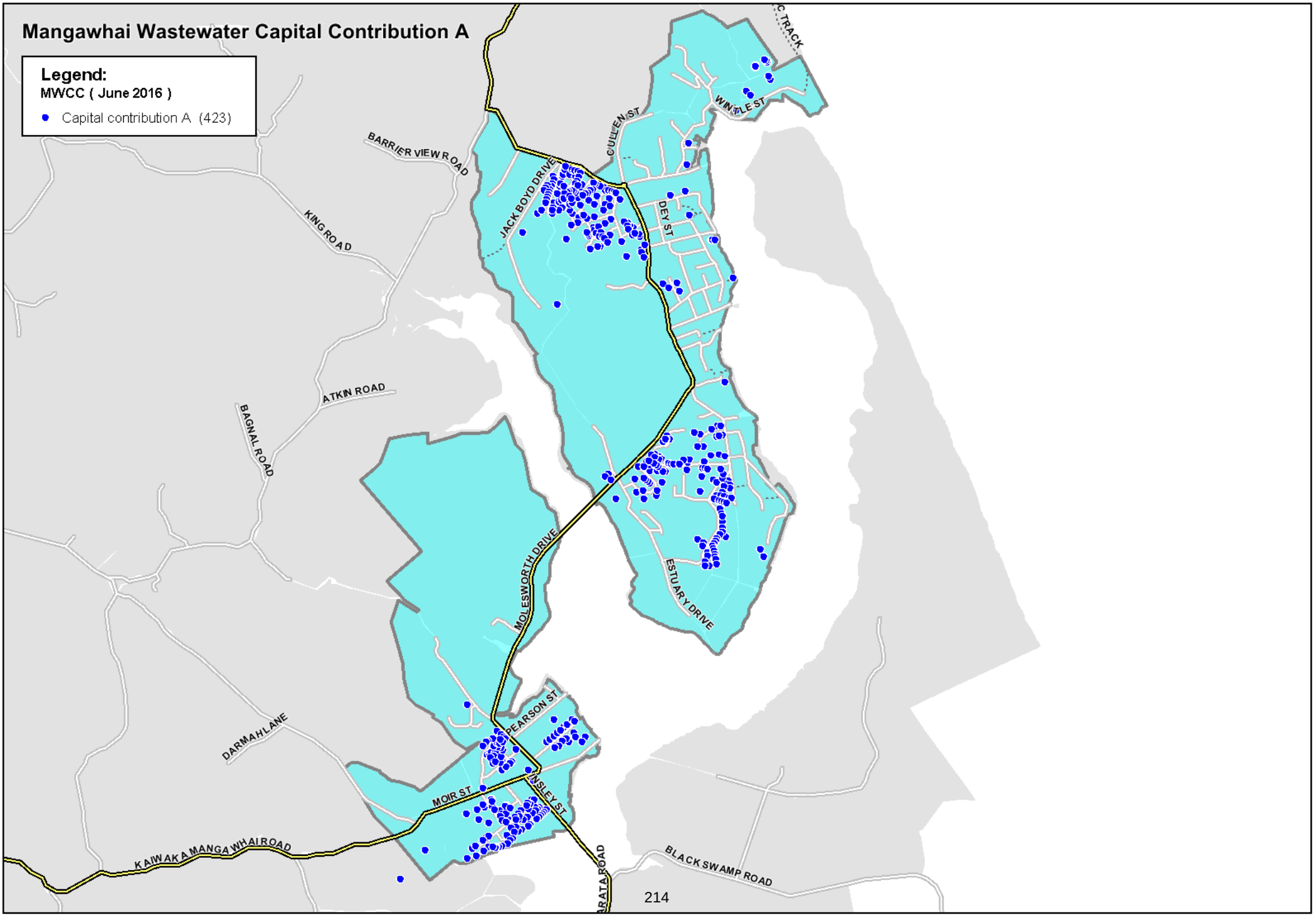
Kaiwaka Wastewater Targeted Rate Area




Mangawhai Wastewater Network Targeted Rate Area
LEGEND:
Mangawhai Wastewater Network
BARRIER VIEW ROAD
KING ROAD
ATKIN ROAD
BAGNAL ROAD
COVE ROAD
GARBOLINO ROAD
DARMAH LANE
TARA ROAD
MOIR ST
WEKA ST
PEARSON ST
INSLEY ST
MOLESWORTH DRIVE
ROAD
CULLEEN ST
JACK BOYD DRIVE
DEY ST
SEABREEZE ROAD
LINCOLN ST
MOIR POINT ROAD
RAYMOND BULL ROAD
BLACK SWAMP ROAD


Maungaturoto Township & Maungaturoto Station Village Wastewater Targeted Rate
LEGEND:
Maungaturoto Township
Maungaturoto Station Village
ww_line by Type
Gravity Main (2277)
Rising Main (96)
Service (6620)
MKAU LANE
GRIFFIN ROAD
GORGE ROAD
MATAI DRIVE
VIEW ST
DOCTORS HILL ROAD
HURNDALL ST EAST
MOUNTAIN ROAD
BICKERSTAFFE ROAD
STATE HIGHWAY 12
WHAKA ST


Te Kopuru Wastewater Targeted Rate Area
ww_line by Type
Gravity Main (2277)
Rising Main (96)
Service (6620)
LEGEND:
Wastewater Factor 64
MITITAI WHARF ROAD
STATE HIGHWAY 12
NORTON ST
WILSON ST
WALKER TERRACE
AGNES ST
GRAHAM ST
HOSPITAL ROAD
WEST COAST ROAD
BICKERS ROAD
TURKEY FLAT ROAD


Mangawhai Wastewater Capital Contribution A
Legend:
MWCC (June 2016)
Capital contribution A (423)
BARRIER VIEW ROAD
KING ROAD
ATKIN ROAD
BAGNAL ROAD
DARMAH LANE
KAIWAKA MANGAWHAI ROAD
JACK BOYD DRIVE
CULLEN ST
WINTLE ST
DEY ST
MOLESWORTH DRIVE
ESTUARY DRIVE
PEARSON ST
MOIR ST
INSLEY ST
BLACK SWAMP ROAD

Mangawhai Wastewater Capital Contribution A

Valuation	Location
0122001352	49 Jack Boyd Drive, Mangawhai
0122010203	Wintle Street, Mangawhai
0122010206	Wintle Street, Mangawhai
0122010211	Wintle Street, Mangawhai
0122010213	Wintle Street, Mangawhai
0122010215	Wintle Street, Mangawhai
0122010226	Wintle Street, Mangawhai
0122010228	Wintle Street, Mangawhai
0122010229	Wintle Street, Mangawhai
0122010230	Wintle Street, Mangawhai
0122010232	Wintle Street, Mangawhai
0122010233	Wintle Street, Mangawhai
0122010234	Wintle Street, Mangawhai
0122011305	61 Mangawhai Heads Road, Mangawhai
0122011354	31A Jack Boyd Drive, Mangawhai
0122011378	48A Driftwood Place, Mangawhai
0122011381	44 Driftwood Place, Mangawhai
0122011384	38 Driftwood Place, Mangawhai
0122011385	36 Driftwood Place, Mangawhai
0122011386	34 Driftwood Place, Mangawhai
0122011387	32 Driftwood Place, Mangawhai
0122011388	30 Driftwood Place, Mangawhai
0122011392	27 Driftwood Place, Mangawhai
0122011396	35 Driftwood Place, Mangawhai
0122011398	2 Driftwood Place, Mangawhai
0122011417	24 Driftwood Place, Mangawhai
0122011419	19 Driftwood Place, Mangawhai
0122011422	13 Driftwood Place, Mangawhai
0122011430	7 Sandy Lane, Mangawhai
0122011437	7 Marram Place, Mangawhai
0122011444	48E Driftwood Place, Mangawhai
0122011453	27 Spinifex Road, Mangawhai
0122011458	17 Spinifex Road, Mangawhai
0122011460	13 Spinifex Road, Mangawhai
0122011465	3 Spinifex Road, Mangawhai
0122011468	6 Spinifex Road, Mangawhai
0122011470	10 Spinifex Road, Mangawhai
0122011474	10 Marram Place, Mangawhai
0122011476	16 Marram Place, Mangawhai
0122011479	22 Marram Place, Mangawhai
0122011487	3 Anchorage Road, Mangawhai
0122011499	79B/1 Jack Boyd Drive, Mangawhai
0122011516	63 Mangawhai Heads Road, Mangawhai
0122011518	67 Mangawhai Heads Road, Mangawhai
0122011519	69 Mangawhai Heads Road, Mangawhai
0122011521	5 Parklands Avenue, Mangawhai
0122011522	7 Parklands Avenue, Mangawhai
0122011523	9 Parklands Avenue, Mangawhai
0122011524	11 Parklands Avenue, Mangawhai
0122011525	13 Parklands Avenue, Mangawhai
0122011526	15 Parklands Avenue, Mangawhai
0122011527	19 Parklands Avenue, Mangawhai
0122011528	21 Parklands Avenue, Mangawhai
0122011529	23 Parklands Avenue, Mangawhai
0122011530	25 Parklands Avenue, Mangawhai
0122011531	27 Parklands Avenue, Mangawhai
0122011532	29 Parklands Avenue, Mangawhai
0122011535	196 Thelma Road North, Mangawhai
0122011537	200 Thelma Road North, Mangawhai
0122011538	202 Thelma Road North, Mangawhai
0122011541	208 Thelma Road North, Mangawhai
0122011542	210 Thelma Road North, Mangawhai
0122011545	214 Thelma Road North, Mangawhai
0122011546	216 Thelma Road North, Mangawhai
0122011547	18 Parklands Avenue, Mangawhai
0122011553	10 Hillside Avenue, Mangawhai
0122011555	6 Hillside Avenue, Mangawhai
0122011557	89 Mangawhai Heads Road, Mangawhai
0122011558	87 Mangawhai Heads Road, Mangawhai
0122011559	85 Mangawhai Heads Road, Mangawhai
0122011560	83 Mangawhai Heads Road, Mangawhai
0122011561	81 Mangawhai Heads Road, Mangawhai
0122011564	4 Hillside Avenue, Mangawhai
0122011566	2 Hillside Avenue, Mangawhai
0122011567	14 Parklands Avenue, Mangawhai
0122011568	12 Parklands Avenue, Mangawhai
0122011569	10 Parklands Avenue, Mangawhai
0122011570	8 Parklands Avenue, Mangawhai
0122011574	209 Thelma Road North, Mangawhai
0122011576	207 Thelma Road North, Mangawhai
0122011577	205 Thelma Road North, Mangawhai
0122011579	9 Jack Boyd Drive, Mangawhai
0122011580	203 Thelma Road North, Mangawhai
0122011581	201 Thelma Road North, Mangawhai
0122011582	11 Jack Boyd Drive, Mangawhai
0122011583	13 Jack Boyd Drive, Mangawhai
0122011584	199 Thelma Road North, Mangawhai
0122011585	197 Thelma Road North, Mangawhai
0122011588	195 Thelma Road North, Mangawhai
0122011589	193 Thelma Road North, Mangawhai
0122011592	191 Thelma Road North, Mangawhai
0122011599	183 Thelma Road North, Mangawhai
0122011601	38 Mangawhai Heads Road, Mangawhai
0122011605	190 Thelma Road North, Mangawhai
0122011606	5 Thelma Road South, Mangawhai
0122011607	7 Thelma Road South, Mangawhai
0122011608	9 Thelma Road South, Mangawhai
0122011610	13 Te Whai Street, Mangawhai
0122011612	10 Thelma Road South, Mangawhai
0122011613	8 Te Whai Street, Mangawhai
0122011615	4 Te Whai Street, Mangawhai
0122011617	186 Thelma Road North, Mangawhai
0122011618	184 Thelma Road North, Mangawhai
0122011619	182 Thelma Road North, Mangawhai
0122011620	14 Te Whai Street, Mangawhai
0122011621	5 Anchorage Road, Mangawhai
0122011622	7A Anchorage Road, Mangawhai
0122011624	9 Anchorage Road, Mangawhai
0122011625	7C Anchorage Road, Mangawhai
0122011627	3 Beachcomber Road, Mangawhai
0122011628	5 Beachcomber Road, Mangawhai
0122011629	7 Beachcomber Road, Mangawhai
0122011630	9 Beachcomber Road, Mangawhai
0122011633	4B Beachcomber Road, Mangawhai
0122011634	4A Beachcomber Road, Mangawhai
0122011640	23 Anchorage Road, Mangawhai
0122011644	10 Anchorage Road, Mangawhai
0122011645	8 Anchorage Road, Mangawhai
0122011646	6 Anchorage Road, Mangawhai
0122011648	Thelma Road South, Mangawhai
0122011654	16 Te Whai Street, Mangawhai
0122011655	18 Te Whai Street, Mangawhai
0122011695	17 Parklands Avenue, Mangawhai
0122011696	Parklands Avenue, Mangawhai
0122011702	297 Molesworth Drive, Mangawhai
0122011703	297A Molesworth Drive, Mangawhai
0122011704	285B Molesworth Drive, Mangawhai
0122011705	285A Molesworth Drive, Mangawhai
0122011706	Molesworth Drive, Mangawhai
0122011713	4 Sailrock Drive, Mangawhai
0122011714	6A Sailrock Drive, Mangawhai
0122011716	6C Sailrock Drive, Mangawhai
0122011718	6E Sailrock Drive, Mangawhai
0122011719	6F Sailrock Drive, Mangawhai
0122011720	8 Sailrock Drive, Mangawhai

Mangawhai Wastewater Capital Contribution A

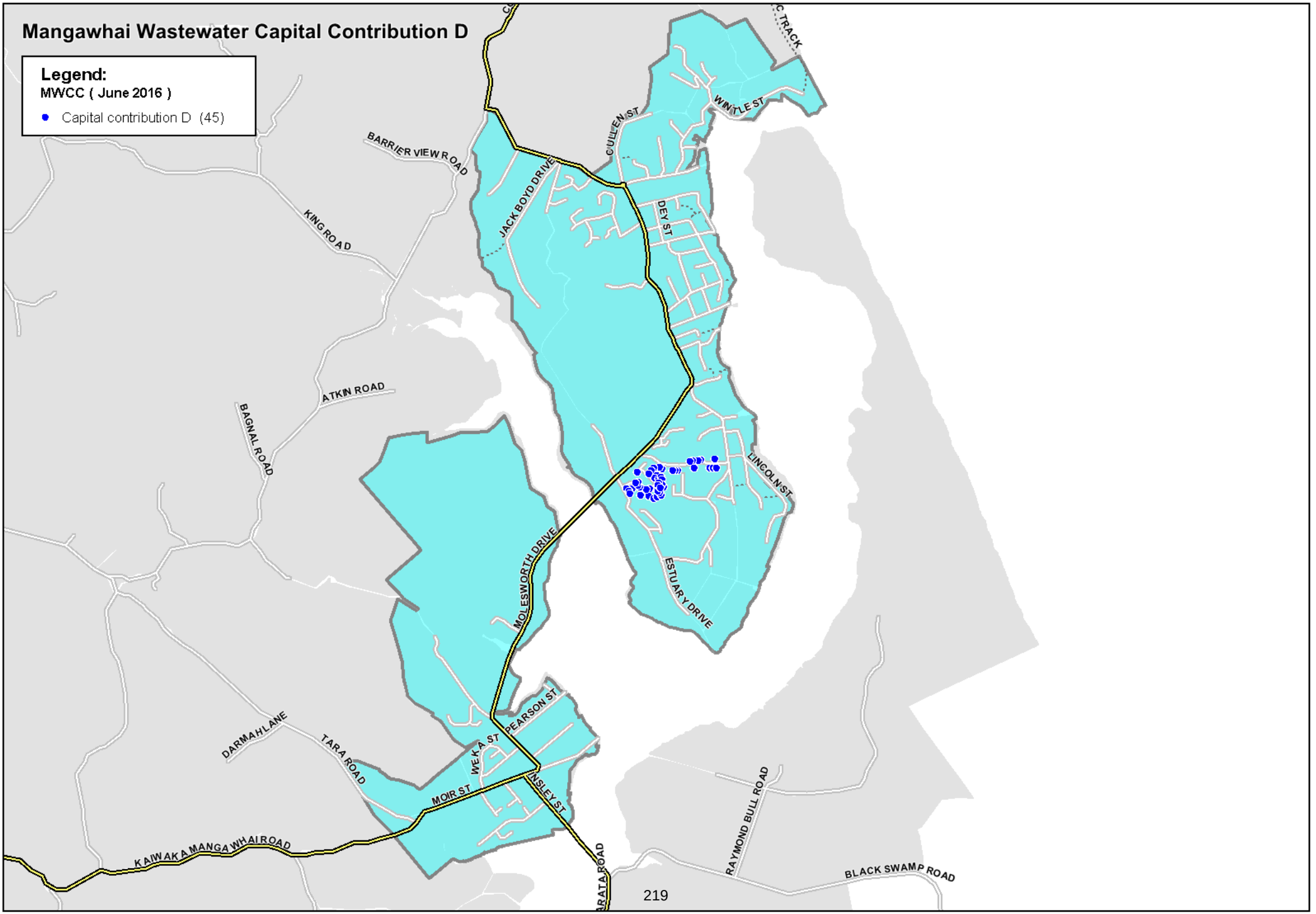
Valuation	Location
0122011812	289 Molesworth Drive, Mangawhai
0122011870	Molesworth Drive, Mangawhai
0122011871	13 Sailrock Drive, Mangawhai
0122011873	9 Sailrock Drive, Mangawhai
0122011875	5 Sailrock Drive, Mangawhai
0122011876	3 Sailrock Drive, Mangawhai
0122012005	8 Thelma Road South, Mangawhai
0122012006	6 Thelma Road South, Mangawhai
0122012008	2 Thelma Road South, Mangawhai
0122014257	4A Kahu Drive, Mangawhai
0122100302	145C Wintle Street, Mangawhai
0122100303	145D Wintle Street, Mangawhai
0122100800	97 Wintle Street, Mangawhai
0122101700	115 Wintle Street, Mangawhai
0122105900	89 Wintle Street, Mangawhai
0122116700	1A Doris Street, Mangawhai
0122117800	8 Wintle Street, Mangawhai
0122119802	53 Olsen Avenue, Mangawhai
0122122702	37 Olsen Avenue, Mangawhai
0122126600	25- 29 Wharfedale Crescent, Mangawhai
0122136900	264 Molesworth Drive, Mangawhai
0122137101	Molesworth Drive, Mangawhai
0122138104	8A Fagan Place, Mangawhai
0122138105	Fagan Place, Mangawhai
0122148301	34 North Avenue, Mangawhai
0122148302	36 North Avenue, Mangawhai
0122148303	38 North Avenue, Mangawhai
0122150800	Robert Street, Mangawhai
0122168301	26 Heather Street, Mangawhai
0122182414	48 Lincoln Street, Mangawhai
0122182418	67A Lincoln Street, Mangawhai
0122183601	26 Estuary Drive, Mangawhai
0122183700	75 Moir Point Road, Mangawhai
0122183703	104 Moir Point Road, Mangawhai
0122183704	106 Moir Point Road, Mangawhai
0122183705	108 Moir Point Road, Mangawhai
0122183713	Jordan Street, Mangawhai
0122183715	6 Devon Street, Mangawhai
0122183716	53 Moir Point Road, Mangawhai
0122183717	10 Devon Street, Mangawhai
0122183718	12 Devon Street, Mangawhai
0122183719	55 Moir Point Road, Mangawhai
0122183723	7B Cornwall Way, Mangawhai
0122183724	9B Cornwall Way, Mangawhai
0122183727	11 Cornwall Way, Mangawhai
0122183728	9A Cornwall Way, Mangawhai
0122183729	7A Cornwall Way, Mangawhai
0122183731	Devon Street, Mangawhai
0122183732	18 Devon Street, Mangawhai
0122183733	14 Cornwall Way, Mangawhai
0122183735	10 Cornwall Way, Mangawhai
0122183736	8 Cornwall Way, Mangawhai
0122183737	6 Cornwall Way, Mangawhai
0122183738	4 Cornwall Way, Mangawhai
0122183744	Moir Point Road, Mangawhai
0122183745	Moir Point Road, Mangawhai
0122183746	Moir Point Road, Mangawhai
0122183748	85 Moir Point Road, Mangawhai
0122183750	Moir Point Road, Mangawhai
0122183751	Moir Point Road, Mangawhai
0122183752	Moir Point Road, Mangawhai
0122183754	Moir Point Road, Mangawhai
0122183755	Moir Point Road, Mangawhai
0122183756	101 Moir Point Road, Mangawhai
0122183757	Moir Point Road, Mangawhai
0122183758	3 Jordan Street, Mangawhai
0122183759	5 Jordan Street, Mangawhai
0122183760	7 Jordan Street, Mangawhai
0122183761	9 Jordan Street, Mangawhai
0122183762	11 Jordan Street, Mangawhai
0122183763	13 Jordan Street, Mangawhai
0122183764	15 Jordan Street, Mangawhai
0122183766	4 Molesworth Drive, Mangawhai
0122183768	10 Jordan Street, Mangawhai
0122183770	14 Jordan Street, Mangawhai
0122183771	10 Jordan Street, Mangawhai
0122183808	7 Nautical Heights, Mangawhai
0122183810	11 Kawau Lane, Mangawhai
0122183811	13 Nautical Heights, Mangawhai
0122183813	17 Nautical Heights, Mangawhai
0122183814	19 Nautical Heights, Mangawhai
0122183815	21 Nautical Heights, Mangawhai
0122183817	22 Nautical Heights, Mangawhai
0122183818	20 Nautical Heights, Mangawhai
0122183819	18 Nautical Heights, Mangawhai
0122183820	16 Nautical Heights, Mangawhai
0122183821	14 Nautical Heights, Mangawhai
0122183822	12 Nautical Heights, Mangawhai
0122183823	10 Nautical Heights, Mangawhai
0122183824	8 Nautical Heights, Mangawhai
0122183825	6 Nautical Heights, Mangawhai
0122183826	4 Nautical Heights, Mangawhai
0122183827	2 Nautical Heights, Mangawhai
0122183828	1 Kawau Lane, Mangawhai
0122183830	5 Kawau Lane, Mangawhai
0122183831	7 Kawau Lane, Mangawhai
0122183832	8 Kawau Lane, Mangawhai
0122183833	9 Kawau Lane, Mangawhai
0122183834	6 Kawau Lane, Mangawhai
0122183835	4 Kawau Lane, Mangawhai
0122183860	10 Norfolk Drive, Mangawhai
0122183874	18B Norfolk Drive, Mangawhai
0122183881	24E Norfolk Drive, Mangawhai
0122183885	23 Norfolk Drive, Mangawhai
0122183895	9A Norfolk Drive, Mangawhai
0122183901	2 Quail Way, Mangawhai
0122183902	45 Seabreeze Road, Mangawhai
0122183906	56 Norfolk Drive, Mangawhai
0122183909	16 Quail Way, Mangawhai
0122183912	13-17 Quail Way, Mangawhai
0122183914	1 Quail Way, Mangawhai
0122183918	48 Moir Point Road, Mangawhai
0122183923	5 Quail Way, Mangawhai
0122183924	3 Quail Way, Mangawhai
0122183927	40C Moir Point Road, Mangawhai
0122183928	40A Moir Point Road, Mangawhai
0122183930	38 Moir Point Road, Mangawhai
0122183943	19 Quail Way, Mangawhai
0122183945	56A Moir Point Road, Mangawhai
0122183946	56 Moir Point Road, Mangawhai
0122183948	52 Moir Point Road, Mangawhai
0122183949	50 Moir Point Road, Mangawhai
0122183963	18C Quail Way, Mangawhai
0122183977	31 Seabreeze Road, Mangawhai
0122183978	29D Seabreeze Road, Mangawhai
0122183981	29A Seabreeze Road, Mangawhai
0122183986	34 Seabreeze Road, Mangawhai
0122183992	46 Seabreeze Road, Mangawhai
0122183993	48 Seabreeze Road, Mangawhai
0122183994	50 Seabreeze Road, Mangawhai
0122183998	58 Seabreeze Road, Mangawhai
0122184018	28 Norfolk Drive, Mangawhai
0122184021	33 Norfolk Drive, Mangawhai
0122184022	35 Norfolk Drive, Mangawhai
0122184023	37 Norfolk Drive, Mangawhai

Mangawhai Wastewater Capital Contribution A

Valuation	Location
0122184024	39 Norfolk Drive, Mangawhai
0122184029	46D Norfolk Drive, Mangawhai
0122184035	40C Norfolk Drive, Mangawhai
0122184044	34D Norfolk Drive, Mangawhai
0122184071	4 Quail Way, Mangawhai
0122184074	4 Bodan Lane, Mangawhai
0122184075	3 Bodan Lane, Mangawhai
0122184076	1 Bodan Lane, Mangawhai
0122184082	8 Quail Way, Mangawhai
0122184084	40 Moir Point Road, Mangawhai
0122184090	Moir Point Road, Mangawhai
0122184101	3 Seabreeze Road, Mangawhai
0122184102	5B Seabreeze Road, Mangawhai
0122184103	5A Seabreeze Road, Mangawhai
0122184104	7 Seabreeze Road, Mangawhai
0122184105	9B Seabreeze Road, Mangawhai
0122184106	9A Seabreeze Road, Mangawhai
0122184108	13 Seabreeze Road, Mangawhai
0122184109	15 Seabreeze Road, Mangawhai
0122184110	17 Seabreeze Road, Mangawhai
0122184111	19 Seabreeze Road, Mangawhai
0122184113	23 Seabreeze Road, Mangawhai
0122184120	18 Seabreeze Road, Mangawhai
0122184121	20 Seabreeze Road, Mangawhai
0122184124	10 Seabreeze Road, Mangawhai
0122184125	8 Seabreeze Road, Mangawhai
0122184126	6 Seabreeze Road, Mangawhai
0122184218	2 Seabreeze Road, Mangawhai
0122186400	40 Pearson Street, Mangawhai
0122188700	5 Dune View Drive, Mangawhai
0122188706	6 Moir Street, Mangawhai
0122188712	9 Dune View Drive, Mangawhai
0122188713	11 Dune View Drive, Mangawhai
0122188714	13 Dune View Drive, Mangawhai
0122188715	15 Dune View Drive, Mangawhai
0122188716	17 Dune View Drive, Mangawhai
0122188717	19 Dune View Drive, Mangawhai
0122188718	21 Dune View Drive, Mangawhai
0122188719	23 Dune View Drive, Mangawhai
0122188720	25 Dune View Drive, Mangawhai
0122188721	24 Dune View Drive, Mangawhai
0122188722	22 Dune View Drive, Mangawhai
0122188723	18 Dune View Drive, Mangawhai
0122188724	20 Dune View Drive, Mangawhai
0122188725	3/16 Dune View Drive, Mangawhai
0122188726	14 Dune View Drive, Mangawhai
0122188732	Dune View Drive, Mangawhai
0122191600	14 Insley Street, Mangawhai
0122191601	16A Insley Street, Mangawhai
0122191602	16B Insley Street, Mangawhai
0122191608	30 Insley Street, Mangawhai
0122191610	3 Kedge Drive, Mangawhai
0122191611	5 Kedge Drive, Mangawhai
0122191612	7 Kedge Drive, Mangawhai
0122191613	9 Kedge Drive, Mangawhai
0122191614	11 Kedge Drive, Mangawhai
0122191618	19 Kedge Drive, Mangawhai
0122191619	4 Kedge Drive, Mangawhai
0122191620	6 Kedge Drive, Mangawhai
0122191621	8A Kedge Drive, Mangawhai
0122191623	10 Kedge Drive, Mangawhai
0122191624	12 Kedge Drive, Mangawhai
0122191625	14 Kedge Drive, Mangawhai
0122191628	6 Halyard Way, Mangawhai
0122191630	8B Halyard Way, Mangawhai
0122191631	8C Halyard Way, Mangawhai
0122191632	10 Halyard Way, Mangawhai
0122191636	7 Halyard Way, Mangawhai
0122191638	7A Halyard Way, Mangawhai
0122191641	20 Kedge Drive, Mangawhai
0122191642	22 Kedge Drive, Mangawhai
0122191643	24 Kedge Drive, Mangawhai
0122191645	28 Kedge Drive, Mangawhai
0122191646	30A Kedge Drive, Mangawhai
0122191647	30B Kedge Drive, Mangawhai
0122191648	32 Kedge Drive, Mangawhai
0122191651	36B Kedge Drive, Mangawhai
0122191654	42 Kedge Drive, Mangawhai
0122191659	21 Kedge Drive, Mangawhai
0122191663	27B Kedge Drive, Mangawhai
0122191664	27C Kedge Drive, Mangawhai
0122191667	33 Kedge Drive, Mangawhai
0122191669	37 Kedge Drive, Mangawhai
0122191675	5 Spinnaker Lane, Mangawhai
0122191677	11-13 Spinnaker Lane, Mangawhai
0122191679	20 Spinnaker Lane, Mangawhai
0122191680	18 Spinnaker Lane, Mangawhai
0122191681	14-16 Spinnaker Lane, Mangawhai
0122191684	10 Spinnaker Lane, Mangawhai
0122191685	6 Spinnaker Lane, Mangawhai
0122191687	6B Spinnaker Lane, Mangawhai
0122191688	6A Spinnaker Lane, Mangawhai
0122191691	53 Kedge Drive, Mangawhai
0122191692	55-61 Kedge Drive, Mangawhai
0122191693	65-68 Kedge Drive, Mangawhai
0122191695	69 Kedge Drive, Mangawhai
0122191696	71 Kedge Drive, Mangawhai
0122191698	74 Kedge Drive, Mangawhai
0122191699	71 Kedge Drive, Mangawhai
0122191706	62-64 Kedge Drive, Mangawhai
0122191707	60 Kedge Drive, Mangawhai
0122191711	66 Kedge Drive, Mangawhai
0122193402	4 Ruby Lane, Mangawhai
0122193403	6 Ruby Lane, Mangawhai
0122193405	1 Herons Lane, Mangawhai
0122193407	2 Herons Lane, Mangawhai
0122193409	9 Herons Lane, Mangawhai
0122193411	3 Ruby Lane, Mangawhai
0122193412	1 Ruby Lane, Mangawhai
0122194001	8 Kagan Avenue, Mangawhai
0122194003	61 Moir Street, Mangawhai
0122194006	7 Kagan Avenue, Mangawhai
0122194007	9 Kagan Avenue, Mangawhai
0122194009	15 Kagan Avenue, Mangawhai
0122194010	17 Kagan Avenue, Mangawhai
0122194018	6 Kagan Avenue, Mangawhai
0122194026	61D Moir Street, Mangawhai
0122194027	61E Moir Street, Mangawhai
0122194200	71 Moir Street, Mangawhai
0122194201	71 Moir Street, Mangawhai
0122194202	69 Moir Street, Mangawhai
0122194203	69 Moir Street, Mangawhai
0122195101	Moir Street, Mangawhai
0122195400	42 Moir Street, Mangawhai
0122195606	19 Longview Street, Mangawhai
0122195607	21 Molesworth Drive, Mangawhai
0122195609	17 Molesworth Drive, Mangawhai
0122195610	15 Molesworth Drive, Mangawhai
0122195611	Molesworth Drive, Mangawhai
0122195612	9 Longview Street, Mangawhai
0122195613	11 Longview Street, Mangawhai
0122195615	15 Longview Street, Mangawhai
0122195618	14 Longview Street, Mangawhai
0122195619	16 Longview Street, Mangawhai
0122195620	15 Weka Street, Mangawhai

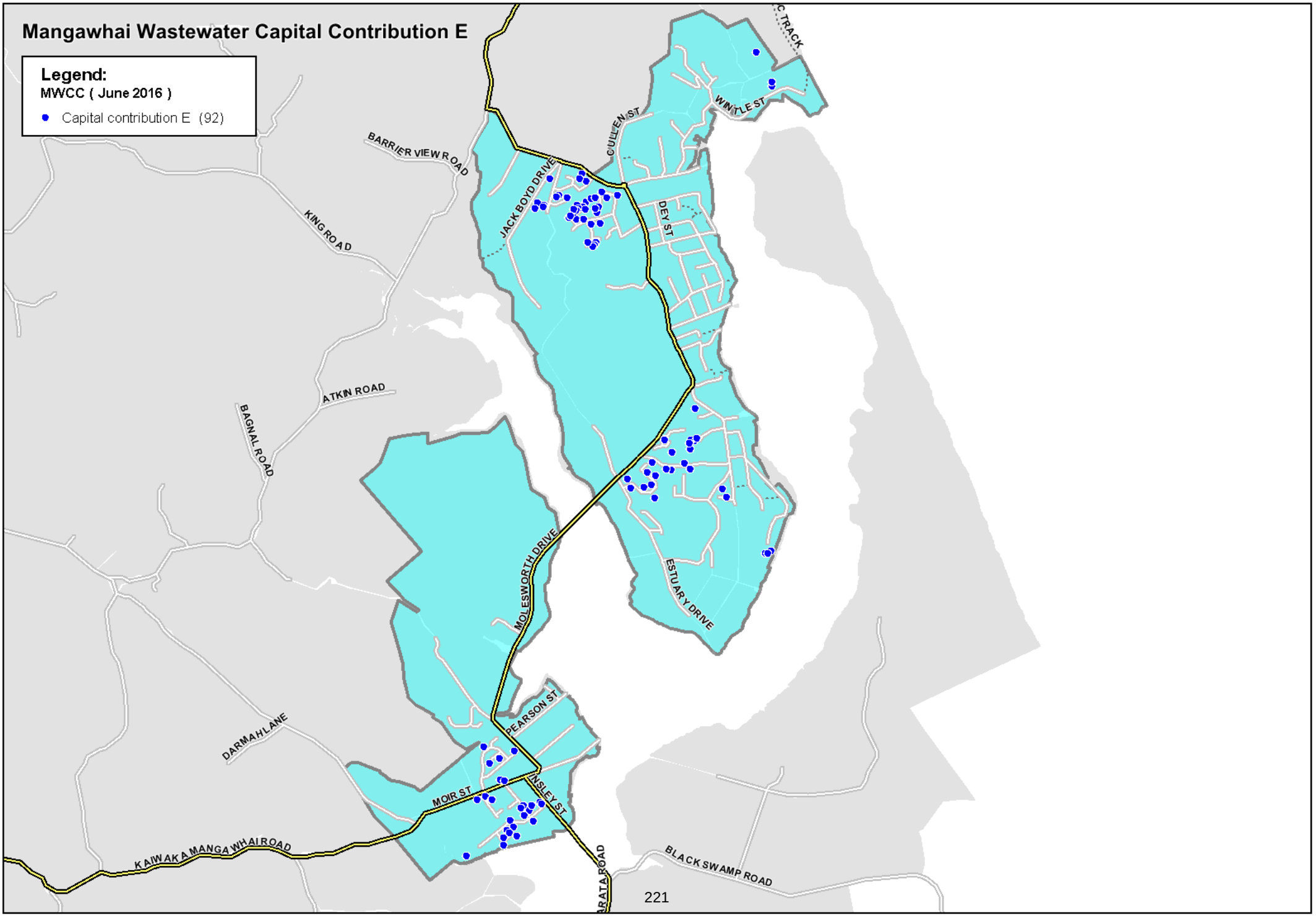
Mangawhai Wastewater Capital Contribution A

Valuation	Location
0122195621	13 Weka Street, Mangawhai
0122195622	11 Weka Street, Mangawhai
0122195623	9 Weka Street, Mangawhai
0122195624	2 Kakapo Place, Mangawhai
0122195625	4 Kakapo Place, Mangawhai
0122195626	6 Kakapo Place, Mangawhai
0122195629	9 Kakapo Place, Mangawhai
0122195630	7 Kakapo Place, Mangawhai
0122195633	1 Kakapo Place, Mangawhai
0122195634	2 Longview Street, Mangawhai
0122195640	8 Weka Street, Mangawhai
0122195641	10 Weka Street, Mangawhai
0122195642	12 Weka Street, Mangawhai
0122195643	14 Weka Street, Mangawhai
0122195644	4 Takahe Place, Mangawhai
0122195645	6A Takahe Place, Mangawhai
0122195646	6B Takahe Place, Mangawhai
0122195647	8 Takahe Place, Mangawhai
0122195652	7 Takahe Place, Mangawhai
0122195654	3B Takahe Place, Mangawhai
0122195655	3A Takahe Place, Mangawhai
0122195656	18 Weka Street, Mangawhai
0122195659	22B Weka Street, Mangawhai
0122191100B	1 Moir Street, Mangawhai
0122191100C	1 Moir Street, Mangawhai
0122191100D	1 Moir Street, Mangawhai
0122011391	25 Driftwood Place, Mangawhai
0122011410	20F Driftwood Place, Mangawhai
0122011414	20B Driftwood Place, Mangawhai
0122011416	22 Driftwood Place, Mangawhai
0122011471	12 Spinifex Road, Mangawhai
0122011536	198 Thelma Road North, Mangawhai
0122011539	204 Thelma Road North, Mangawhai
0122011540	206 Thelma Road North, Mangawhai
0122011548	16 Parklands Avenue, Mangawhai
0122011571	6 Parklands Avenue, Mangawhai
0122011578	7 Jack Boyd Drive, Mangawhai
0122011595	25 Jack Boyd Drive, Mangawhai
0122011647	4 Anchorage Road, Mangawhai
0122011717	6D Sailrock Drive, Mangawhai
0122011872	11 Sailrock Drive, Mangawhai
0122011874	7 Sailrock Drive, Mangawhai
0122104400	8 Pearl Street, Mangawhai
0122166200	216 Molesworth Drive, Mangawhai
0122182218	27C Devon Street, Mangawhai
0122183726	65 Moir Point Road, Mangawhai
0122183734	12 Cornwall Way, Mangawhai
0122183740	22 Devon Street, Mangawhai
0122183753	Moir Point Road, Mangawhai
0122183767	6 Jordan Street, Mangawhai
0122183867	8D Norfolk Drive, Mangawhai
0122183903	Moir Point Road, Mangawhai
0122183916	40B Moir Point Road, Mangawhai
0122183929	36 Moir Point Road, Mangawhai
0122183947	54 Moir Point Road, Mangawhai
0122184033	42 Norfolk Drive, Mangawhai
0122184107	11 Seabreeze Road, Mangawhai
0122191604	20 Insley Street, Mangawhai
0122191617	17 Kedge Drive, Mangawhai
0122191649	34 Kedge Drive, Mangawhai
0122191657	48 Kedge Drive, Mangawhai
0122191658	50 Kedge Drive, Mangawhai
0122191670	39 Kedge Drive, Mangawhai
0122191708	56 Kedge Drive, Mangawhai
0122191709	52-54 Kedge Drive, Mangawhai
0122193410	5 Ruby Lane, Mangawhai
0122194013	16 Kagan Avenue, Mangawhai
0122194025	61C Moir Street, Mangawhai
0122195614	13 Longview Street, Mangawhai
0122195665	26 Weka Street, Mangawhai


Mangawhai Wastewater Capital Contribution D
Legend:
MWCC (June 2016)
Capital contribution D (45)
BARRIER VIEW ROAD
KING ROAD
ATKIN ROAD
BAGNAL ROAD
JACK BOYD DRIVE
CULLEN ST
WINTLE ST
DEY ST
LINCOLN ST
ESTUARY DRIVE
MOLESWORTH DRIVE
PEARSON ST
WEKA ST
INSLEY ST
MOIR ST
TARA ROAD
DARMAHLANE
KAIWAKA MANGAWHAI ROAD
RATA ROAD
RAYMOND BULL ROAD
BLACK SWAMP ROAD

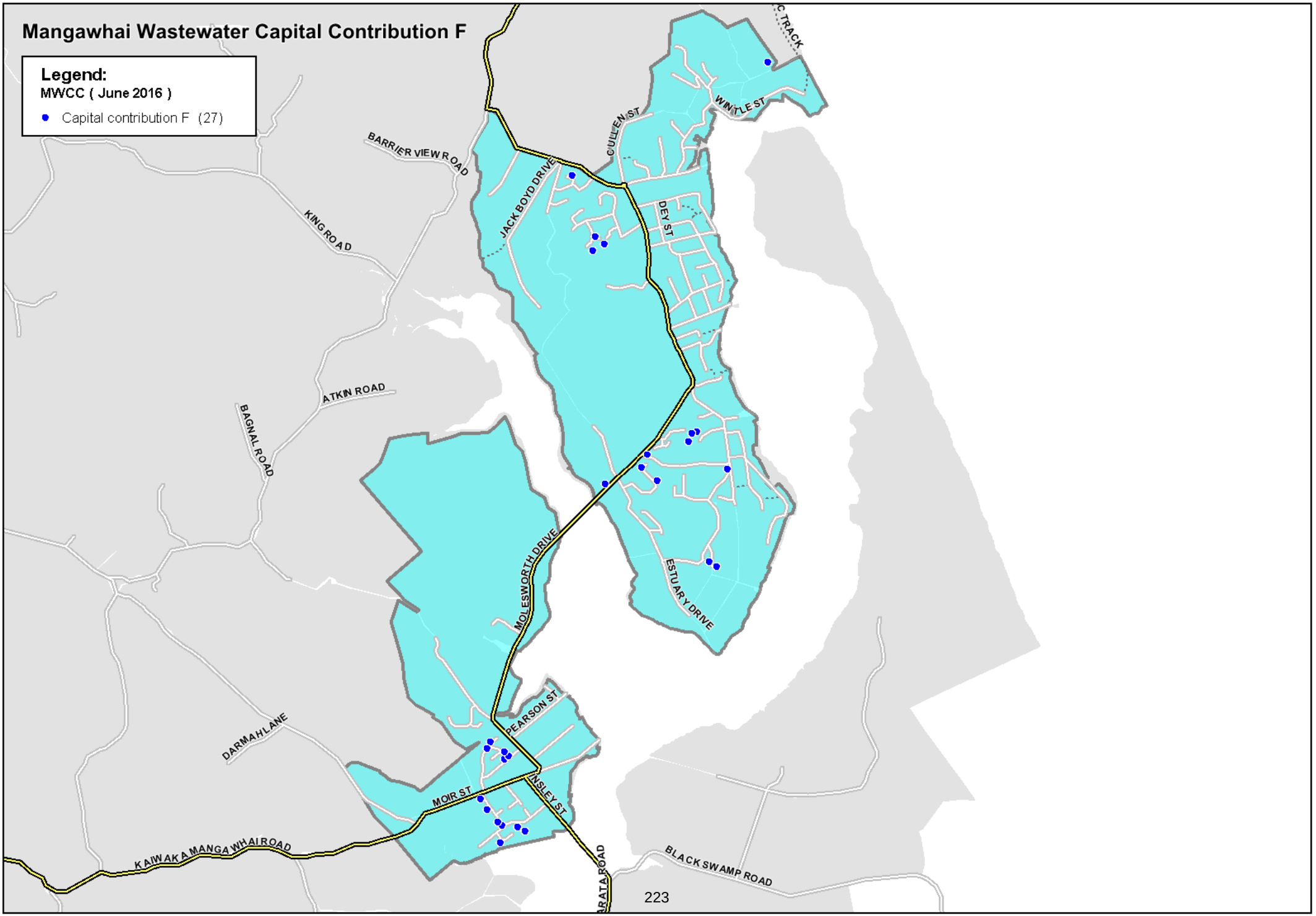
Mangawhai Wastewater Capital Contribution D

Valuation	Location
0122183861	6 Norfolk Drive, Mangawhai
0122183863	2 Norfolk Drive, Mangawhai
0122183864	8A Norfolk Drive, Mangawhai
0122183865	8B Norfolk Drive, Mangawhai
0122183873	16 Norfolk Drive, Mangawhai
0122183876	22 Norfolk Drive, Mangawhai
0122183878	24B Norfolk Drive, Mangawhai
0122183880	24D Norfolk Drive, Mangawhai
0122183883	27 Norfolk Drive, Mangawhai
0122183884	25 Norfolk Drive, Mangawhai
0122183888	19 Norfolk Drive, Mangawhai
0122183889	17 Norfolk Drive, Mangawhai
0122183891	15A Norfolk Drive, Mangawhai
0122183892	13 Norfolk Drive, Mangawhai
0122183944	59 Seabreeze Road, Mangawhai
0122183968	43 Seabreeze Road, Mangawhai
0122183969	41 Seabreeze Road, Mangawhai
0122183975	35 Seabreeze Road, Mangawhai
0122183976	33 Seabreeze Road, Mangawhai
0122183989	40 Seabreeze Road, Mangawhai
0122183995	52 Seabreeze Road, Mangawhai
0122183996	54 Seabreeze Road, Mangawhai
0122183997	56 Seabreeze Road, Mangawhai
0122184015	30C Norfolk Drive, Mangawhai
0122184016	30B Norfolk Drive, Mangawhai
0122184017	30A Norfolk Drive, Mangawhai
0122184027	45 Norfolk Drive, Mangawhai
0122184031	46B Norfolk Drive, Mangawhai
0122184032	46A Norfolk Drive, Mangawhai
0122184037	40A Norfolk Drive, Mangawhai
0122184038	38 Norfolk Drive, Mangawhai
0122184040	34H Norfolk Drive, Mangawhai
0122184041	34G Norfolk Drive, Mangawhai
0122184043	34E Norfolk Drive, Mangawhai
0122184045	34C Norfolk Drive, Mangawhai
0122184046	34B Norfolk Drive, Mangawhai
0122184047	34A Norfolk Drive, Mangawhai
0122184048	32 Norfolk Drive, Mangawhai
0122184049	30F Norfolk Drive, Mangawhai
0122184051	44 Norfolk Drive, Mangawhai
0122184114	28 Seabreeze Road, Mangawhai
0122184115	26 Seabreeze Road, Mangawhai
0122184116	24 Seabreeze Road, Mangawhai
0122184122	14 Seabreeze Road, Mangawhai
0122184123	12 Seabreeze Road, Mangawhai
0122183866	8C Norfolk Drive, Mangawhai
0122183868	8E Norfolk Drive, Mangawhai
0122183890	15B Norfolk Drive, Mangawhai
0122183896	7 Norfolk Drive, Mangawhai
0122183973	39A Seabreeze Road, Mangawhai


Mangawhai Wastewater Capital Contribution E
Legend:
MWCC (June 2016)
Capital contribution E (92)
BARRIER VIEW ROAD
KING ROAD
ATKIN ROAD
BAGNAL ROAD
DARMAH LANE
KAIWAKA MANGAWHAI ROAD
JACK BOYD DRIVE
CULLEN ST
WINTLE ST
DEY ST
MOLESWORTH DRIVE
ESTUARY DRIVE
PEARSON ST
MOIR ST
INSLEY ST
BLACK SWAMP ROAD

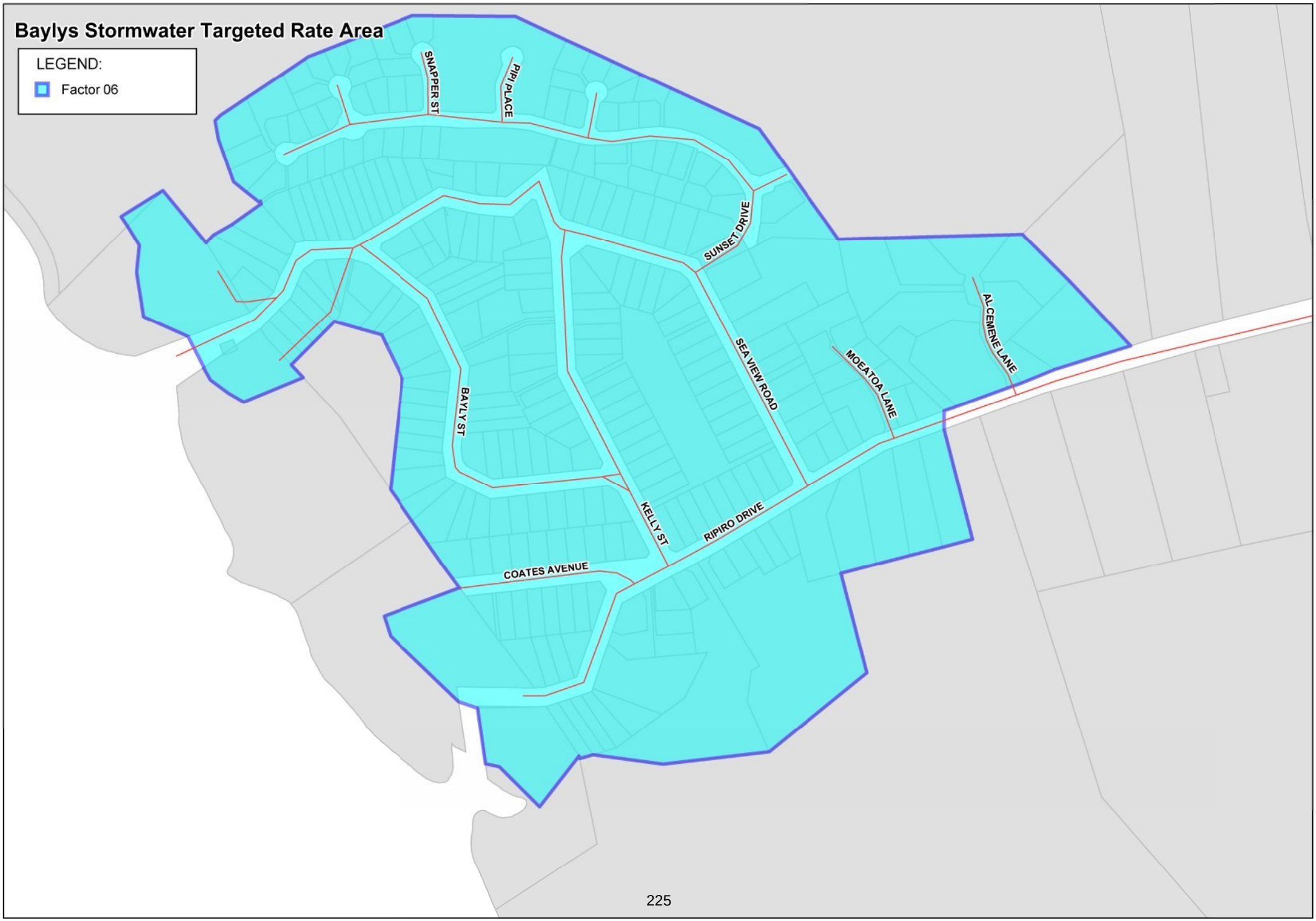
Mangawhai Wastewater Capital Contribution E

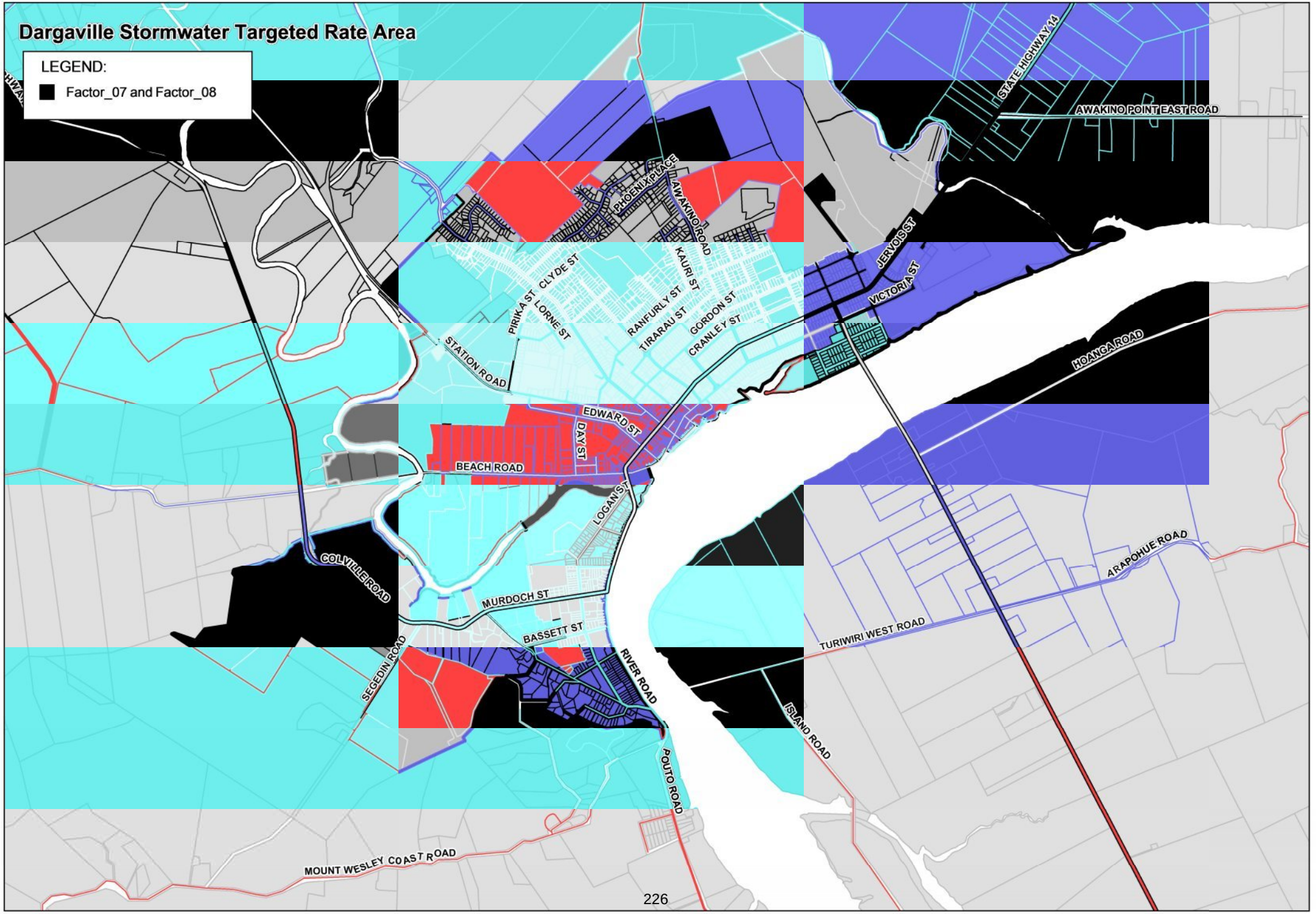
Valuation	Location
0122010201	Wintle Street, Mangawhai
0122011377	48B Driftwood Place, Mangawhai
0122011379	48 Driftwood Place, Mangawhai
0122011380	46 Driftwood Place, Mangawhai
0122011383	40 Driftwood Place, Mangawhai
0122011389	28 Driftwood Place, Mangawhai
0122011393	29 Driftwood Place, Mangawhai
0122011400	Driftwood Place, Mangawhai
0122011439	11 Marram Place, Mangawhai
0122011446	52 Driftwood Place, Mangawhai
0122011447	7 Driftwood Place, Mangawhai
0122011452	29 Spinifex Road, Mangawhai
0122011454	25 Spinifex Road, Mangawhai
0122011455	23 Spinifex Road, Mangawhai
0122011456	21 Spinifex Road, Mangawhai
0122011457	19 Spinifex Road, Mangawhai
0122011459	15 Spinifex Road, Mangawhai
0122011461	11 Spinifex Road, Mangawhai
0122011462	9 Spinifex Road, Mangawhai
0122011467	4 Spinifex Road, Mangawhai
0122011472	14 Spinifex Road, Mangawhai
0122011477	18 Marram Place, Mangawhai
0122011484	17 Marram Place, Mangawhai
0122011534	33 Parklands Avenue, Mangawhai
0122011562	79 Mangawhai Heads Road, Mangawhai
0122011565	4A Hillside Avenue, Mangawhai
0122011572	4 Parklands Avenue, Mangawhai
0122011575	5 Jack Boyd Drive, Mangawhai
0122011593	189 Thelma Road North, Mangawhai
0122011594	23 Jack Boyd Drive, Mangawhai
0122011596	187 Thelma Road North, Mangawhai
0122011598	29 Jack Boyd Drive, Mangawhai
0122011603	194 Thelma Road North, Mangawhai
0122011609	11 Te Whai Street, Mangawhai
0122011635	2 Beachcomber Road, Mangawhai
0122011636	17 Anchorage Road, Mangawhai
0122011637	19 Anchorage Road, Mangawhai
0122011642	14 Anchorage Road, Mangawhai
0122100300	145 Wintle Street, Mangawhai
0122100301	145B Wintle Street, Mangawhai
0122169802	Moir Point Road, Mangawhai
0122182415	65 Lincoln Street, Mangawhai
0122182420	Lincoln Street, Mangawhai
0122182421	65 Lincoln Street, Mangawhai
0122183720	61 Moir Point Road, Mangawhai
0122183730	20A Cornwall Way, Mangawhai
0122183807	5 Nautical Heights, Mangawhai
0122183829	3 Kawau Lane, Mangawhai
0122183862	4 Norfolk Drive, Mangawhai
0122183879	24C Norfolk Drive, Mangawhai
0122183887	21A Norfolk Drive, Mangawhai
0122183894	9B Norfolk Drive, Mangawhai
0122183907	Molesworth Drive, Mangawhai
0122183911	31 Quail Way, Mangawhai
0122183925	22 Quail Way, Mangawhai
0122183926	24 Quail Way, Mangawhai
0122183934	28 Quail Way, Mangawhai
0122183960	7A Seabreeze Road, Mangawhai
0122183967	20 Quail Way, Mangawhai
0122183982	27 Seabreeze Road, Mangawhai
0122183987	36 Seabreeze Road, Mangawhai
0122184020	31 Norfolk Drive, Mangawhai
0122184028	48 Norfolk Drive, Mangawhai
0122184034	40D Norfolk Drive, Mangawhai
0122184118	22A Seabreeze Road, Mangawhai
0122184119	16 Seabreeze Road, Mangawhai
0122184127	4 Seabreeze Road, Mangawhai
0122191605	22 Insley Street, Mangawhai
0122191606	24 Insley Street, Mangawhai
0122191616	15 Kedge Drive, Mangawhai
0122191627	4 Halyard Way, Mangawhai
0122191629	8A Halyard Way, Mangawhai
0122191633	12 Halyard Way, Mangawhai
0122191635	9 Halyard Way, Mangawhai
0122191640	3 Halyard Way, Mangawhai
0122191652	38 Kedge Drive, Mangawhai
0122191668	35 Kedge Drive, Mangawhai
0122191671	41 Kedge Drive, Mangawhai
0122191674	3 Spinnaker Lane, Mangawhai
0122191676	9 Spinnaker Lane, Mangawhai
0122191678	22 Spinnaker Lane, Mangawhai
0122191683	12 Spinnaker Lane, Mangawhai
0122191697	78 Kedge Drive, Mangawhai
0122194000	1 Kagan Avenue, Mangawhai
0122194020	65 Moir Street, Mangawhai
0122194023	61A Moir Street, Mangawhai
0122194024	61B Moir Street, Mangawhai
0122195001	58 Moir Street, Mangawhai
0122195006	56 Moir Street, Mangawhai
0122195628	11 Kakapo Place, Mangawhai
0122195632	3 Kakapo Place, Mangawhai
0122195635	4 Longview Street, Mangawhai
0122195658	22A Weka Street, Mangawhai
0122011394	31 Driftwood Place, Mangawhai
0122011438	9 Marram Place, Mangawhai
0122011563	77 Mangawhai Heads Road, Mangawhai
0122011587	17 Jack Boyd Drive, Mangawhai
0122183936	32 Quail Way, Mangawhai
0122195651	9A Takahe Place, Mangawhai

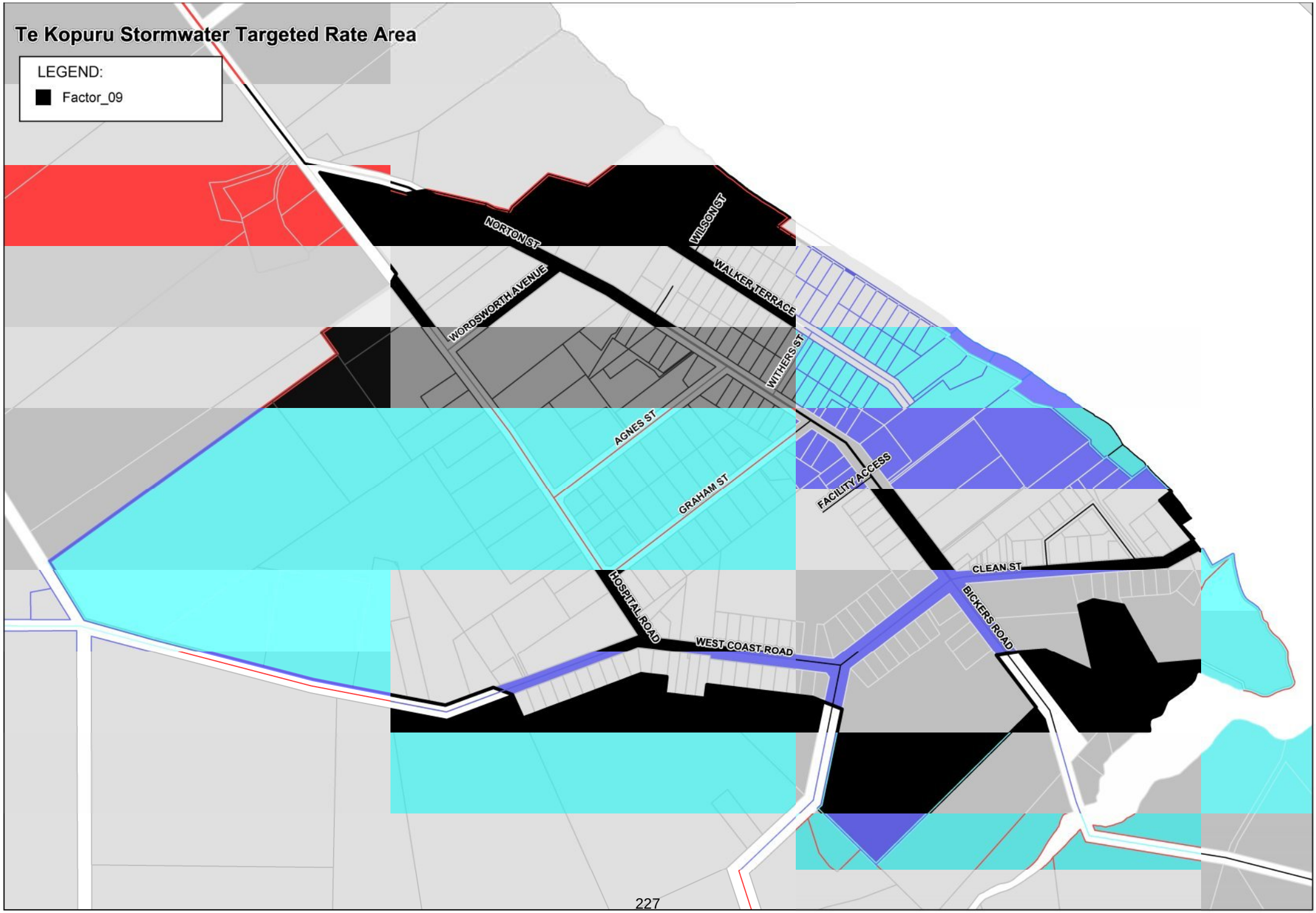

Mangawhai Wastewater Capital Contribution F
Legend:
MWCC (June 2016)
Capital contribution F (27)
BARRIER VIEW ROAD
KING ROAD
ATKIN ROAD
BAGNAL ROAD
DARMAHLANE
KAIWAKA MANGAWHAI ROAD
JACK BOYD DRIVE
CULLEN ST
WINTLE ST
DEY ST
MOLESWORTH DRIVE
ESTUARY DRIVE
PEARSON ST
MOIR ST
INSLEY ST
BLACK SWAMP ROAD

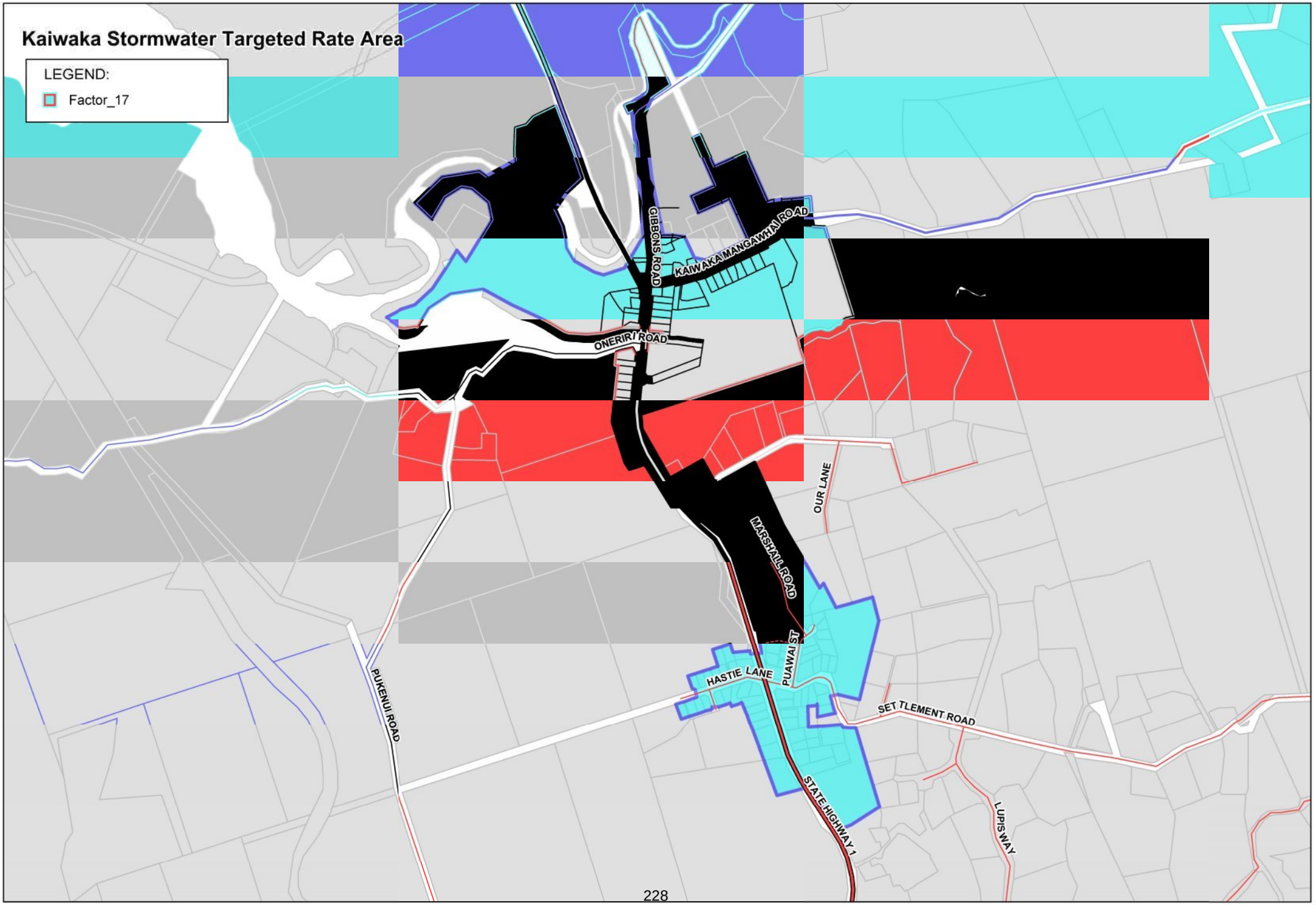
Mangawhai Wastewater Capital Contribution F

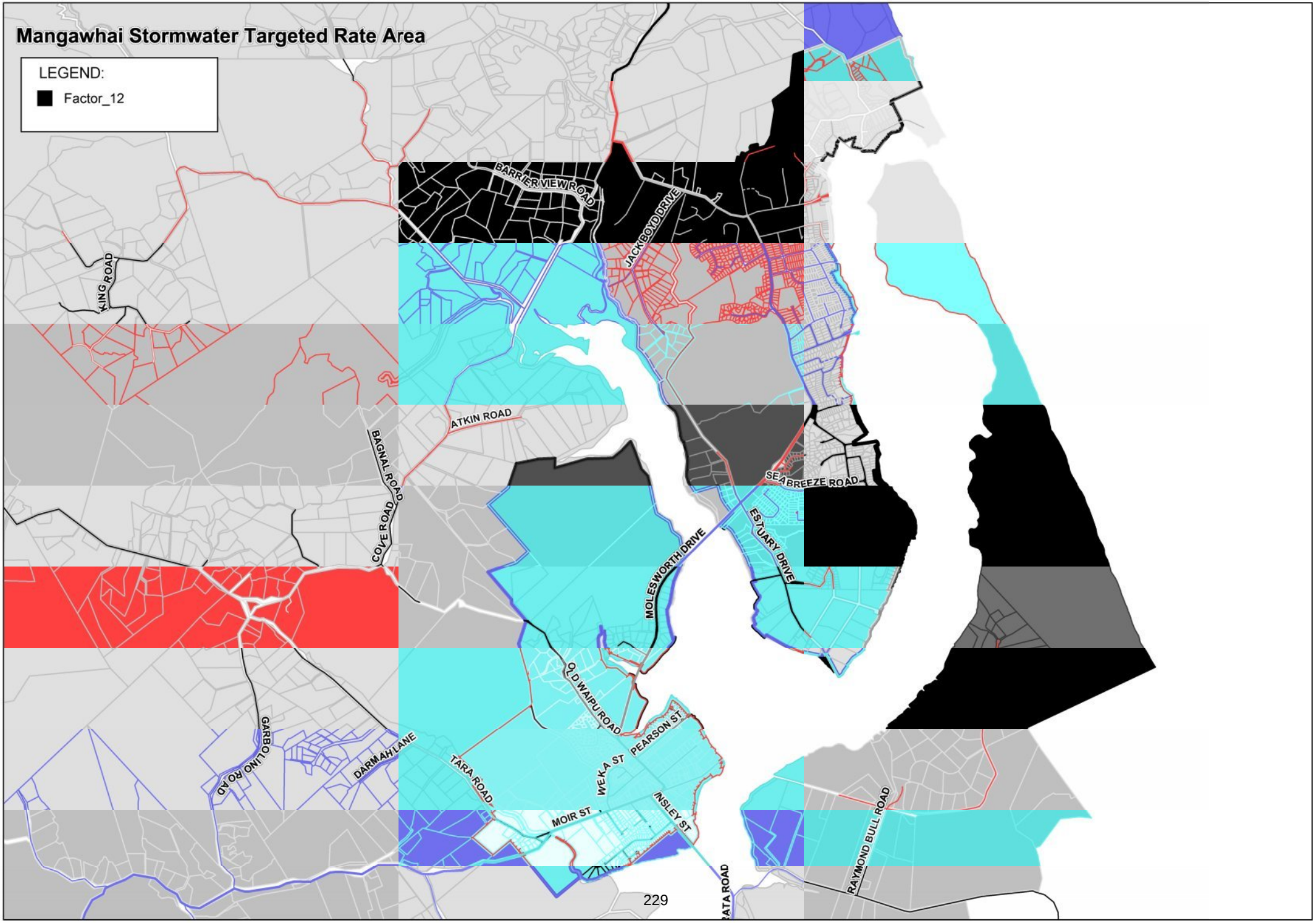
Valuation	Location
0122010225	Wintle Street, Mangawhai
0122011554	8 Hillside Avenue, Mangawhai
0122011626	11 Anchorage Road, Mangawhai
0122011631	8 Beachcomber Road, Mangawhai
0122011639	21B Anchorage Road, Mangawhai
0122012007	4A Thelma Road South, Mangawhai
0122183765	17 Jordan Street, Mangawhai
0122183769	8 Jordan Street, Mangawhai
0122183899	46 Moir Point Road, Mangawhai
0122183900	1 Seabreeze Road, Mangawhai
0122183910	26 Quail Way, Mangawhai
0122183961	18A Quail Way, Mangawhai
0122183964	18D Quail Way, Mangawhai
0122184039	36 Norfolk Drive, Mangawhai
0122184077	54 Norfolk Drive, Mangawhai
0122191656	46 Kedge Drive, Mangawhai
0122191662	27A Kedge Drive, Mangawhai
0122191666	31 Kedge Drive, Mangawhai
0122191686	8 Spinnaker Lane, Mangawhai
0122194011	20 Kagan Avenue, Mangawhai
0122194016	10 Kagan Avenue, Mangawhai
0122194021	2 Kagan Avenue, Mangawhai
0122195617	12 Longview Street, Mangawhai
0122195631	5 Kakapo Place, Mangawhai
0122195637	8 Longview Street, Mangawhai
0122195639	6 Weka Street, Mangawhai
0122195653	5 Takahe Place, Mangawhai
0122195657	20 Weka Street, Mangawhai

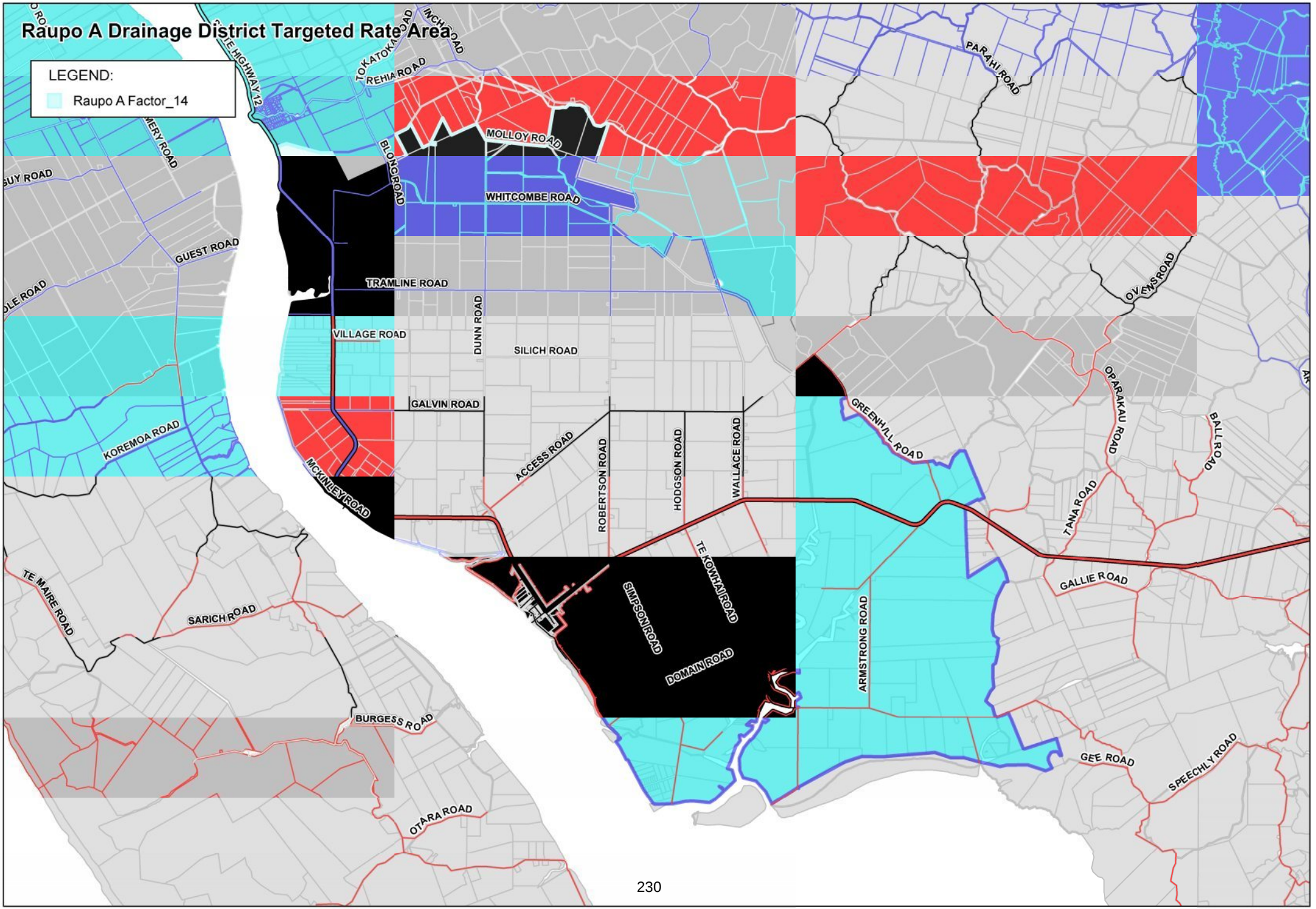

Baylys Stormwater Targeted Rate Area
LEGEND:
Factor 06
SNAPPER ST
PIPI PLACE
SUNSET DRIVE
ALCEMENE LANE
SEA VIEW ROAD
MOEATOA LANE
BAYLY ST
KELLY ST
RIPIRO DRIVE
COATES AVENUE

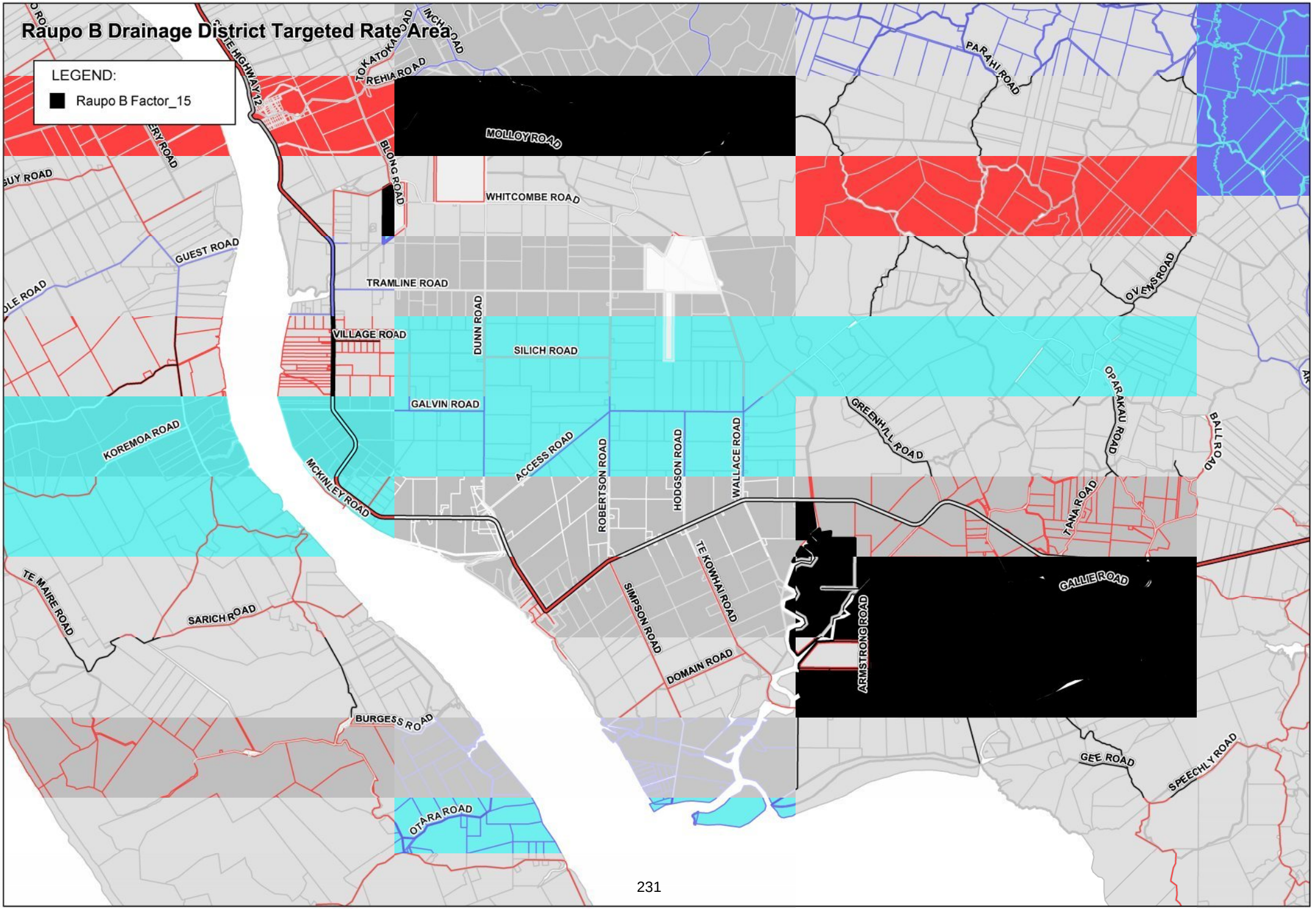

Dargaville Stormwater Targeted Rate Area
LEGEND:
Factor_07 and Factor_08
STATE HIGHWAY 14
AWAKINO POINT EAST ROAD
PHOENIX PLACE
AWAKINO ROAD
KAURI ST
CLYDE ST
PIRIKA ST
LORNE ST
RANFURLY ST
TIRARAU ST
GORDON ST
CRANLEY ST
JERVOIS ST
VICTORIA ST
HOANGA ROAD
STATION ROAD
EDWARD ST
DAY ST
BEACH ROAD
LOGAN ST
COLVILLE ROAD
MURDOCH ST
BASSETT ST
SEGEDIN ROAD
RIVER ROAD
POUTO ROAD
ISLAND ROAD
ARAPOHUE ROAD
TURIWIRI WEST ROAD
MOUNT WESLEY COAST ROAD

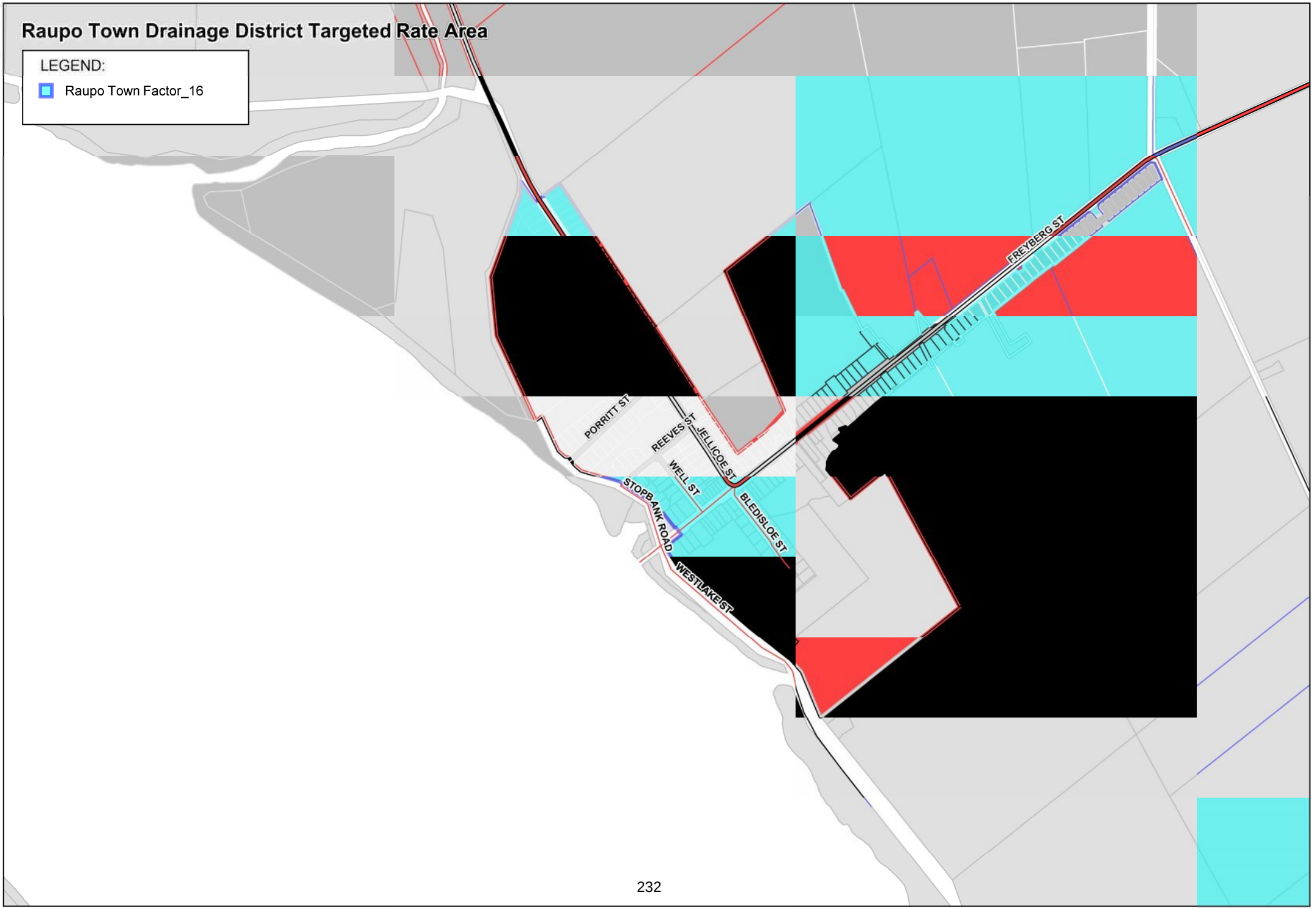

Te Kopuru Stormwater Targeted Rate Area
LEGEND:
Factor_09
NORTON ST
WILSON ST
WALKER TERRACE
WORDSWORTH AVENUE
WITHERS ST
AGNES ST
GRAHAM ST
FACILITY ACCESS
CLEAN ST
BICKERS ROAD
HOSPITAL ROAD
WEST COAST ROAD

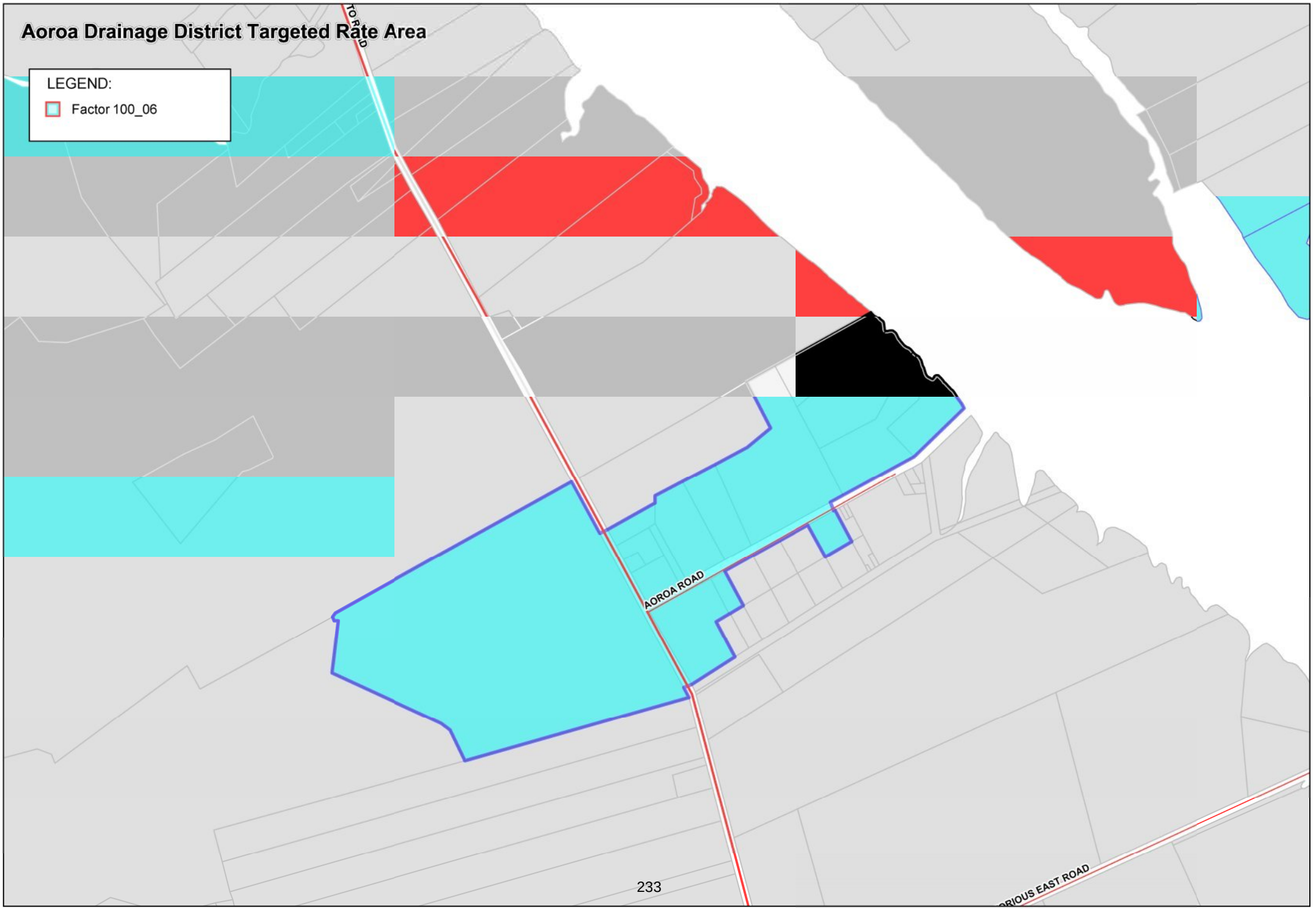

Kaiwaka Stormwater Targeted Rate Area
LEGEND:
Factor_17
GIBBONS ROAD
KAIWAKA MANGAWHAI ROAD
ONERIRI ROAD
OUR LANE
MARSHALL ROAD
PUAWAI ST
HASTIE LANE
RUKENUI ROAD
SET TLEMENT ROAD
STATE HIGHWAY 1
LUPIS WAY

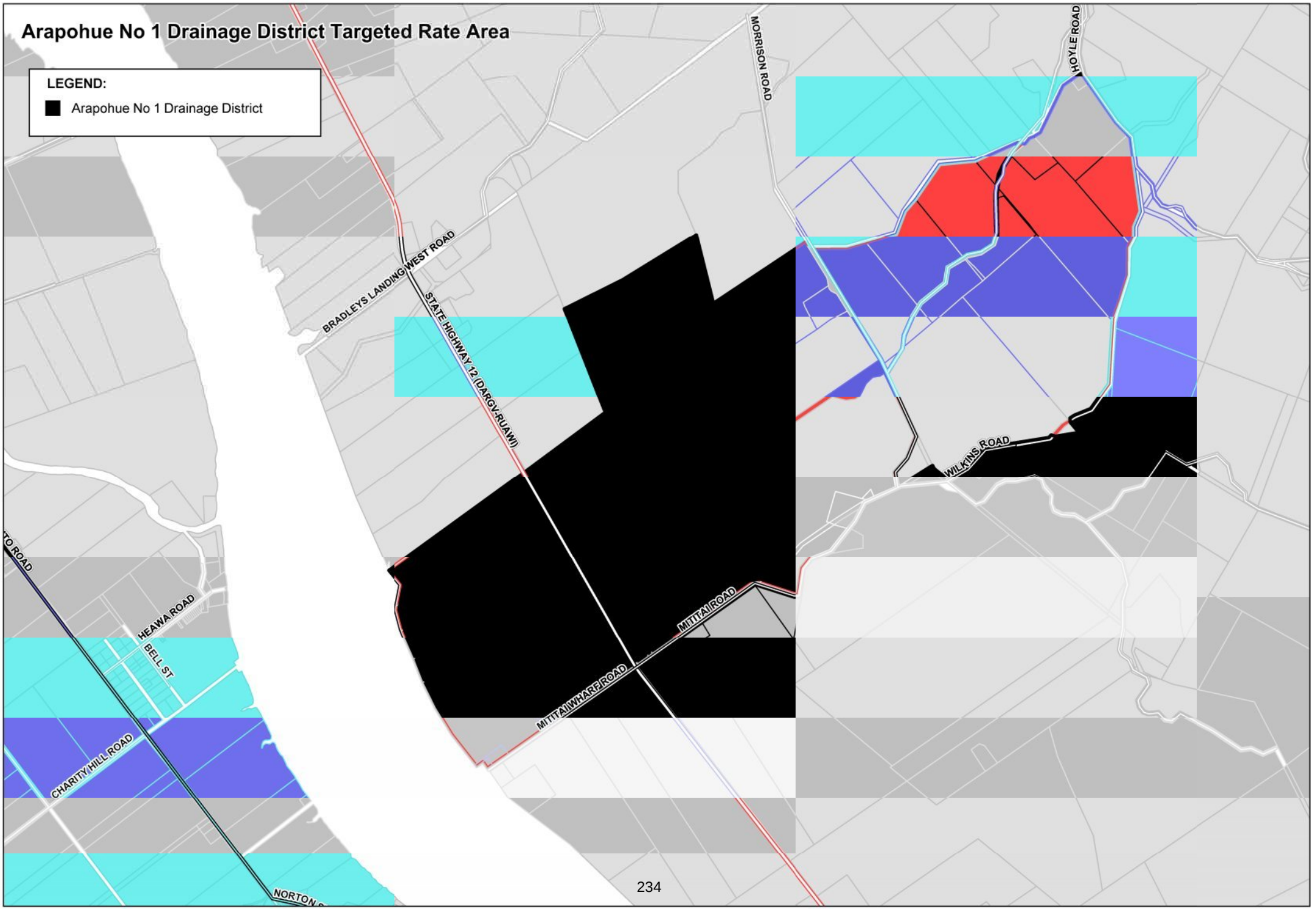

Mangawhai Stormwater Targeted Rate Area
LEGEND:
Factor_12
BARRIER VIEW ROAD
JACKBOYD DRIVE
KING ROAD
ATKIN ROAD
BAGNAL ROAD
COVE ROAD
SEABREEZE ROAD
ESTUARY DRIVE
MOLESWORTH DRIVE
OLD WAIPU ROAD
PEARSON ST
WEKA ST
INSLEY ST
MOIR ST
TARA ROAD
DARMAH LANE
GARBOLINO ROAD
RAYMOND BULL ROAD

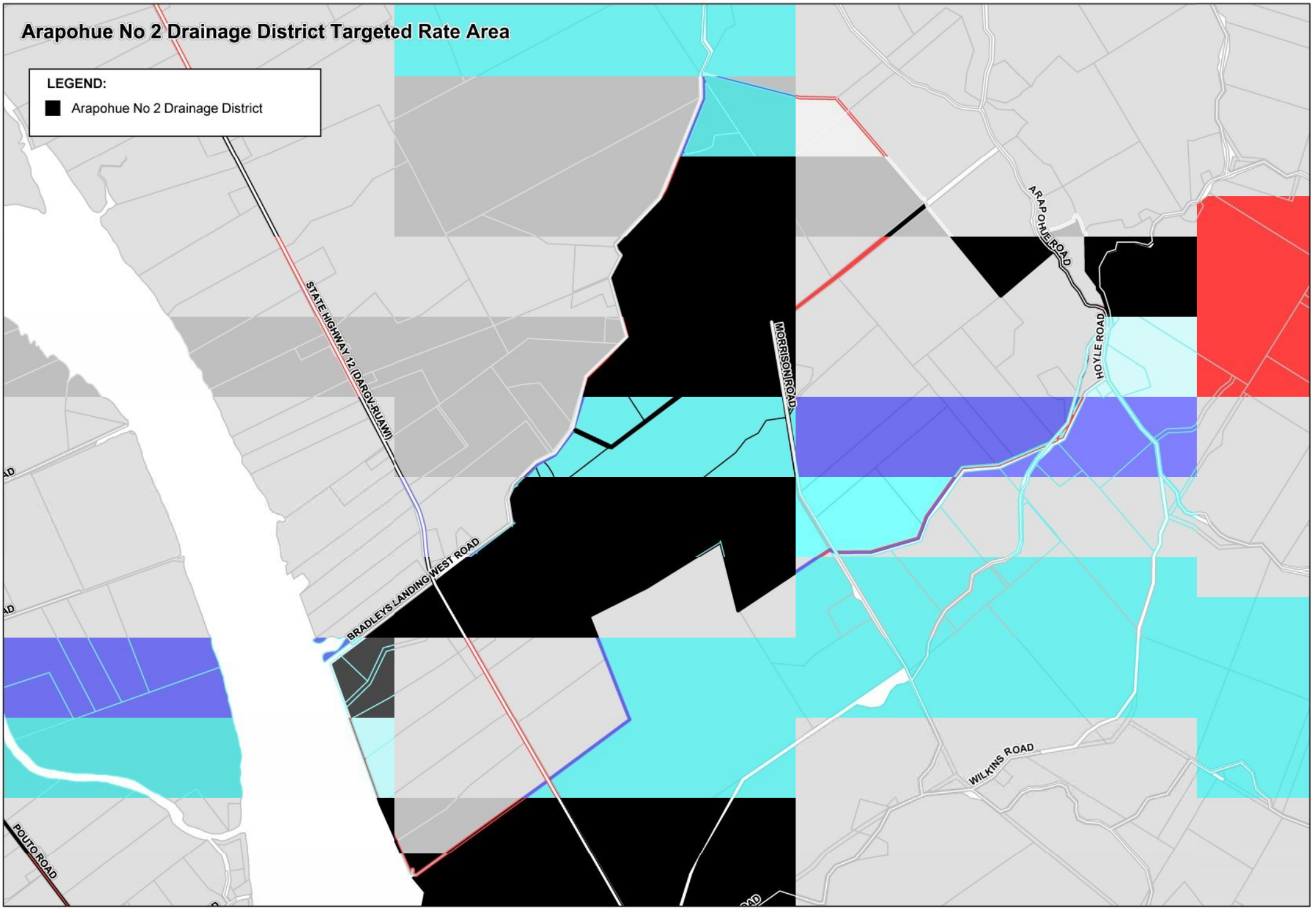

Raupo A Drainage District Targeted Rate Area
LEGEND:
Raupo A Factor_14
TO KATOKA ROAD
INCH ROAD
REHIA ROAD
PARAHI ROAD
MOLLOY ROAD
BLONG ROAD
WHITCOMBE ROAD
GUEST ROAD
TRAMLINE ROAD
OVENS ROAD
VILLAGE ROAD
DUNN ROAD
SILICH ROAD
GALVIN ROAD
KOREMOA ROAD
ACCESS ROAD
ROBERTSON ROAD
HODGSON ROAD
WALLACE ROAD
GREENHILL ROAD
OPARAKAU ROAD
BALL ROAD
MCKINLEY ROAD
TANA ROAD
TE KOWHAI ROAD
SIMPSON ROAD
GALLIE ROAD
TE MAIRE ROAD
SARICH ROAD
DOMAIN ROAD
ARMSTRONG ROAD
BURGESS ROAD
GEE ROAD
SPEECHLY ROAD
OTARA ROAD

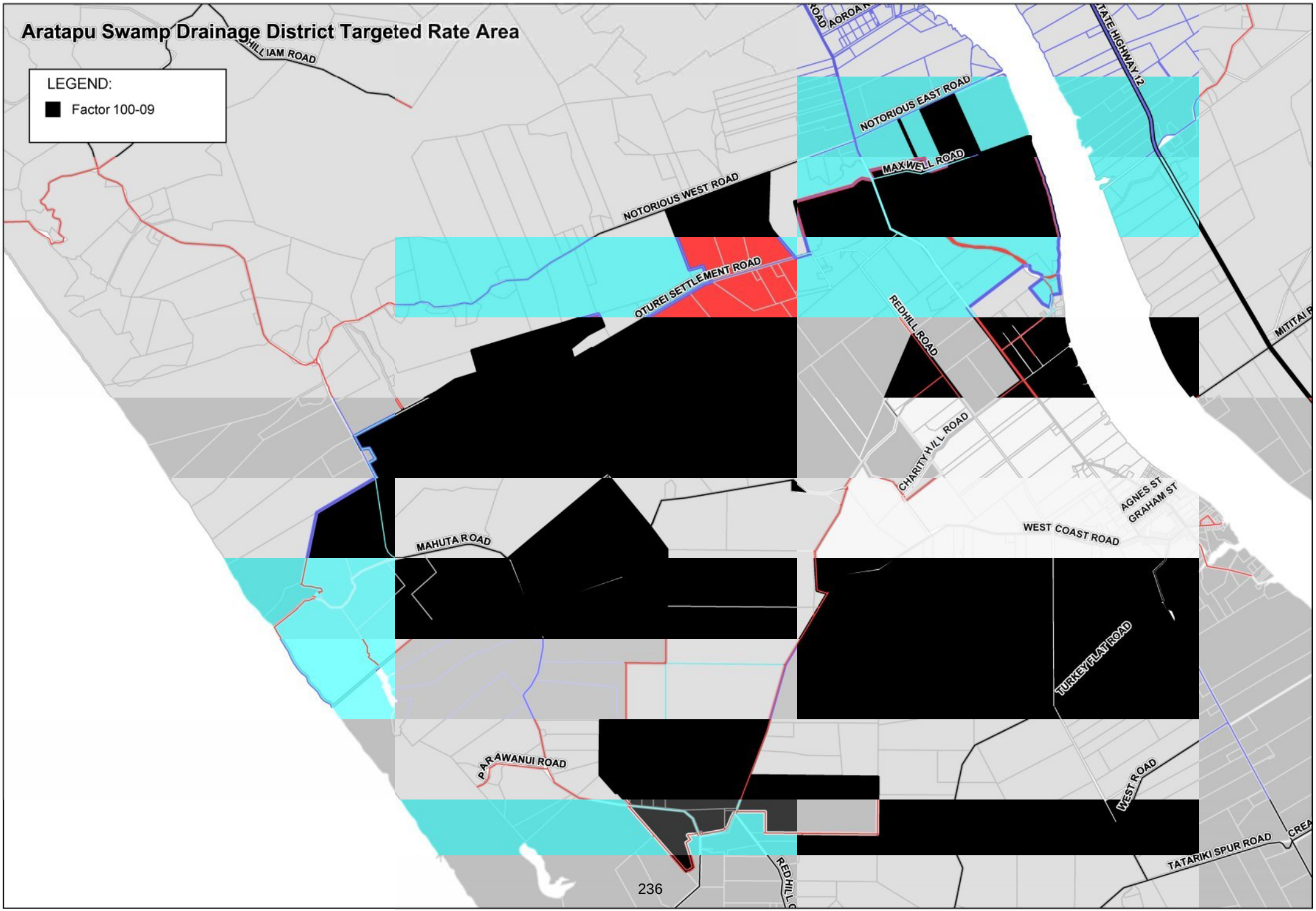

Raupo B Drainage District Targeted Rate Area
LEGEND:
Raupo B Factor_15
MOLLOY ROAD
WHITCOMBE ROAD
TRAMLINE ROAD
VILLAGE ROAD
DUNN ROAD
SILICH ROAD
GALVIN ROAD
ACCESS ROAD
ROBERTSON ROAD
HODGSON ROAD
WALLACE ROAD
MCKINLEY ROAD
KOREMOA ROAD
GUEST ROAD
BLONG ROAD
REHIA ROAD
PARAHI ROAD
OVENS ROAD
OPARAKAU ROAD
GREENHILL ROAD
TANA ROAD
GALLIE ROAD
ARMSTRONG ROAD
TE KOWHAI ROAD
SIMPSON ROAD
DOMAIN ROAD
TE MAIRE ROAD
SARICH ROAD
BURGESS ROAD
OTARA ROAD
GEE ROAD
SPEECHLY ROAD

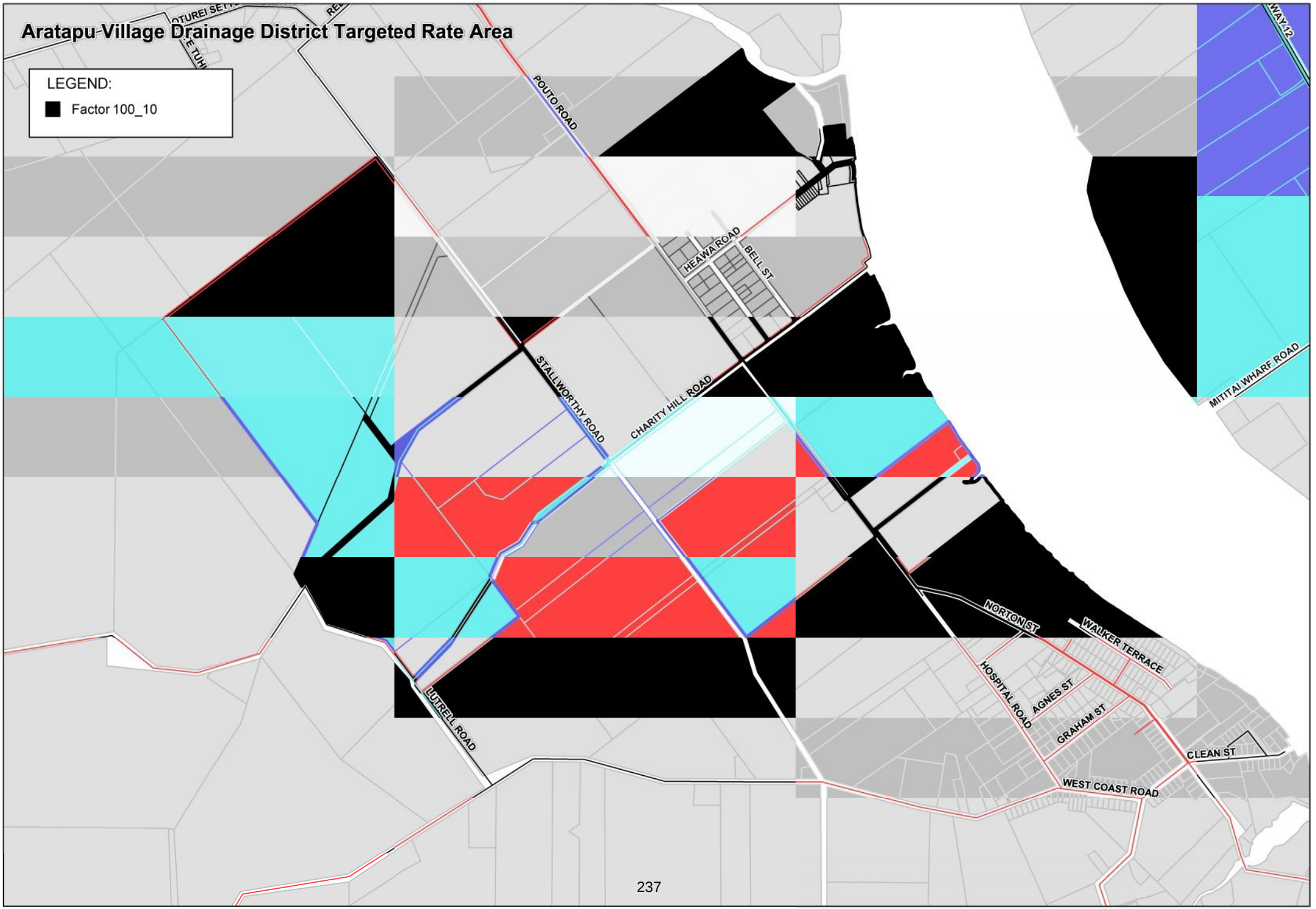

Raupo Town Drainage District Targeted Rate Area
LEGEND:
Raupo Town Factor_16
FREYBERG ST
PORRITT ST
REEVES ST
JELLICOE ST
WELL ST
STOPBANK ROAD
BLEDISLOE ST
WESTLAKE ST

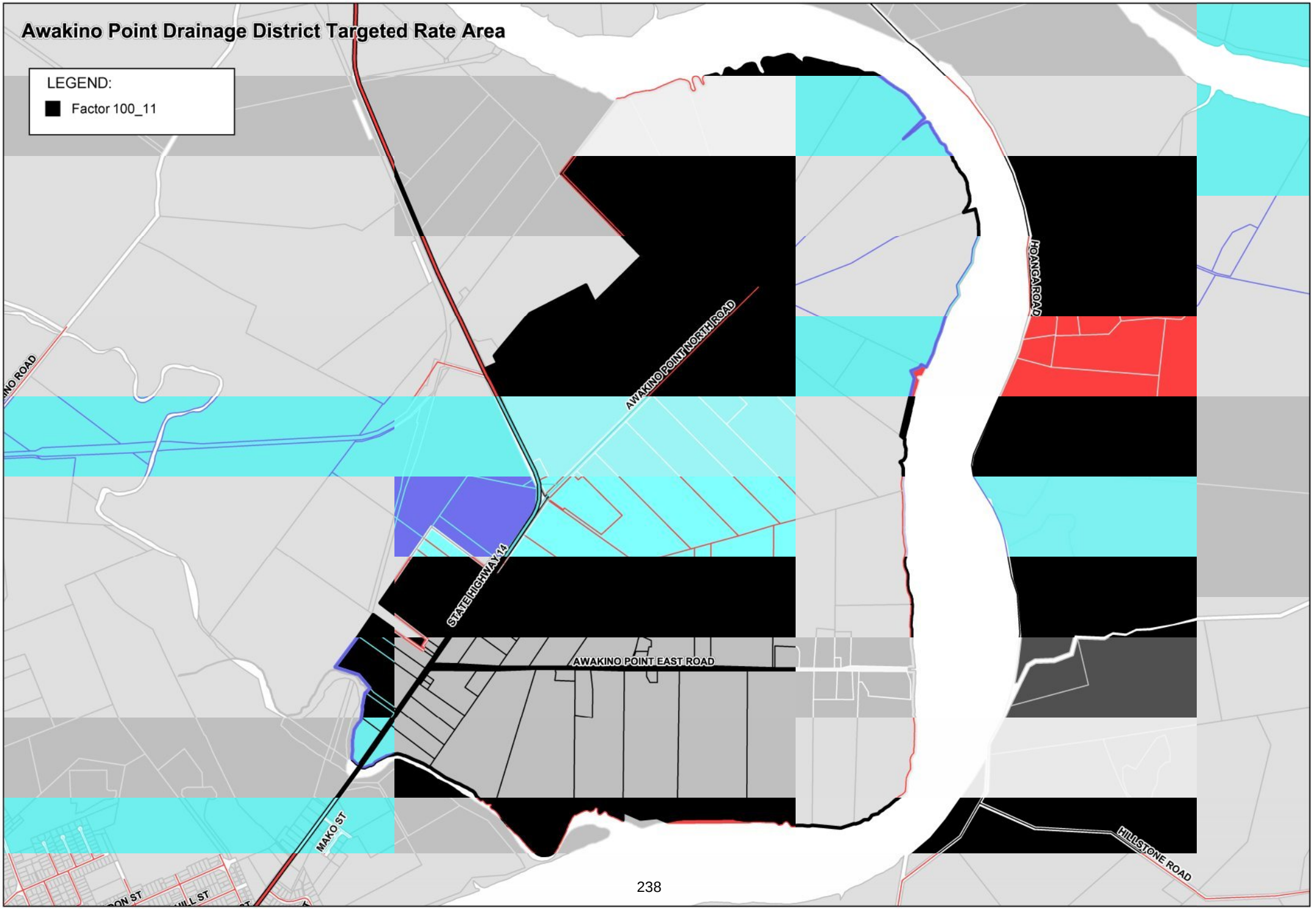

Aoroa Drainage District Targeted Rate Area
LEGEND:
Factor 100_06
AOROA ROAD

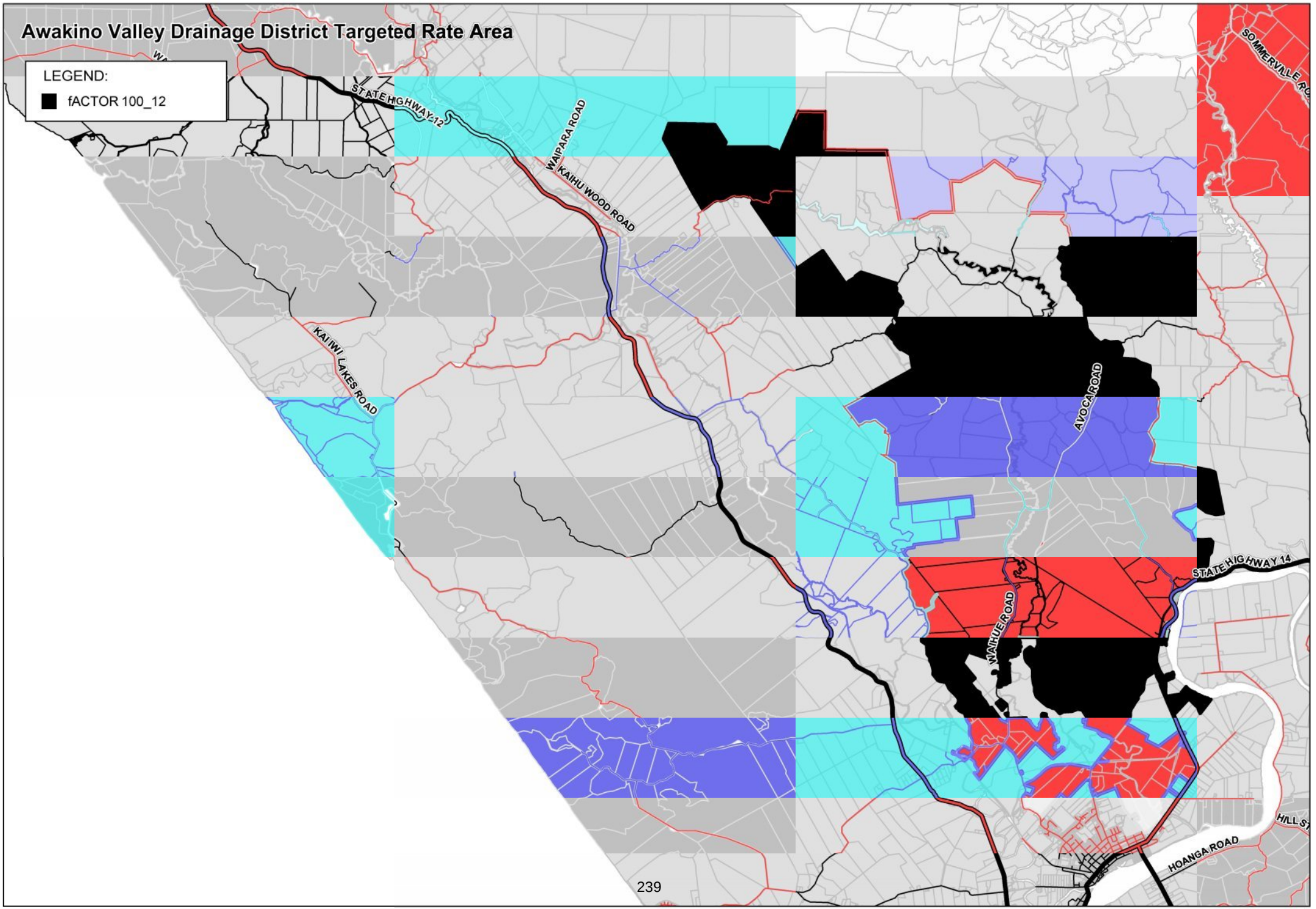

Arapohue No 1 Drainage District Targeted Rate Area
LEGEND:
Arapohue No 1 Drainage District
MORRISON ROAD
HOYLE ROAD
BRADLEYS LANDING WEST ROAD
STATE HIGHWAY 12 (DARGVILLE-RUAWAI)
WILKINS ROAD
MITITAI ROAD
MITITAI WHARF ROAD
HEAWA ROAD
BELL ST
CHARITY HILL ROAD
NORTON

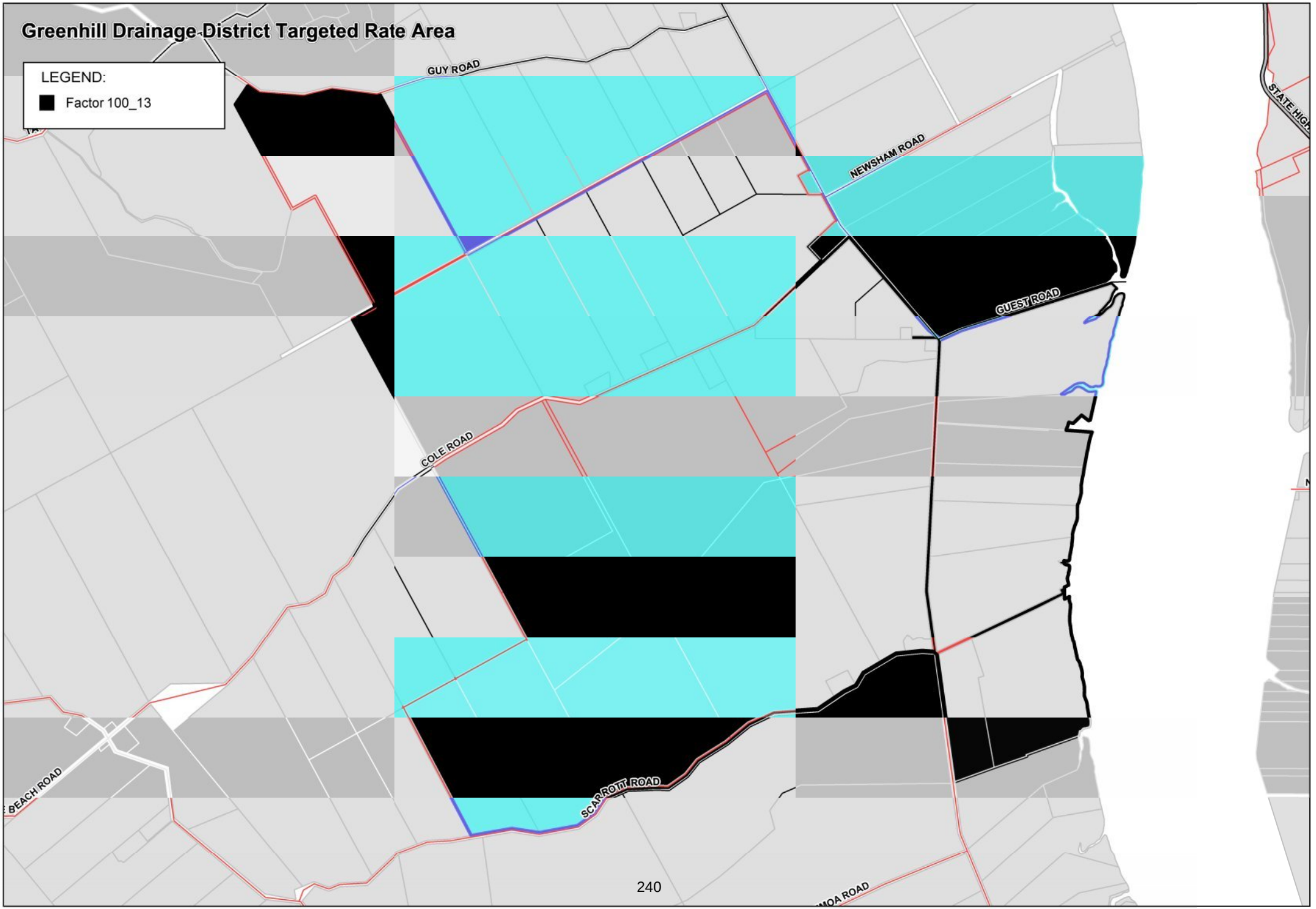

Arapohue No 2 Drainage District Targeted Rate Area
LEGEND:
Arapohue No 2 Drainage District
STATE HIGHWAY 12 (DARGV-RUAWI)
MORRISON ROAD
ARAPOHUE ROAD
HOYLE ROAD
BRADLEYS LANDING WEST ROAD
WILKINS ROAD
POUTO ROAD

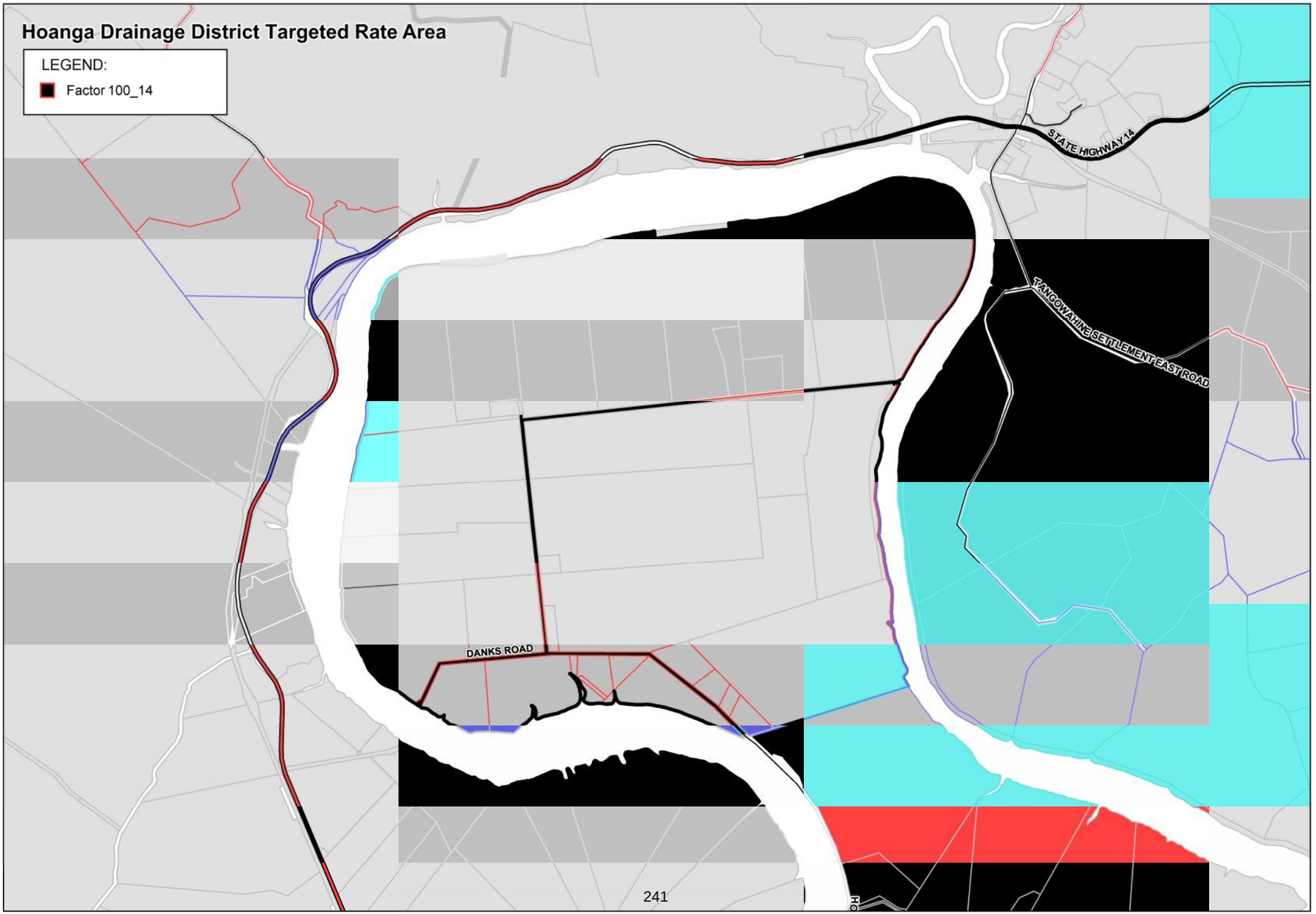

Aratapu Swamp Drainage District Targeted Rate Area
LEGEND:
Factor 100-09
HILLIAM ROAD
NOTORIOUS EAST ROAD
MAXWELL ROAD
NOTORIOUS WEST ROAD
OTUREI SETTLEMENT ROAD
REDHILL ROAD
CHARITY HILL ROAD
AGNES ST
GRAHAM ST
WEST COAST ROAD
MAHUTA ROAD
TURKEY FLAT ROAD
PARAWANUI ROAD
WEST ROAD
TATARIKI SPUR ROAD

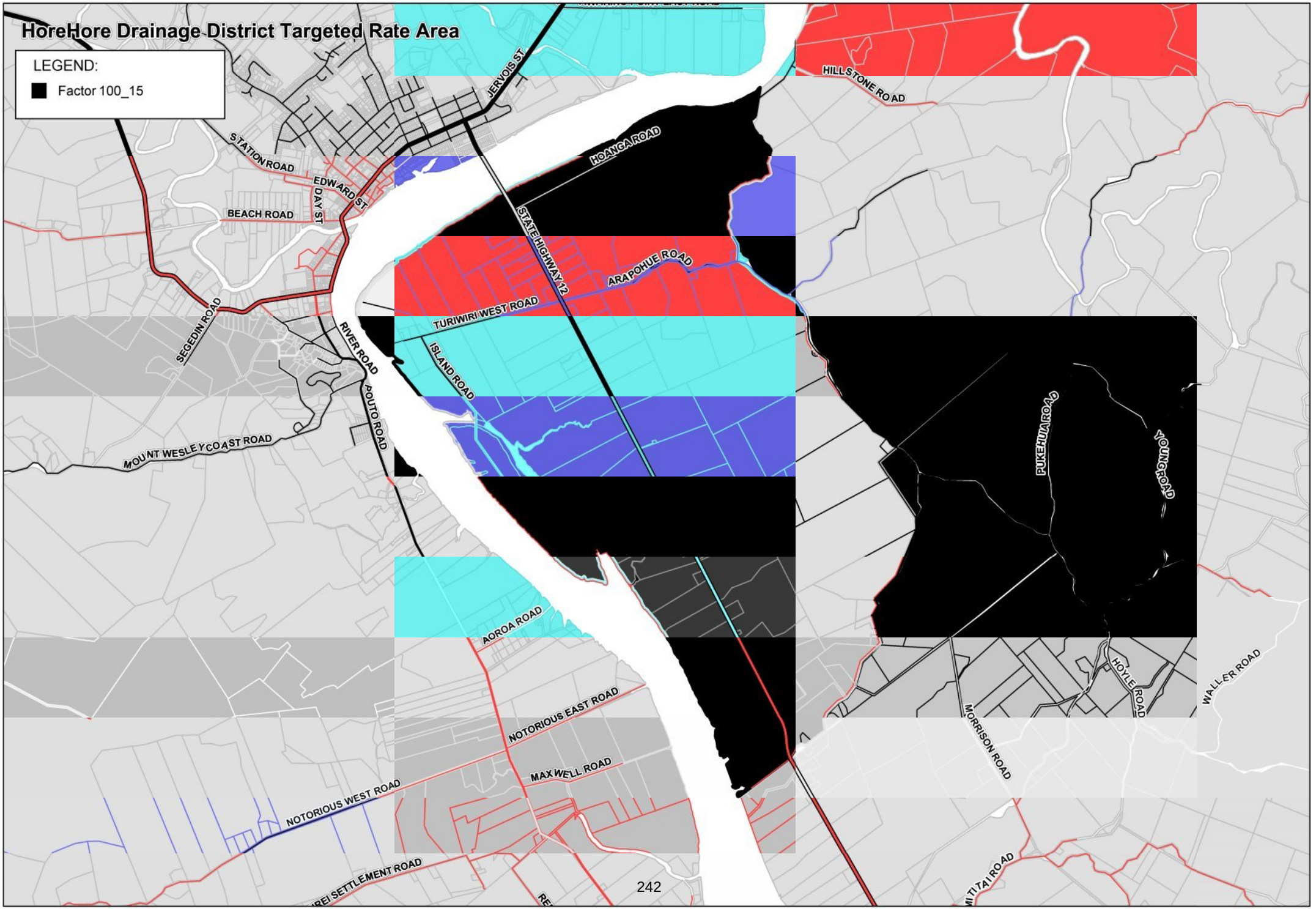

Aratapu Village Drainage District Targeted Rate Area
LEGEND:
Factor 100_10
POUTO ROAD
HEAWA ROAD
BELL ST
STALLWORTHY ROAD
CHARITY HILL ROAD
MITITAI WHARF ROAD
NORTON ST
WALKER TERRACE
HOSPITAL ROAD
AGNES ST
GRAHAM ST
CLEAN ST
WEST COAST ROAD
LUTRELL ROAD


Awakino Point Drainage District Targeted Rate Area
LEGEND:
Factor 100_11
AWAKINO POINT NORTH ROAD
HOANGA ROAD
STATE HIGHWAY 14
AWAKINO POINT EAST ROAD
MAKO ST
HILLSTONE ROAD

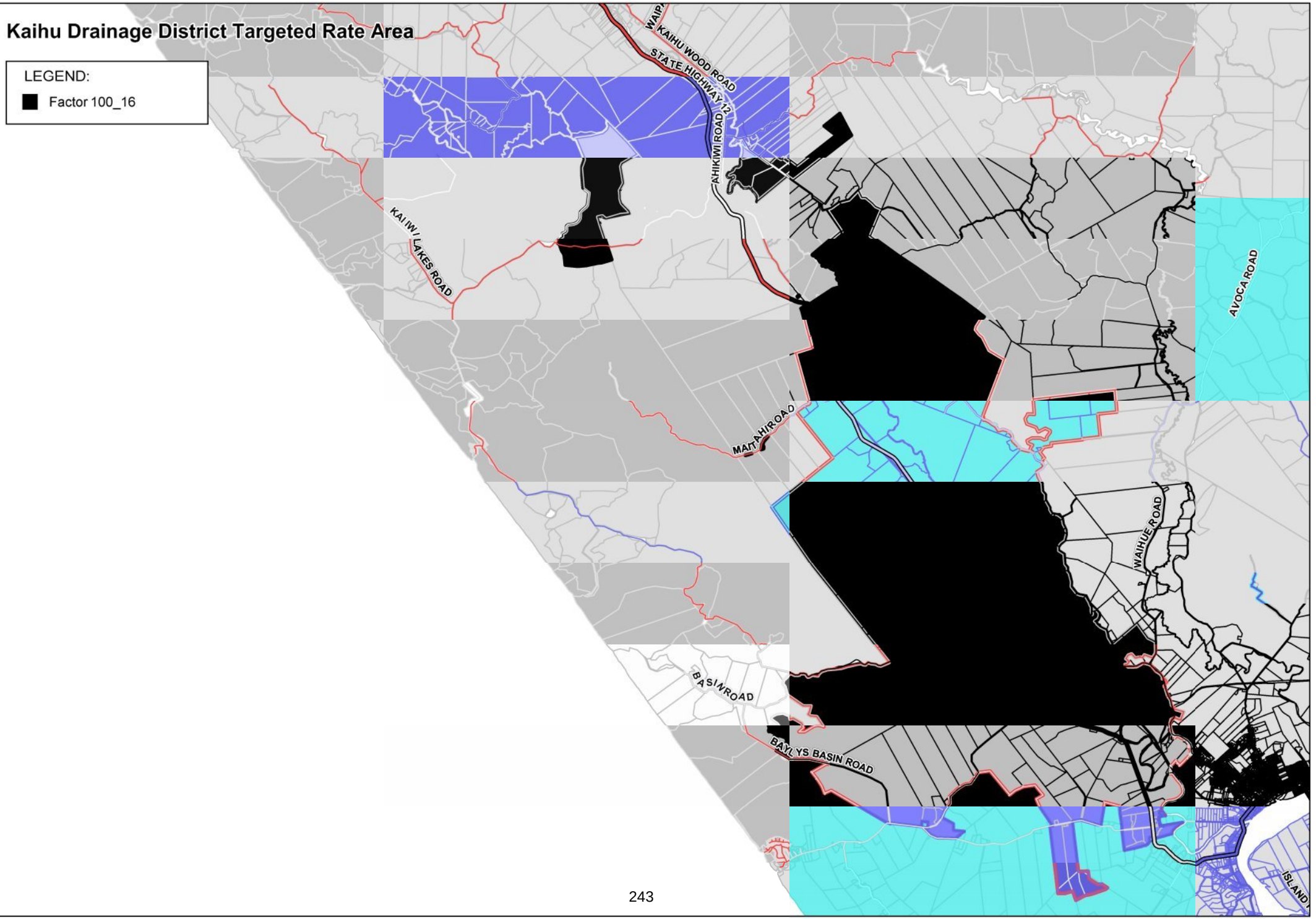

Awakino Valley Drainage District Targeted Rate Area
LEGEND:
fACTOR 100_12
STATE HIGHWAY 12
WAIPARA ROAD
KAIHU WOOD ROAD
KAIIWI LAKES ROAD
AVOCA ROAD
STATE HIGHWAY 14
WAIHUE ROAD
HOANGA ROAD
SOMMERVILLE RO

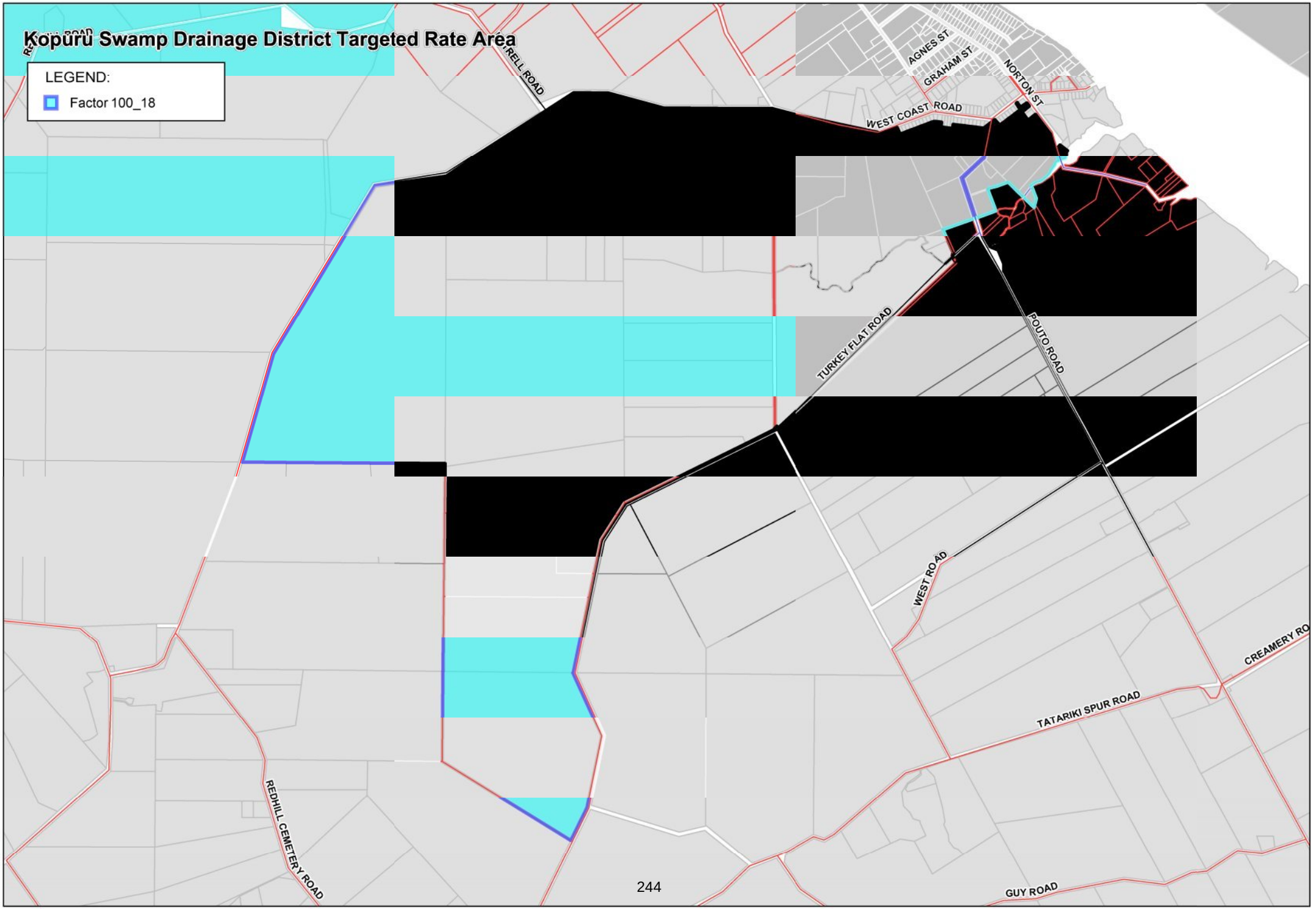

Greenhill Drainage District Targeted Rate Area
LEGEND:
Factor 100_13
GUY ROAD
NEWSHAM ROAD
GUEST ROAD
COLE ROAD
SCARROTT ROAD
BEACH ROAD

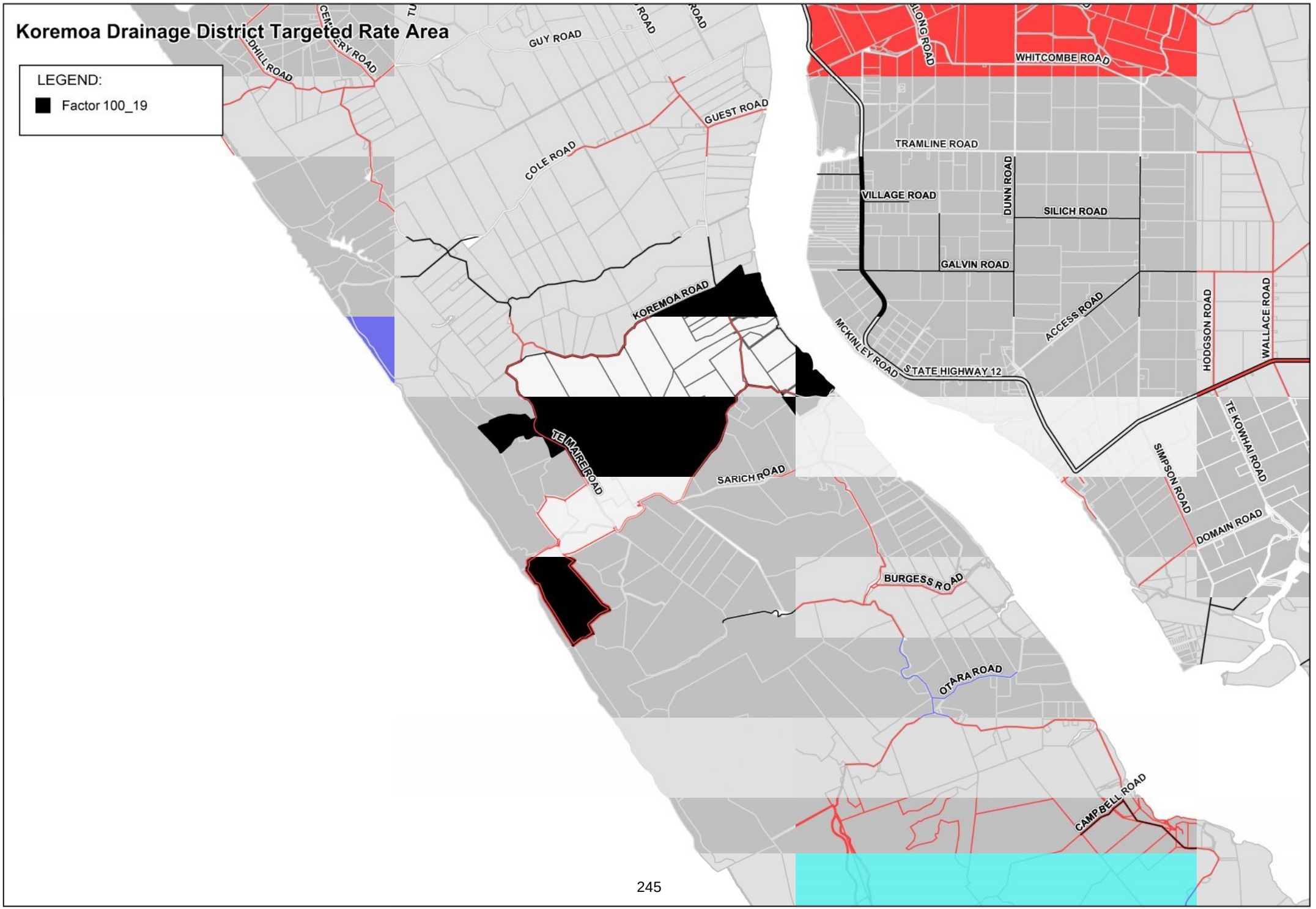

Hoanga Drainage District Targeted Rate Area
LEGEND:
Factor 100_14
STATE HIGHWAY 14
TANGOWAHINE SETTLEMENT EAST ROAD
DANKS ROAD

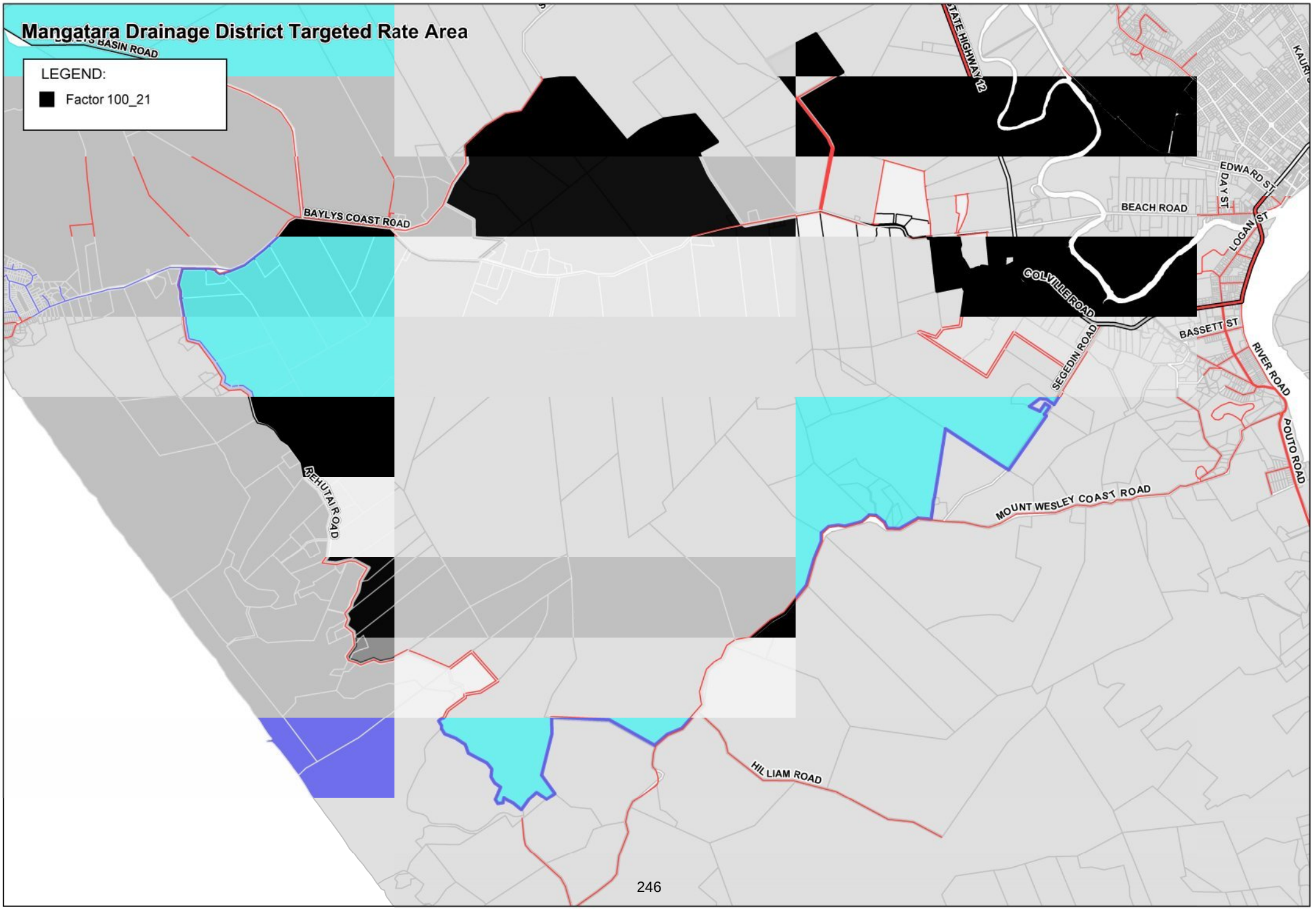

HoreHore Drainage District Targeted Rate Area
LEGEND:
Factor 100_15
JERVOIS ST
HILLSTONE ROAD
STATION ROAD
EDWARD ST
DAY ST
BEACH ROAD
HOANGA ROAD
STATE HIGHWAY 12
ARAPOHUE ROAD
TURIWIRI WEST ROAD
ISLAND ROAD
SEGEDIN ROAD
RIVER ROAD
POUTO ROAD
MOUNT WESLEY COAST ROAD
PUKEHUA ROAD
YOUNG ROAD
AOROA ROAD
NOTORIOUS EAST ROAD
MAXWELL ROAD
NOTORIOUS WEST ROAD
MORRISON ROAD
HOYLE ROAD
WALLER ROAD

Kaihu Drainage District Targeted Rate Area

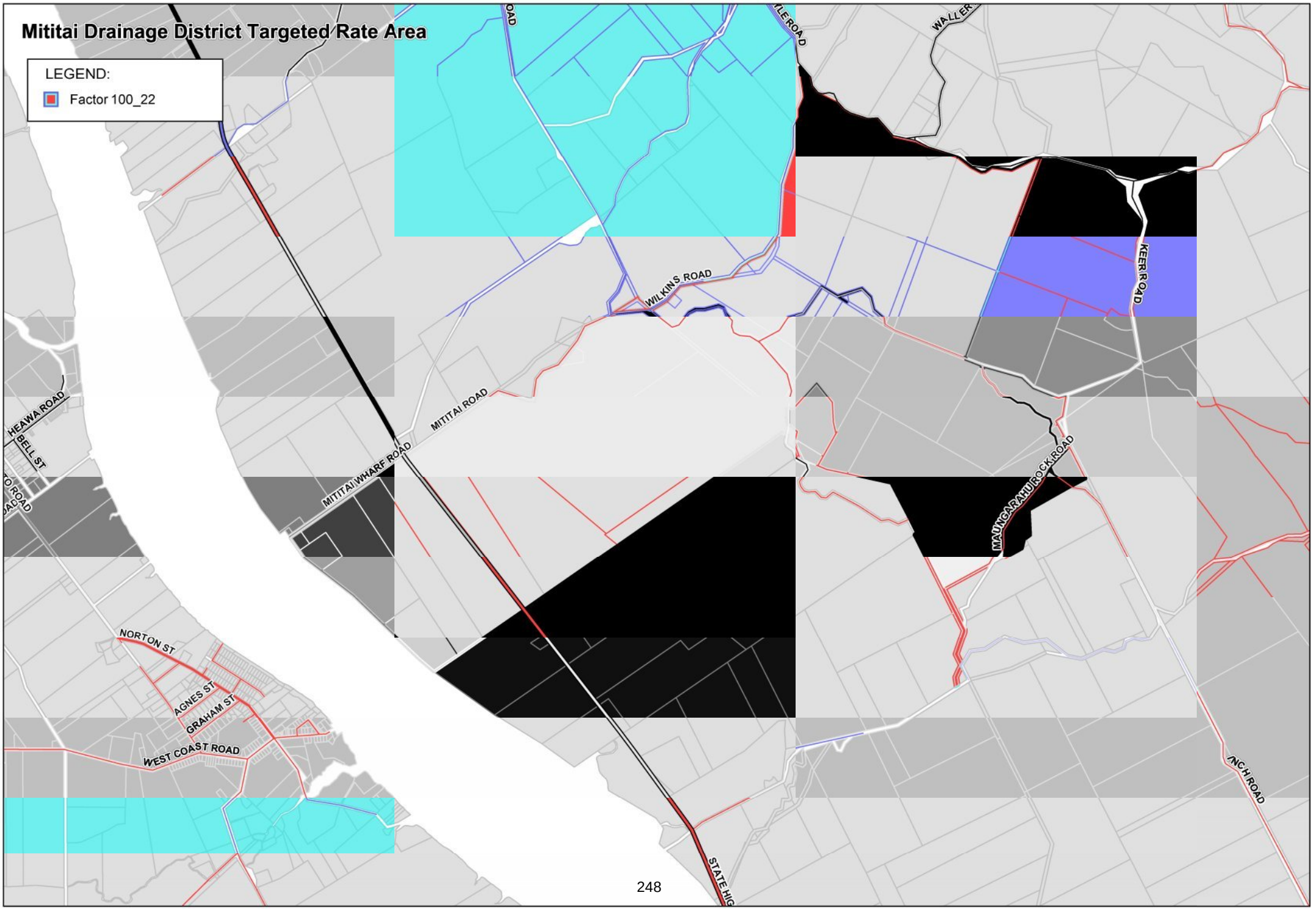


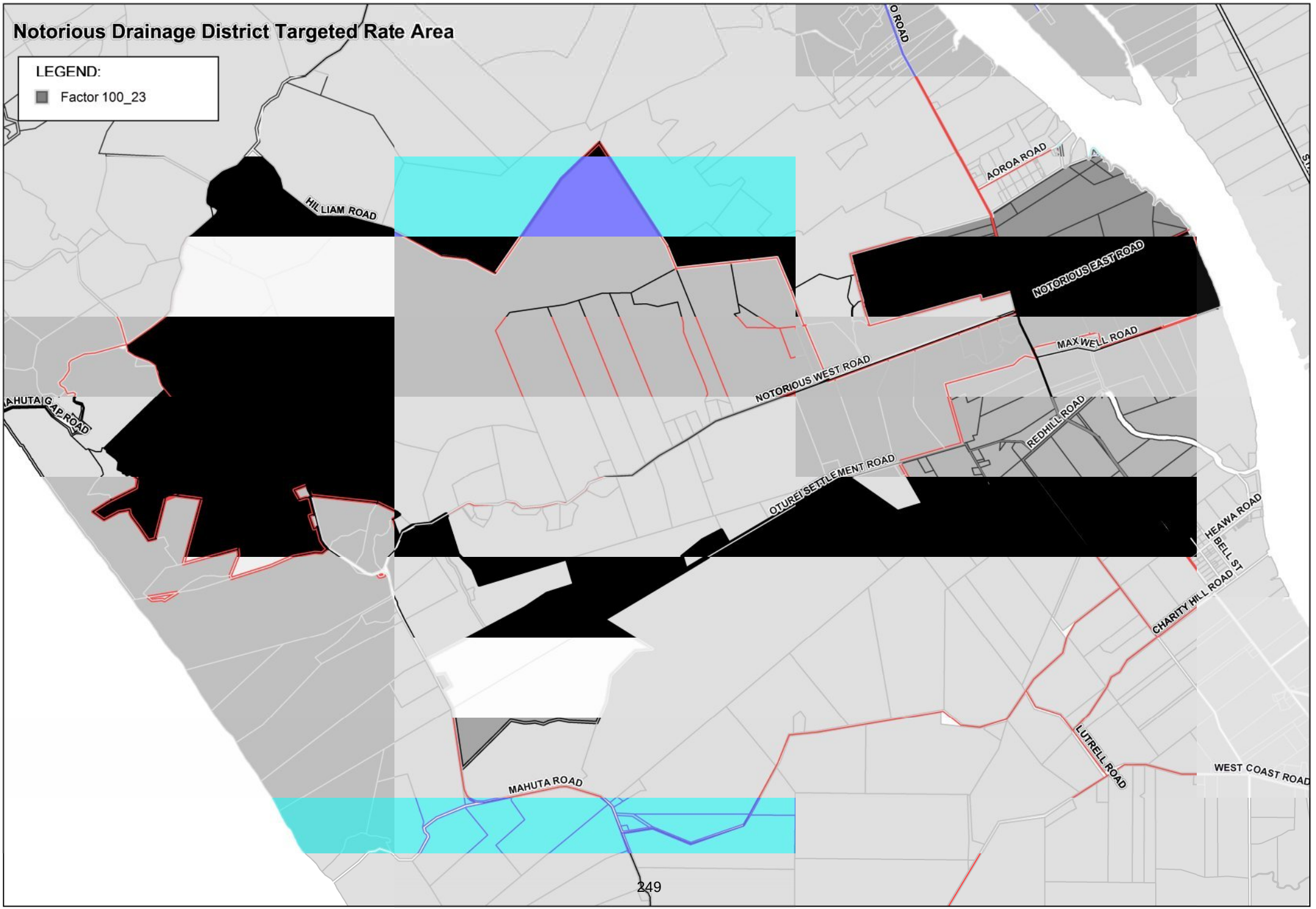

Kopuru Swamp Drainage District Targeted Rate Area
LEGEND:
Factor 100_18
FRELL ROAD
AGNES ST
GRAHAM ST
NORTON ST
WEST COAST ROAD
TURKEY FLAT ROAD
POUTO ROAD
WEST ROAD
CREAMERY RO
TATARIKI SPUR ROAD
REDHILL CEMETERY ROAD
GUY ROAD

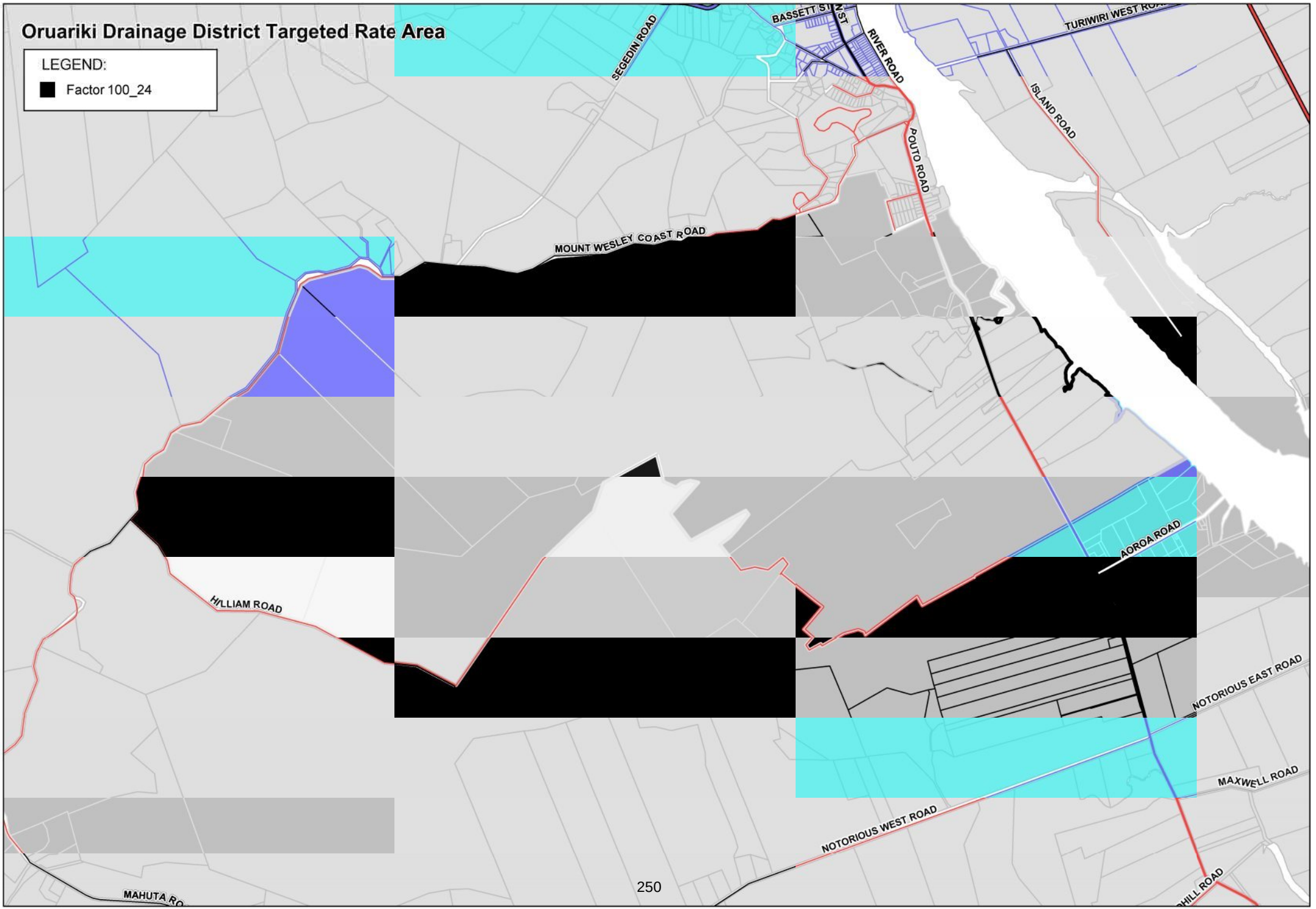

Koremoa Drainage District Targeted Rate Area
LEGEND:
Factor 100_19
GUY ROAD
GUEST ROAD
COLE ROAD
WHITCOMBE ROAD
TRAMLINE ROAD
VILLAGE ROAD
DUNN ROAD
SILICH ROAD
GALVIN ROAD
ACCESS ROAD
KOREMOA ROAD
MCKINLEY ROAD
STATE HIGHWAY 12
HODGSON ROAD
WALLACE ROAD
TE KOWHAI ROAD
SIMPSON ROAD
DOMAIN ROAD
TE MAIRE ROAD
SARICH ROAD
BURGESS ROAD
OTARA ROAD
CAMPBELL ROAD

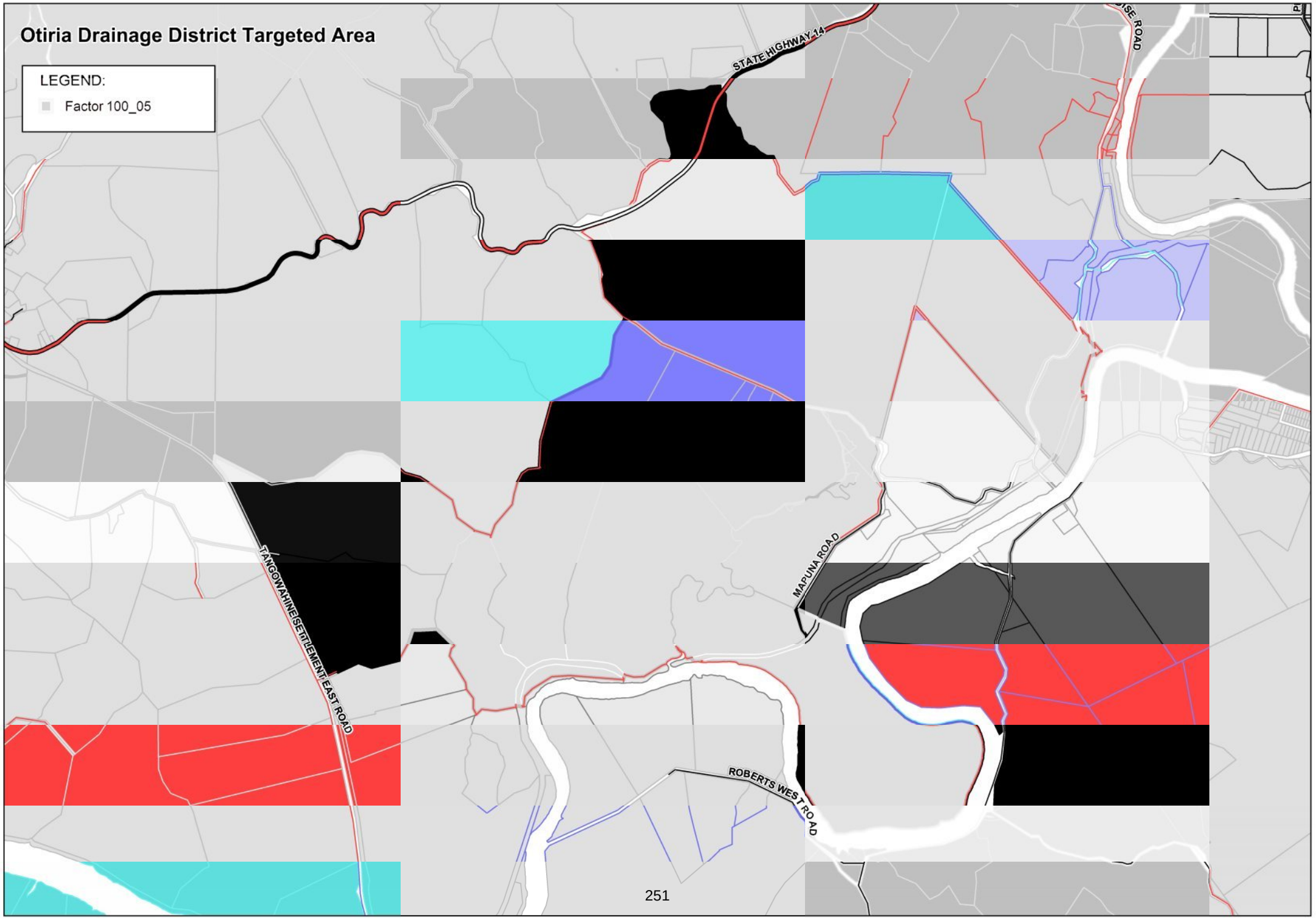

Mangatara Drainage District Targeted Rate Area
LEGEND:
Factor 100_21
BAYLYS COAST ROAD
BEACH ROAD
EDWARD ST
EDAY ST
LOGAN ST
COLVILLE ROAD
BASSETT ST
SEGEDIN ROAD
RIVER ROAD
POUTO ROAD
REHUTAI ROAD
MOUNT WESLEY COAST ROAD
HILLIAM ROAD

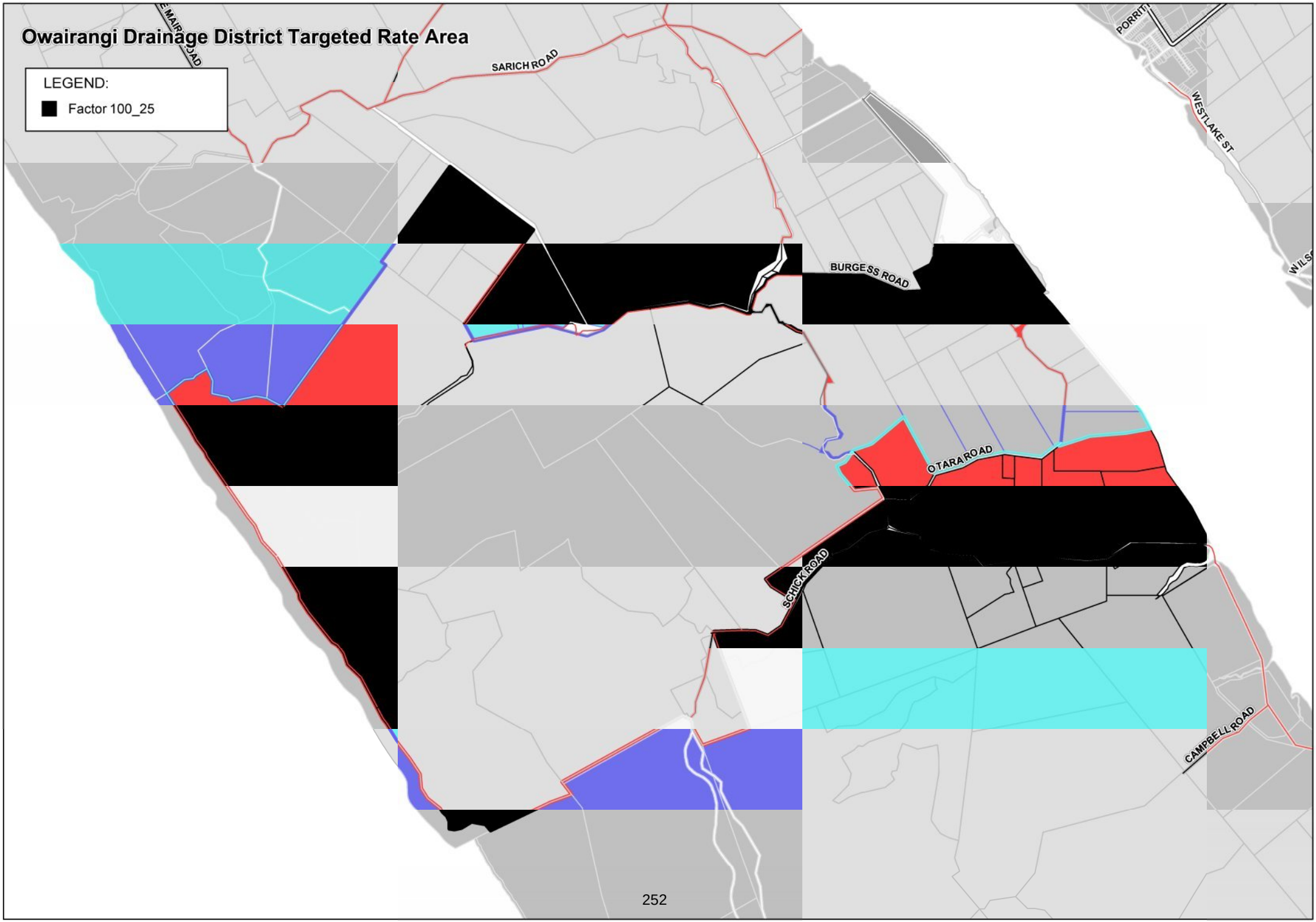

Manganui Drainage District Targeted Rate A
LEGEND:
Factor 100_20
AWAKINO POINT EAST ROAD
MILLS TOWE ROAD
HOANGA ROAD
BEACH ROAD
TURIWIRI WEST ROAD
BLAND ROAD
ROUND ROAD
STATE HIGHWAY 3C
NOTORIOUS WEST ROAD
MAXWELL ROAD
REDHILL ROAD
WEST COAST ROAD

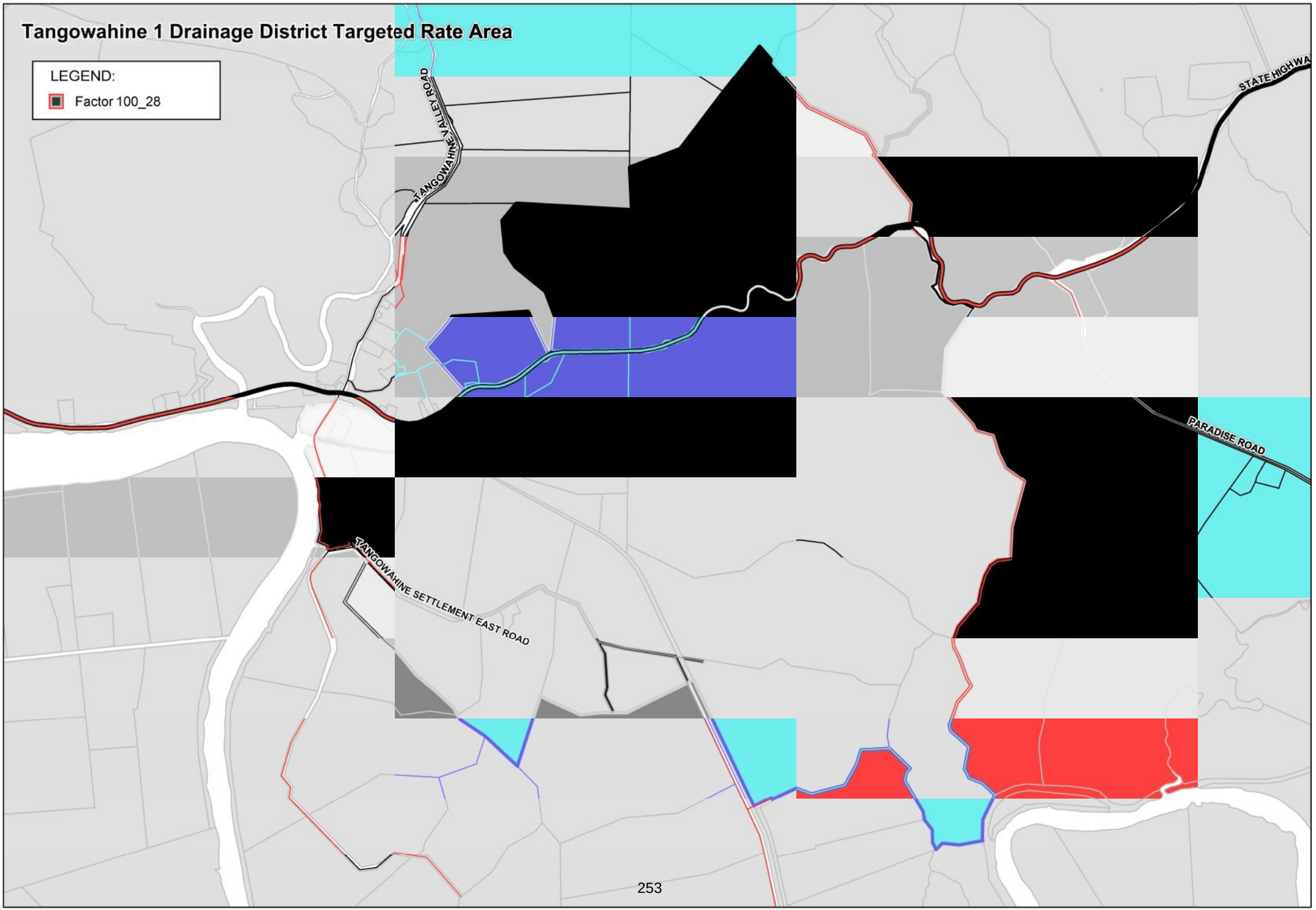

Mititai Drainage District Targeted Rate Area
LEGEND:
Factor 100_22
WILKINS ROAD
KEER ROAD
MITITAI ROAD
MITITAI WHARF ROAD
HEAWA ROAD
BELL ST
MAUNGARAHU ROCK ROAD
NORTON ST
AGNES ST
GRAHAM ST
WEST COAST ROAD
INCH ROAD

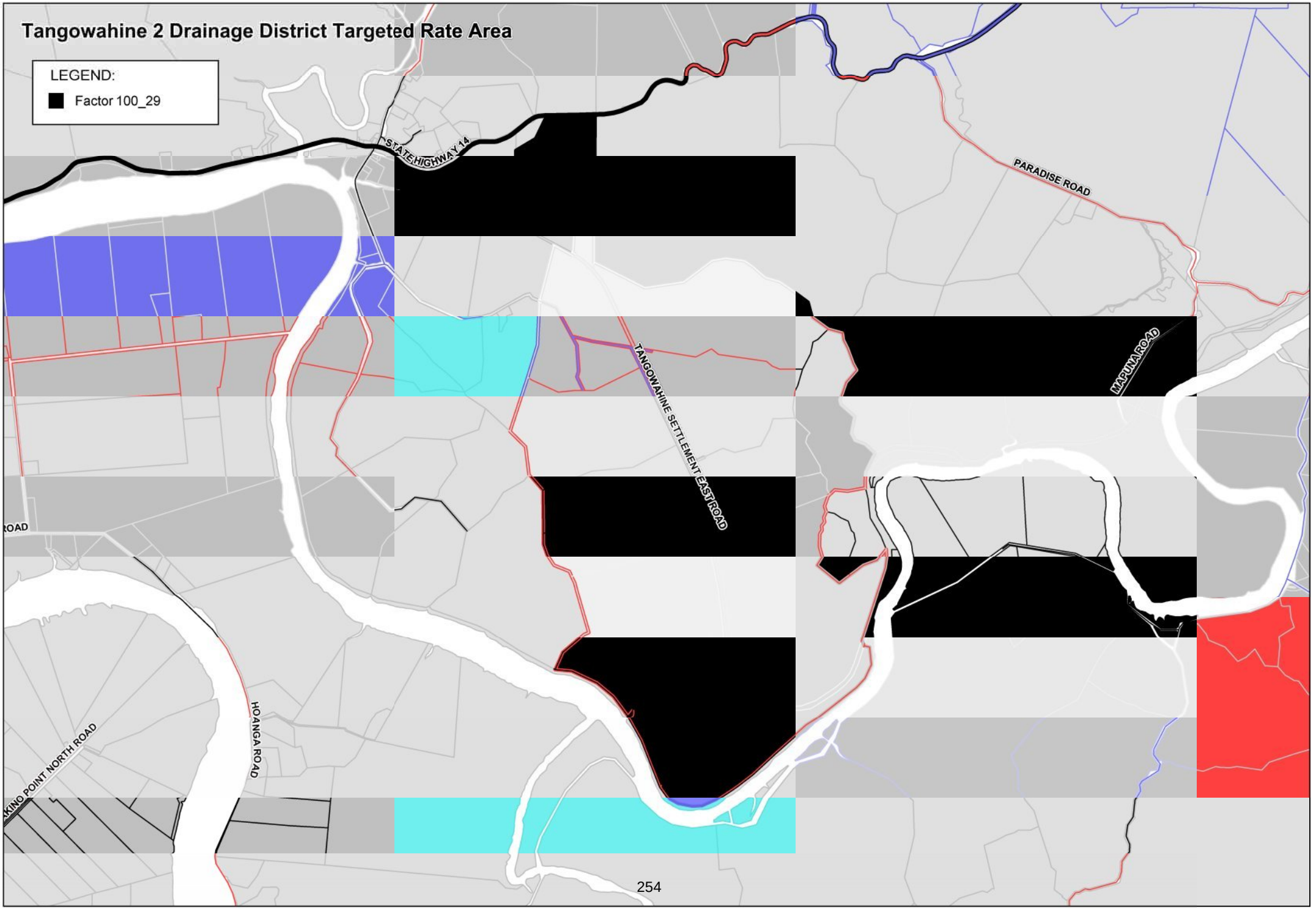

Notorious Drainage District Targeted Rate Area
LEGEND:
Factor 100_23
HIL LIAM ROAD
AOROA ROAD
NOTORIOUS EAST ROAD
MAX WELL ROAD
NOTORIOUS WEST ROAD
REDHILL ROAD
OTUREI SETTLEMENT ROAD
HEAWA ROAD
BELL ST
CHARITY HILL ROAD
LUTRELL ROAD
WEST COAST ROAD
MAHUTA ROAD

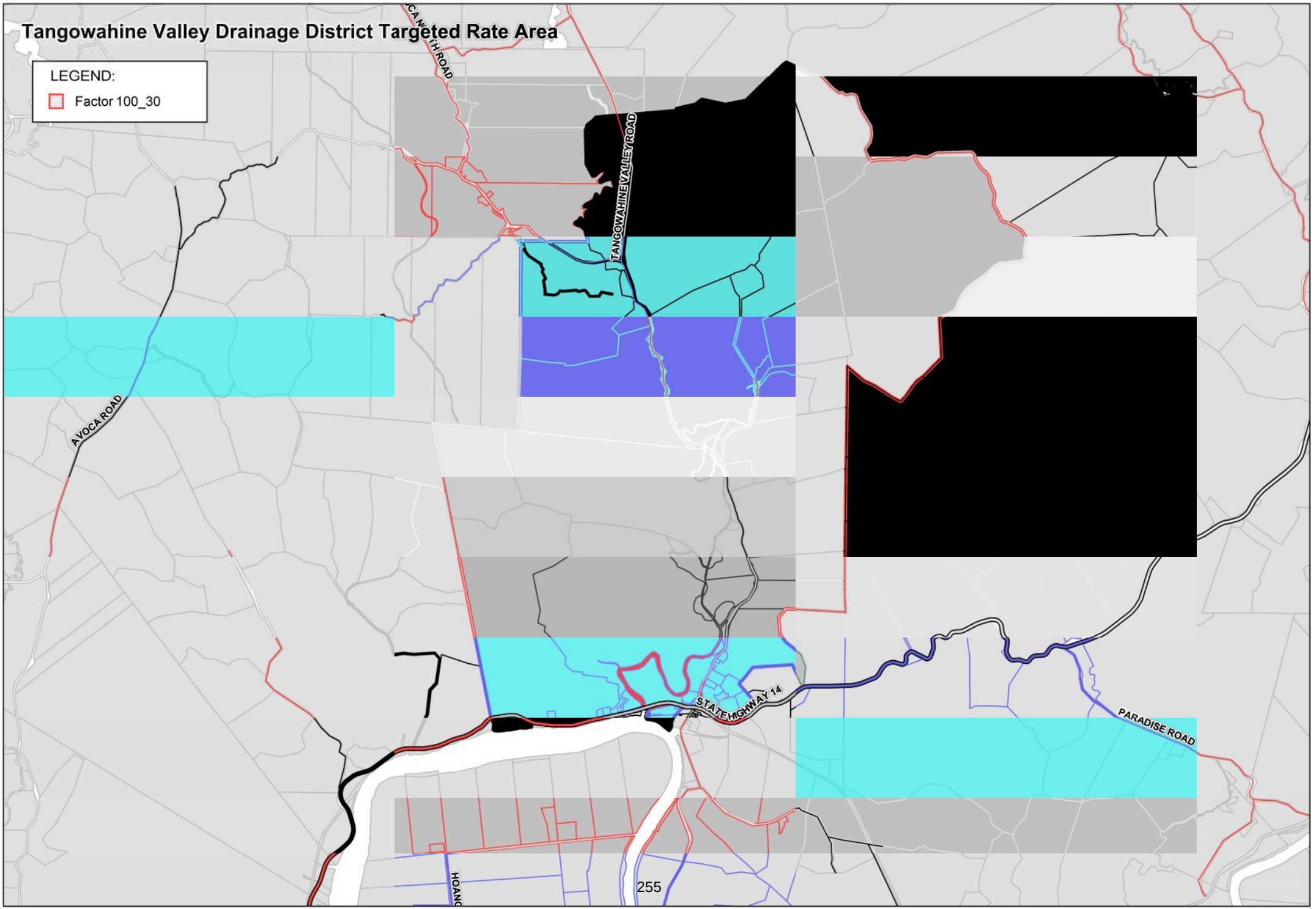

Oruariki Drainage District Targeted Rate Area
LEGEND:
Factor 100_24
SEGEDIN ROAD
BASSETT ST
RIVER ROAD
TURIWIRI WEST ROAD
ISLAND ROAD
POUTO ROAD
MOUNT WESLEY COAST ROAD
AOROA ROAD
HILLIAM ROAD
NOTORIOUS EAST ROAD
MAXWELL ROAD
NOTORIOUS WEST ROAD
MAHUTA RO

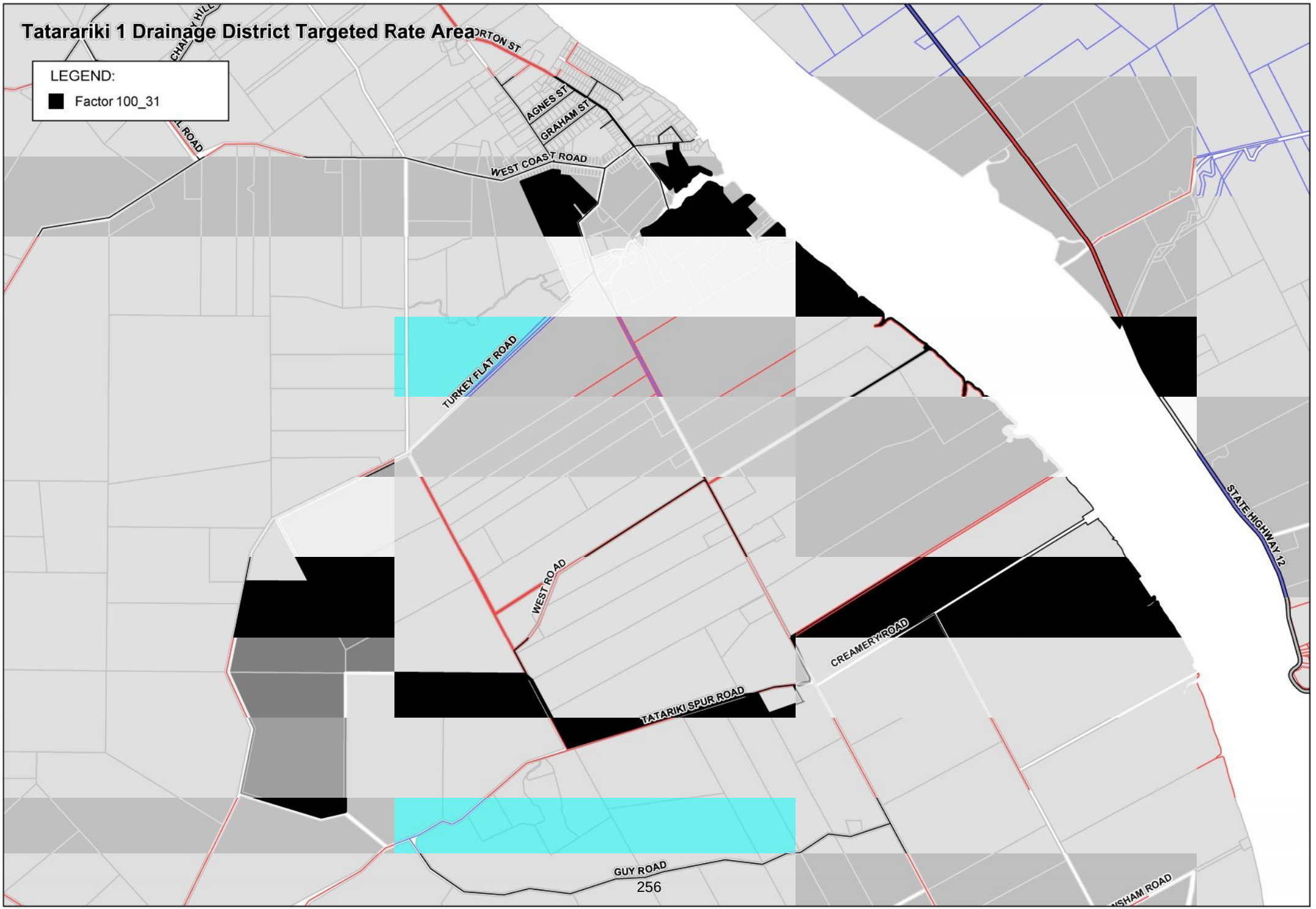

Otiria Drainage District Targeted Area
LEGEND:
Factor 100_05
STATE HIGHWAY 14
MAPUNA ROAD
TANGOWAHINE SETTLEMENT EAST ROAD
ROBERTS WEST ROAD

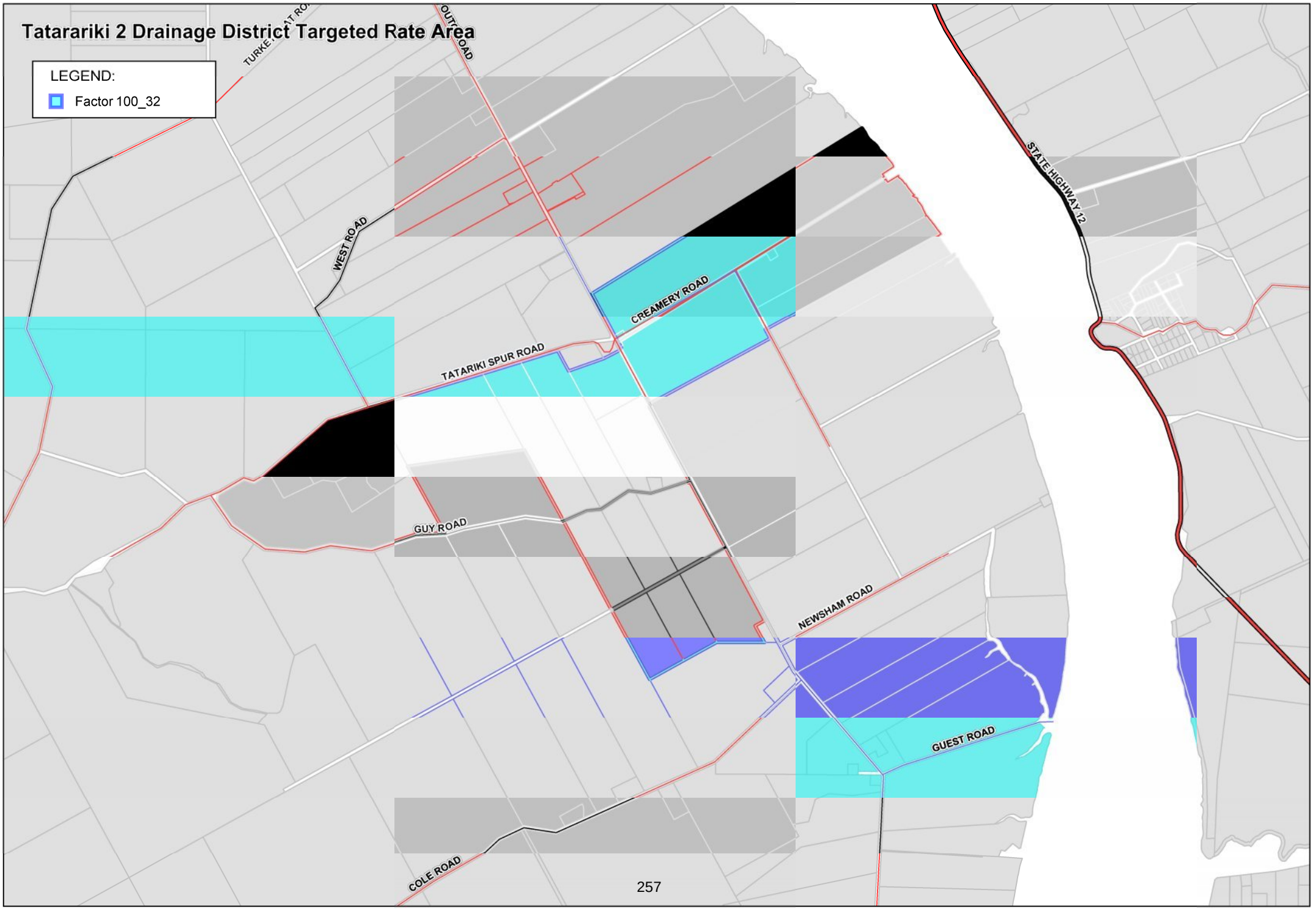

Owairangi Drainage District Targeted Rate Area
LEGEND:
Factor 100_25
SARICH ROAD
BURGESS ROAD
OTARA ROAD
SCHICK ROAD
CAMPBELL ROAD
WESTLAKE ST

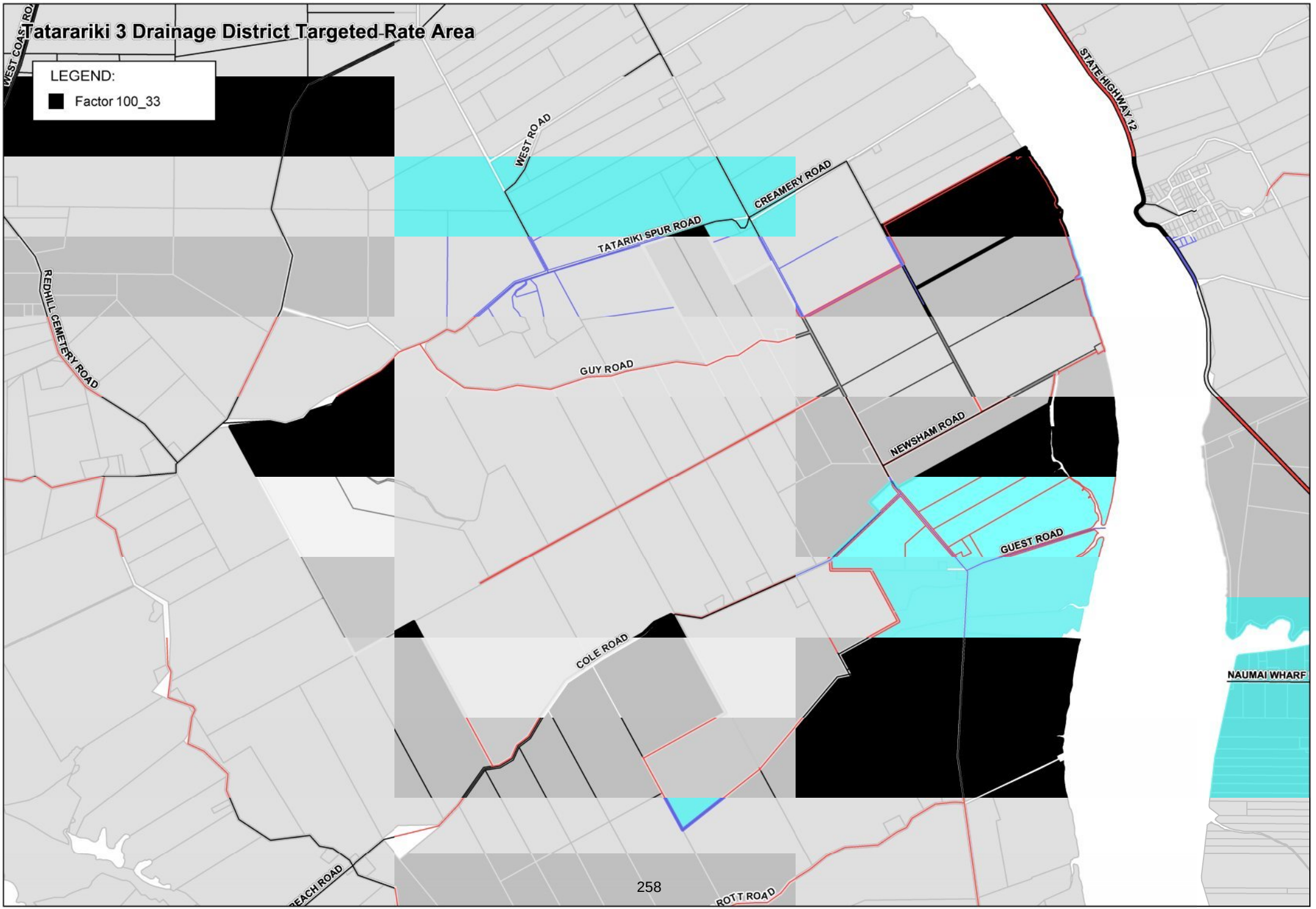

Tangowahine 1 Drainage District Targeted Rate Area
LEGEND:
Factor 100_28
TANGOWAHINE VALLEY ROAD
STATE HIGHWA
PARADISE ROAD
TANGOWAHINE SETTLEMENT EAST ROAD

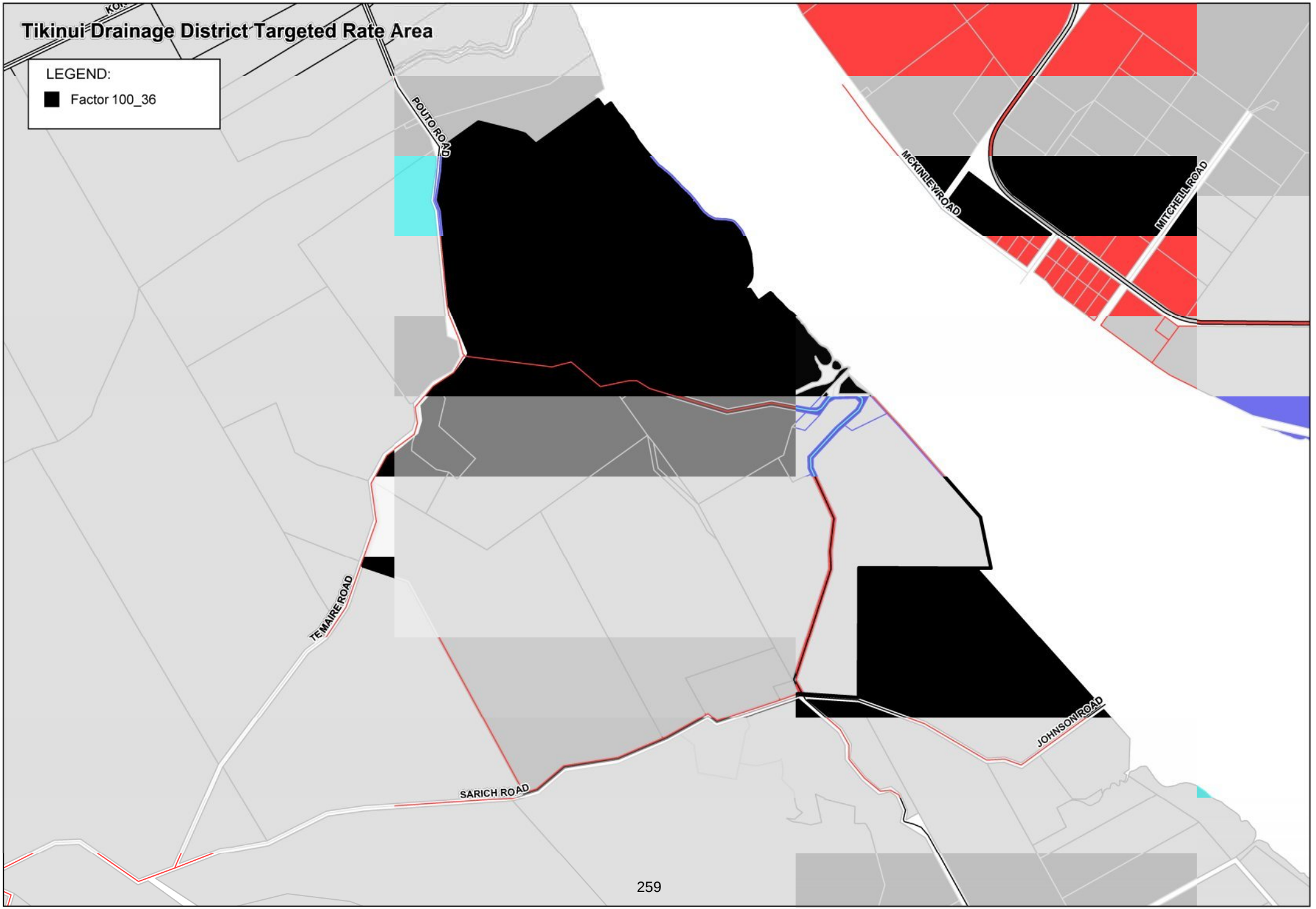

Tangowahine 2 Drainage District Targeted Rate Area
LEGEND:
Factor 100_29
STATE HIGHWAY 14
PARADISE ROAD
MAPUNA ROAD
TANGOWAHINE SETTLEMENT EAST ROAD
HOANGA ROAD
KINO POINT NORTH ROAD

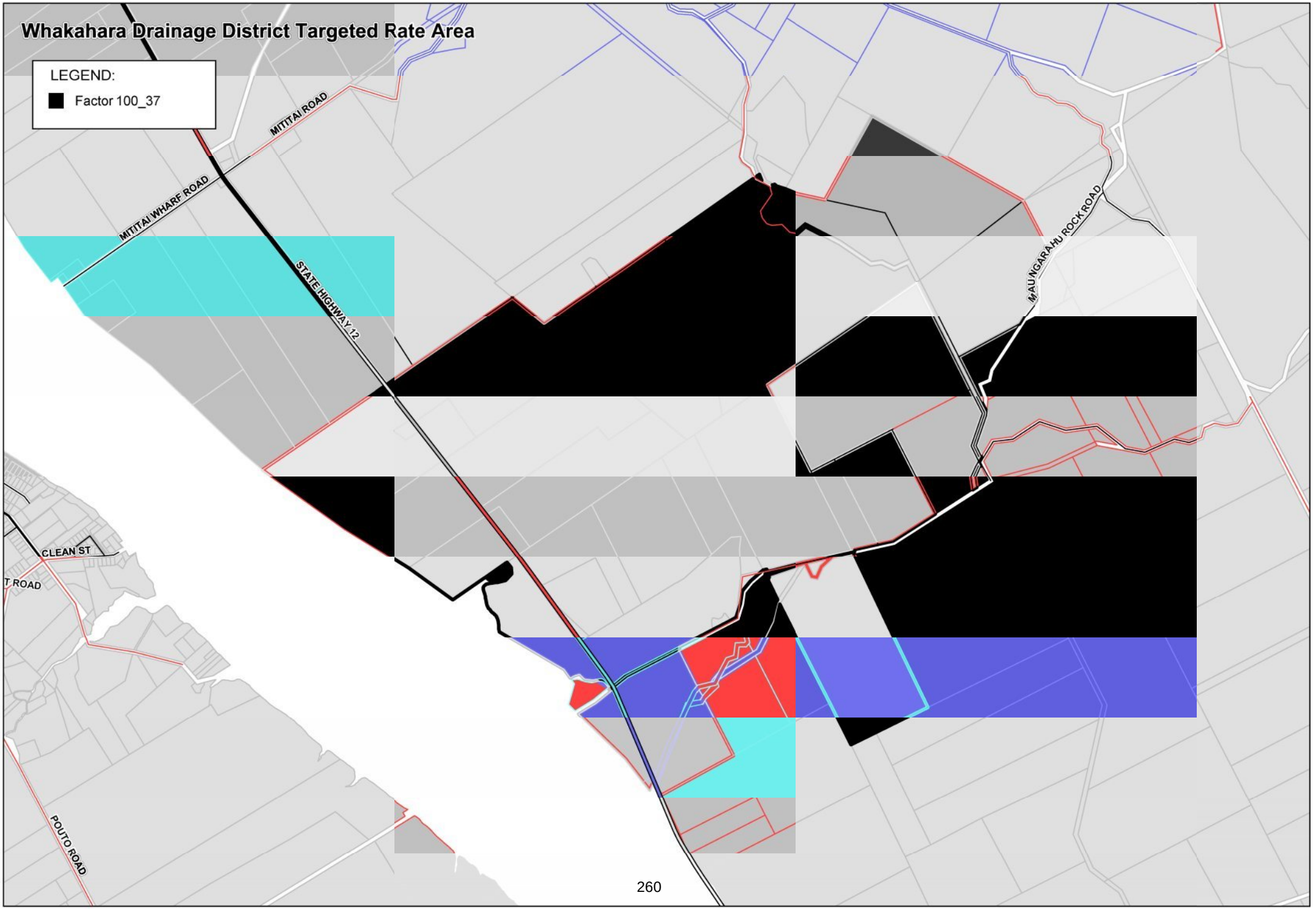

Tangowahine Valley Drainage District Targeted Rate Area
LEGEND:
Factor 100_30
TANGOWAHINE VALLEY ROAD
AVOCA ROAD
STATE HIGHWAY 14
PARADISE ROAD

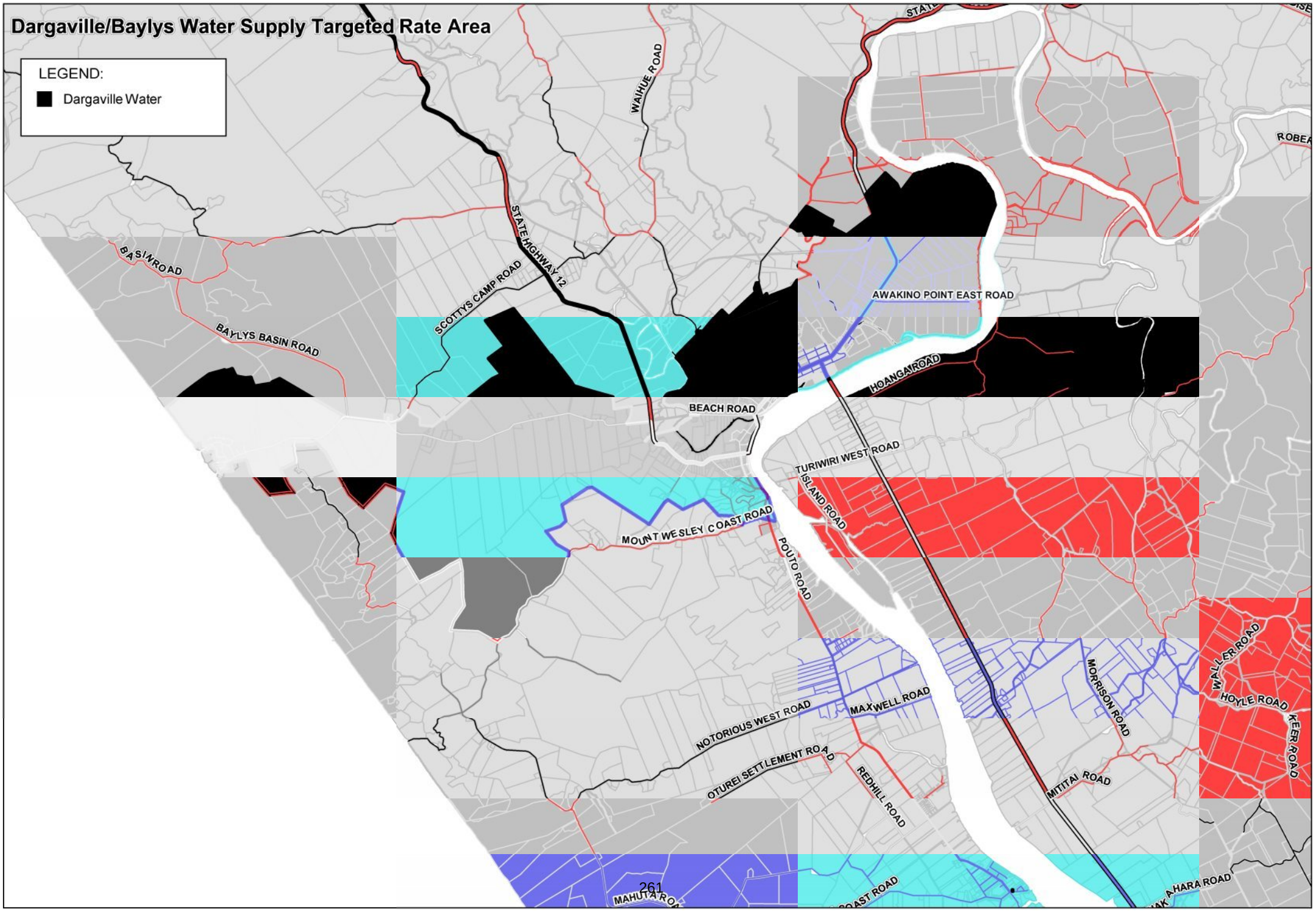

Tatarariki 1 Drainage District Targeted Rate Area
LEGEND:
Factor 100_31
AGNES ST
GRAHAM ST
WEST COAST ROAD
TURKEY FLAT ROAD
WEST ROAD
CREAMERY ROAD
TATARIKI SPUR ROAD
STATE HIGHWAY 12
GUY ROAD

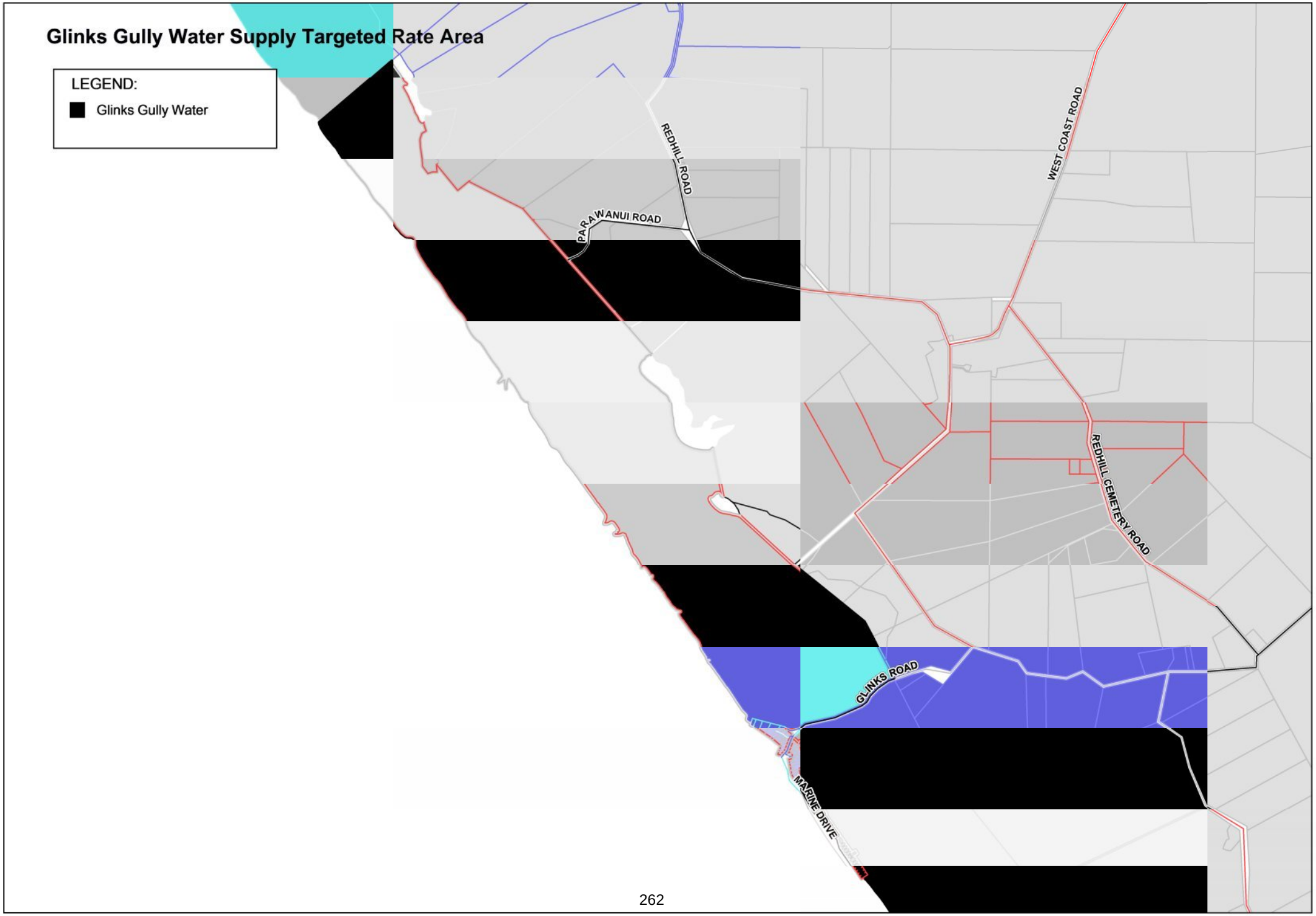

Tatarariki 2 Drainage District Targeted Rate Area
LEGEND:
Factor 100_32
WEST ROAD
CREAMERY ROAD
TATARIKI SPUR ROAD
GUY ROAD
NEWSHAM ROAD
GUEST ROAD
COLE ROAD
STATE HIGHWAY 12

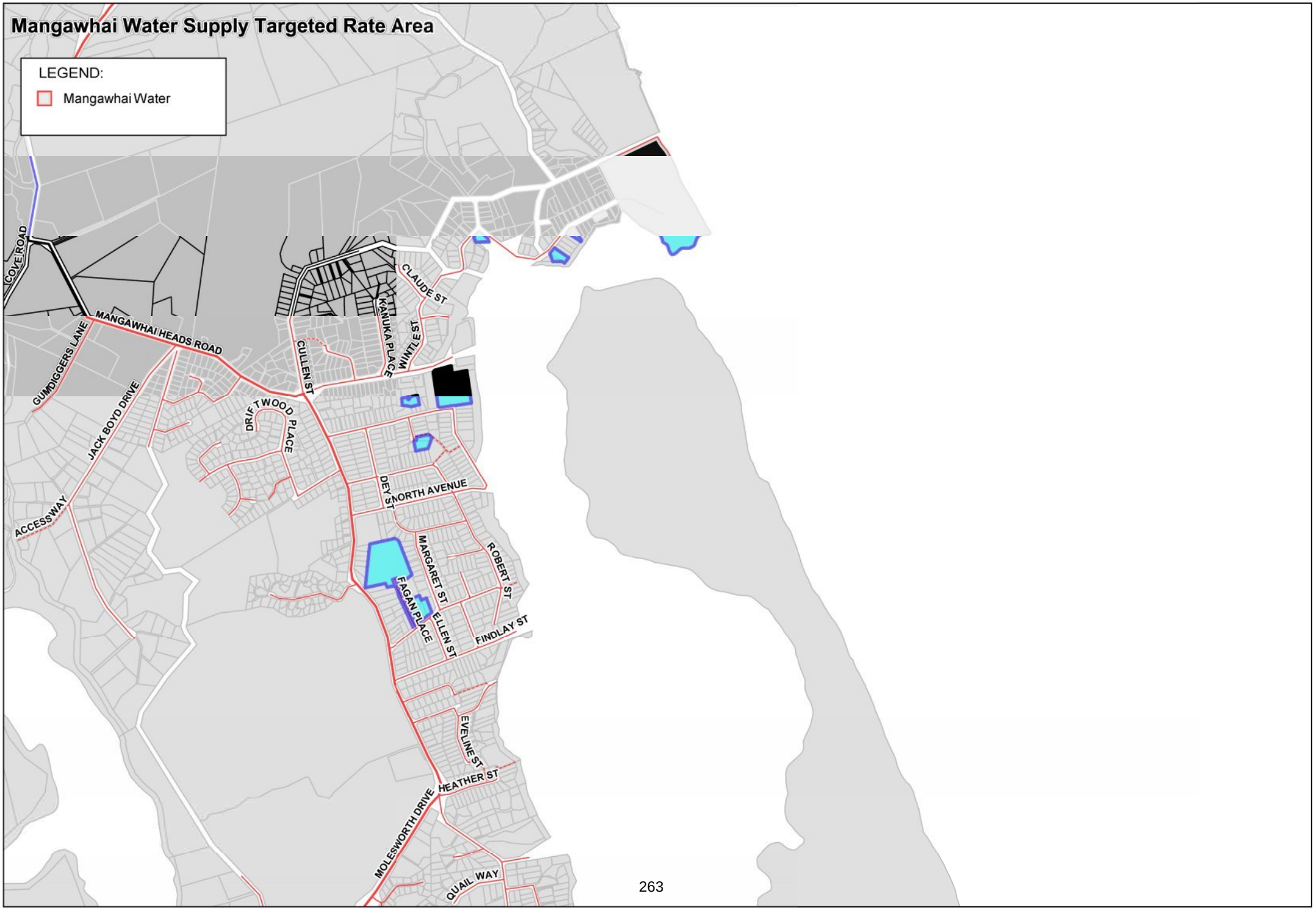

Tatarariki 3 Drainage District Targeted Rate Area
LEGEND:
Factor 100_33
WEST COAST RO
WEST ROAD
CREAMERY ROAD
TATARIKI SPUR ROAD
REDHILL CEMETERY ROAD
GUY ROAD
NEWSHAM ROAD
STATE HIGHWAY 12
GUEST ROAD
COLE ROAD
NAUMAI WHARF
BEACH ROAD
ROTT ROAD

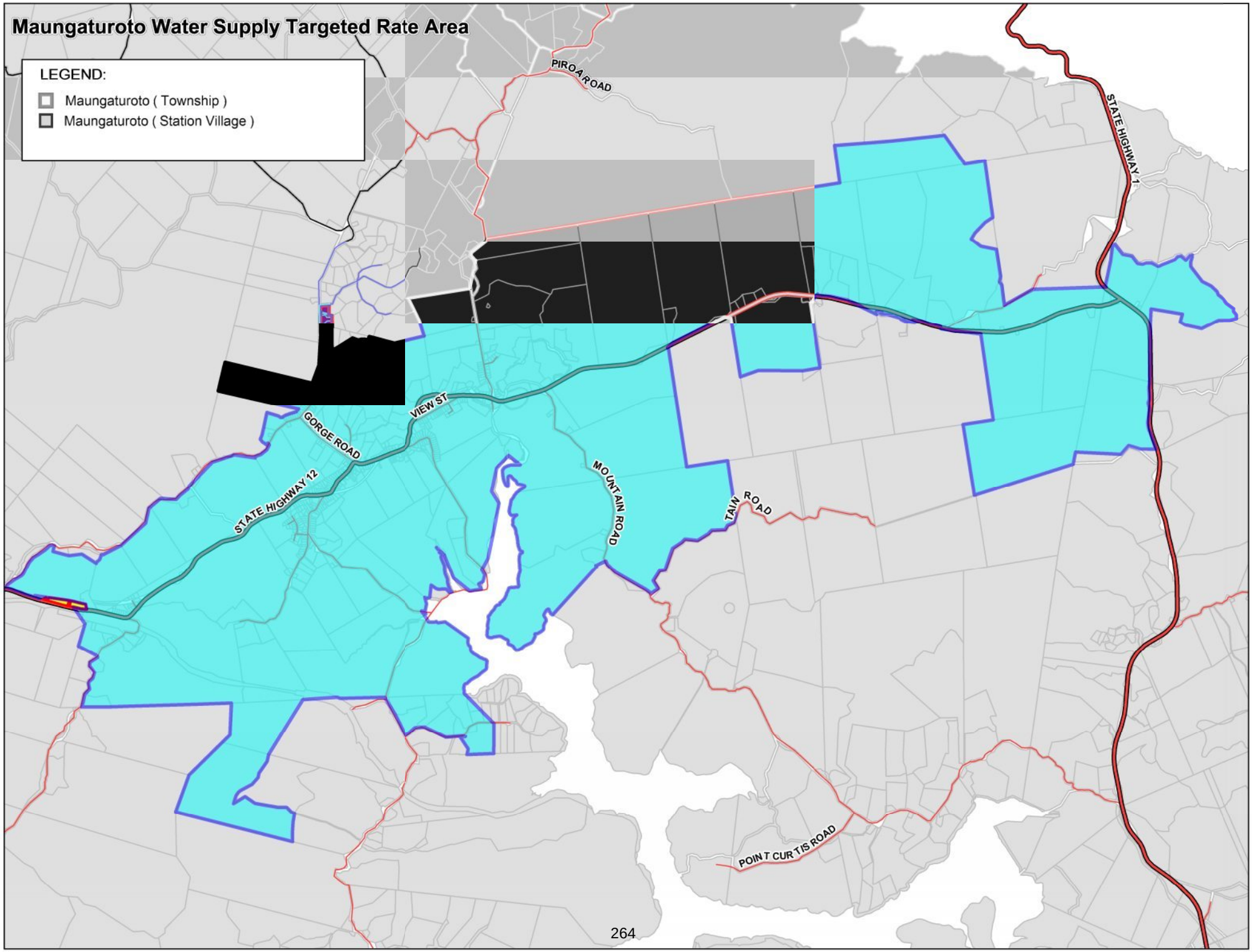

Tikinui Drainage District Targeted Rate Area
LEGEND:
Factor 100_36
POUTO ROAD
MCKINLEY ROAD
MITCHELL ROAD
TE MAIRE ROAD
SARICH ROAD
JOHNSON ROAD

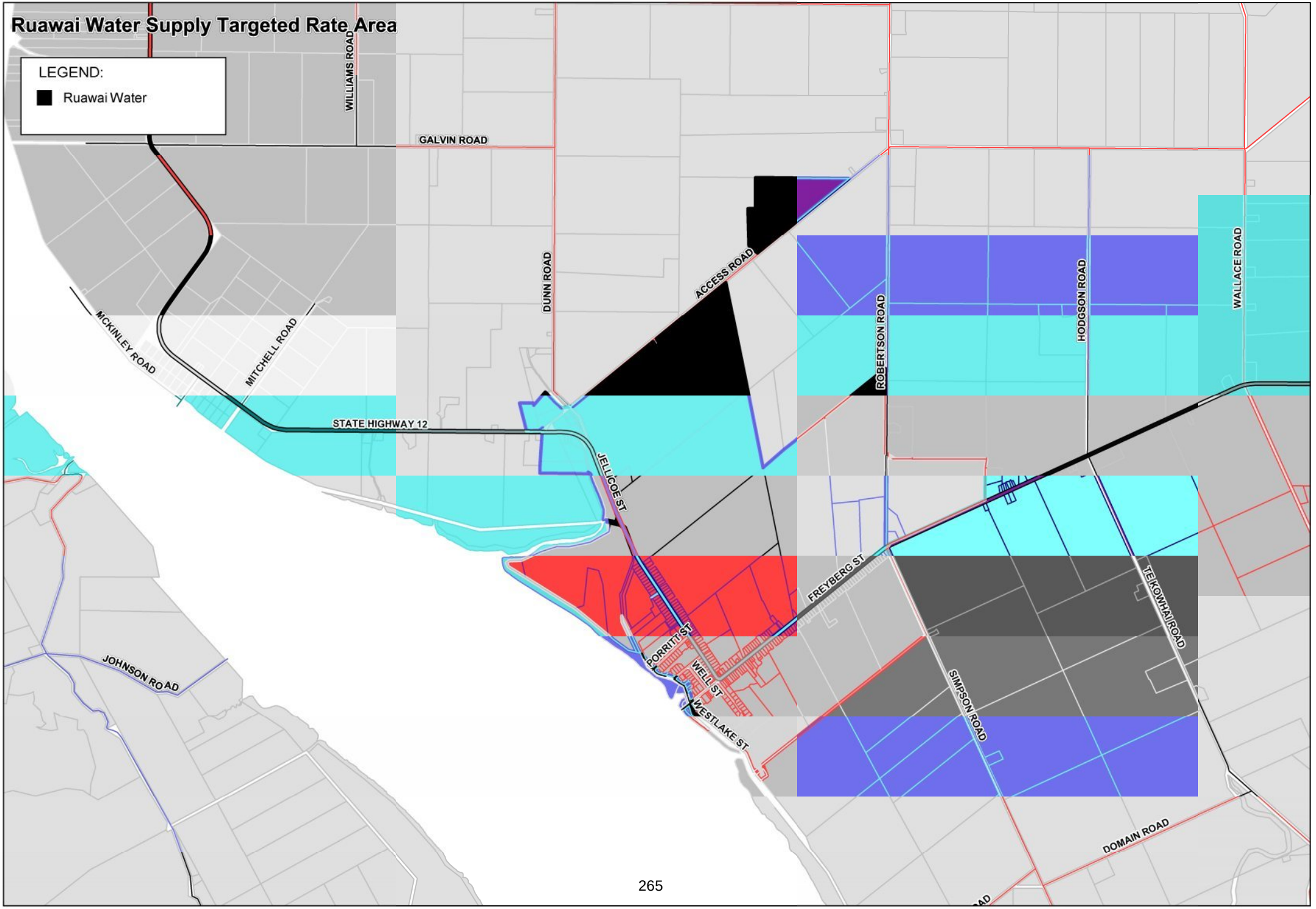

Whakahara Drainage District Targeted Rate Area
LEGEND:
Factor 100_37
MITITAI ROAD
MITITAI WHARF ROAD
STATE HIGHWAY 12
MAUNGARAHU ROCK ROAD
CLEAN ST
T ROAD
POUTO ROAD

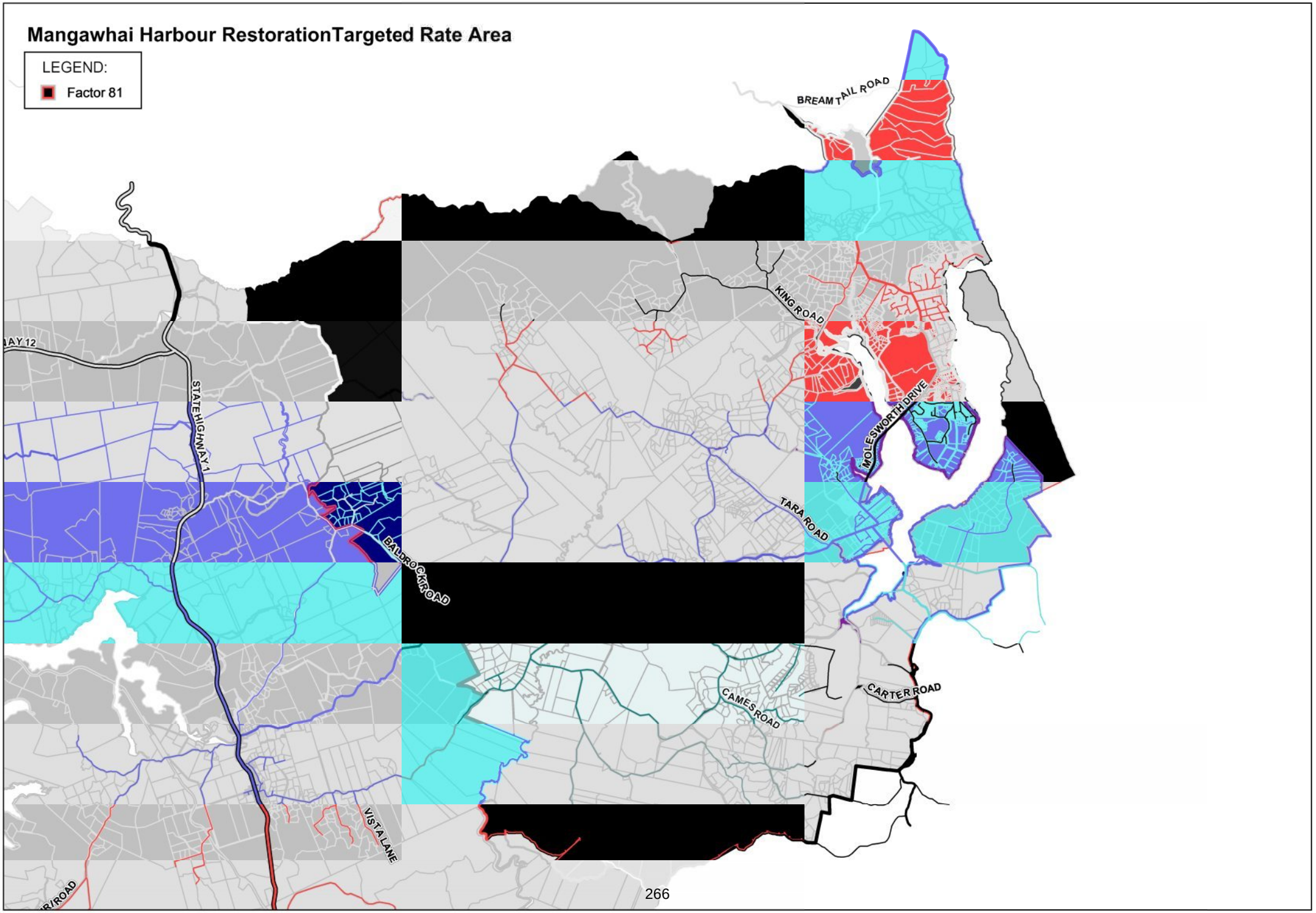

Dargaville/Baylys Water Supply Targeted Rate Area
LEGEND:
Dargaville Water
WAIHUE ROAD
STATE HIGHWAY 12
SCOTTYS CAMP ROAD
BAYLYS ROAD
BAYLYS BASIN ROAD
AWAKINO POINT EAST ROAD
HOANGA ROAD
BEACH ROAD
TURIWIRI WEST ROAD
ISLAND ROAD
MOUNT WESLEY COAST ROAD
POUTO ROAD
NOTORIOUS WEST ROAD
MAXWELL ROAD
OTUREI SETTLEMENT ROAD
REDHILL ROAD
MORRISON ROAD
MITITAI ROAD
WALLER ROAD
HOYLE ROAD
KEER ROAD
MAHUTA ROAD
A-HARA ROAD

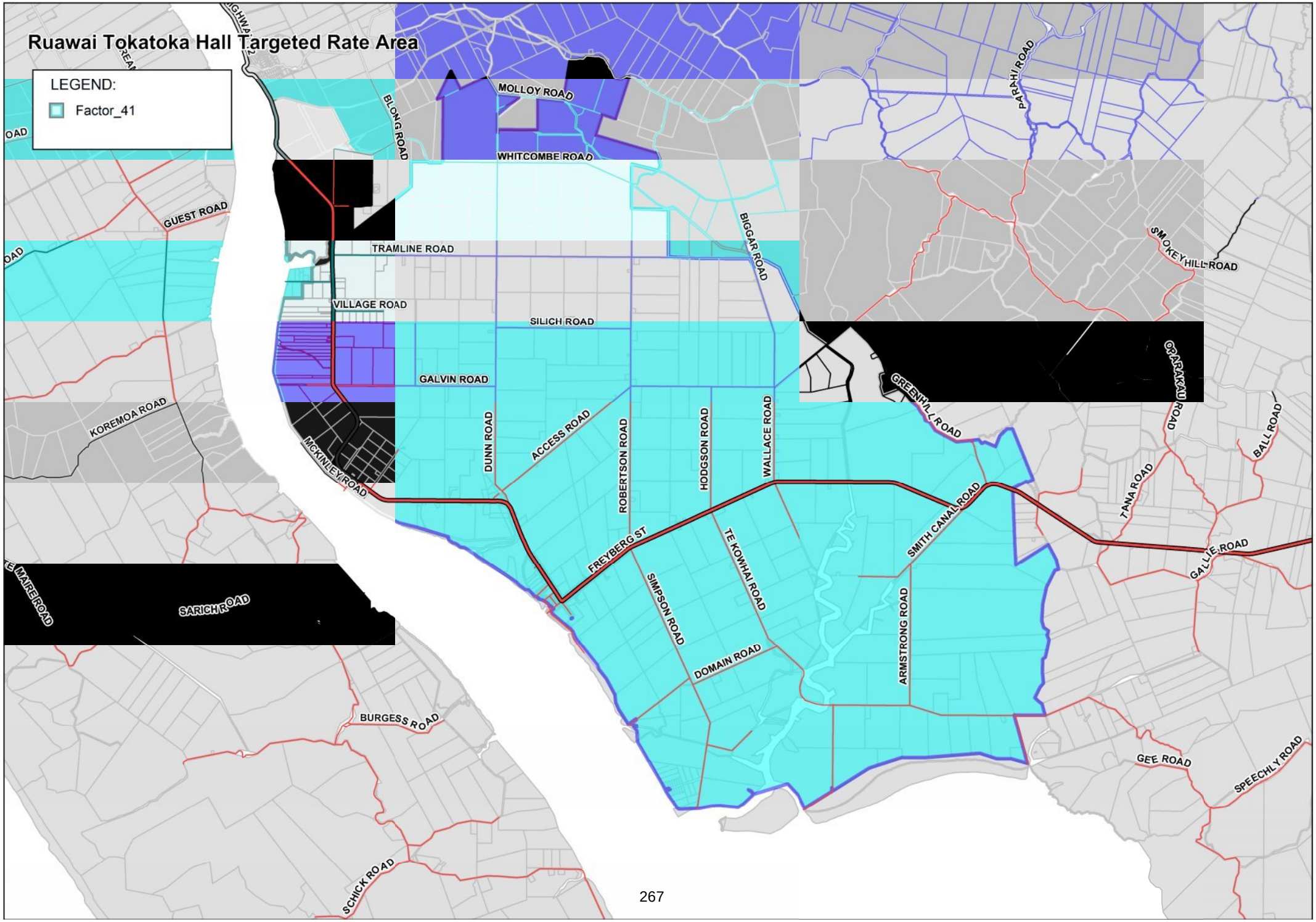

Glinks Gully Water Supply Targeted Rate Area
LEGEND:
Glinks Gully Water
REDHILL ROAD
PARAWANUI ROAD
WEST COAST ROAD
REDHILL CEMETERY ROAD
GLINKS ROAD
MARINE DRIVE


Mangawhai Water Supply Targeted Rate Area
LEGEND:
Mangawhai Water
COVE ROAD
MANGAWHAI HEADS ROAD
GUMDIGGERS LANE
JACK BOYD DRIVE
ACCESSWAY
CULLEN ST
KANUKA PLACE
CLAUDE ST
WINTLE ST
DRIFTWOOD PLACE
DEY ST
NORTH AVENUE
MARGARET ST
ROBERT ST
FAGAN PLACE
ELLEN ST
FINDLAY ST
EVELINE ST
HEATHER ST
MOLESWORTH DRIVE
QUAIL WAY

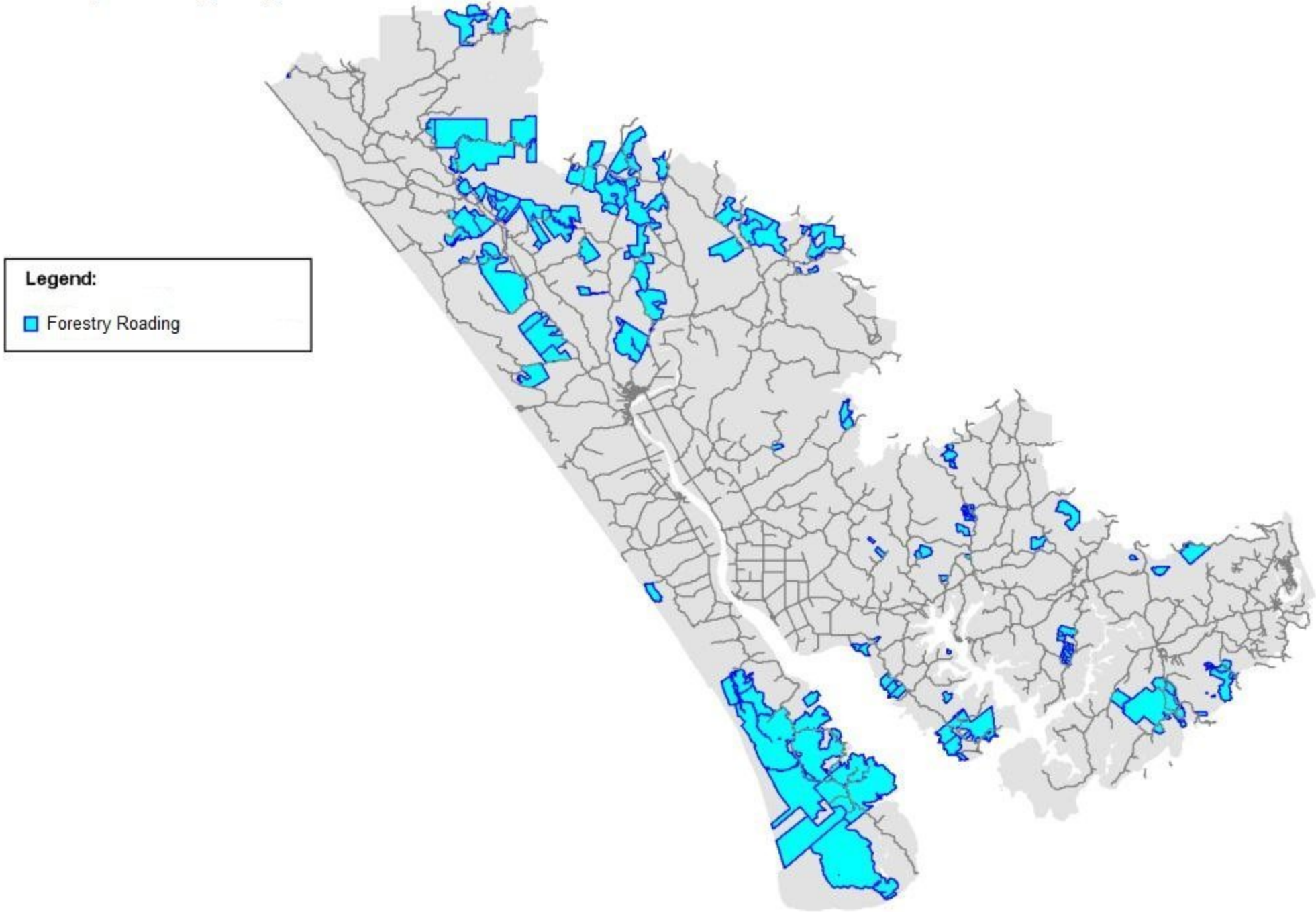

Maungaturoto Water Supply Targeted Rate Area
LEGEND:
Maungaturoto (Township)
Maungaturoto (Station Village)
PIROA ROAD
STATE HIGHWAY 1
VIEW ST
GORGE ROAD
STATE HIGHWAY 12
MOUNTAIN ROAD
TAIN ROAD
POINT CURTIS ROAD


Ruawai Water Supply Targeted Rate Area
LEGEND:
Ruawai Water
WILLIAMS ROAD
GALVIN ROAD
DUNN ROAD
ACCESS ROAD
ROBERTSON ROAD
HODGSON ROAD
WALLACE ROAD
MCKINLEY ROAD
MITCHELL ROAD
STATE HIGHWAY 12
JELLICOE ST
FREYBERG ST
TE KOWHAI ROAD
PORRITT ST
WELL ST
WESTLAKE ST
SIMPSON ROAD
JOHNSON ROAD
DOMAIN ROAD


Mangawhai Harbour RestorationTargeted Rate Area
LEGEND:
Factor 81
BREAM TAIL ROAD
KING ROAD
MOLESWORTH DRIVE
TARA ROAD
STATE HIGHWAY 1
BALDROCK ROAD
CAMES ROAD
CARTER ROAD
VISTA LANE


Ruawai Tokatoka Hall Targeted Rate Area
LEGEND:
Factor_41
MOLLOY ROAD
WHITCOMBE ROAD
BLONG ROAD
PARAHI ROAD
GUEST ROAD
TRAMLINE ROAD
BIGGAR ROAD
SMOKEY HILL ROAD
VILLAGE ROAD
SILICH ROAD
GALVIN ROAD
GREENHILL ROAD
OPARAKAU ROAD
KOREMOA ROAD
MCKINLEY ROAD
DUNN ROAD
ACCESS ROAD
ROBERTSON ROAD
HODGSON ROAD
WALLACE ROAD
BALL ROAD
TANA ROAD
SMITH CANAL ROAD
GALLIE ROAD
FREYBERG ST
TE KOWHAI ROAD
SIMPSON ROAD
ARMSTRONG ROAD
DOMAIN ROAD
TE MAIRE ROAD
SARICH ROAD
BURGESS ROAD
SCHICK ROAD
GEE ROAD
SPEECHLY ROAD

Forestry Roading Targeted Rate Area



Forestry Roading Targeted Rate

Valuation	Location
0099017200	16 Monteith South Road, Aranga
0099022900	Monteith South Road, Aranga
0099023400	Monteith Road, Aranga
0099024000	Omamari Road, Omamari
0099024400	State Highway 12 Dargaville-Waipoua, West Coast
0099028600	1345 State Highway 12 Dargaville-Waipoua, West Coast
0099029800	State Highway 12 Dargaville-Waipoua, West Coast
0099030800	Babylon Coast Road, Omamari
0100006100	Waimatenui East Road, Waimatenui
0100006300	Kaikohe Road, Tutamoe
0100009101	Mangatu Road, Donnellys Crossing
0100010800	Opouteke Road, Whatoro
0100011400	Opouteke Road, Whatoro
0100014800	Baker Road, Kaihu
0100015600	Opouteke Road, Whatoro
0100015601	Opouteke Road, Whatoro
0100016900	Waipara Road, Kaihu
0100017100	Waipara Road, Kaihu
0100017800	Kaihu Wood Road, Kaihu
0100018100	63 Kaihu Wood Road, Kaihu
0100018104	63 Kaihu Wood Road, Kaihu
0100018105	63 Kaihu Wood Road, Kaihu
0100020800	Shepherd Road, Mamaranui
0100022200	374 Maropiu Road, Maropiu
0100022400	Maropiu Road, Maropiu
0100022401	Maropiu Road, Maropiu
0100024500	Waimata Road, Waihue
0101000800	Nichols Road, Kairara
0101001200	Avoca Road, Avoca
0101002602	Waihue Road, Waihue
0101005800	Waihue Road, Waihue
0101013400	State Highway 14, Central
0102000100	Tangowahine Valley Road, Avoca
0102000400	Tangowahine Valley Road, Avoca
0102000600	1889 Tangowahine Valley Road, Avoca
0102000608	1889 Tangowahine Valley Road, Avoca
0102000707	Murray Road, Tangowahine
0102000900	Murray Road, Tangowahine
0102002105	Avoca North Road, Avoca
0102002600	Tangowahine Valley Road, Avoca
0102005900	Avoca North Road, Avoca
0102007001	State Highway 14, Central
0103000800	1000 Houto Road, Kirikopuni
0103002402	Houto Road, Kirikopuni
0103002500	Houto Road, Kirikopuni
0103003100	Kirikopuni Station Road, Kirikopuni
0103009900	State Highway 14, Central
0103010408	Pukehuia Road, Pukehuia
0103015400	Child Road, Tangiteroria
0104000100	Basin Road, Omamari
0108002500	Mititai Road, Mititai
0108003500	Hoyle Road, Arapohue
0110004803	Te Maire Road, Te Maire
0110005202	Schick Road, Pouto Peninsula
0110010600	Pouto Road, Pouto Peninsula
0110012303	Ari Ari Road, Pouto Peninsula
0110012500	Ari Ari Road, Pouto Peninsula
0110015800	Pouto Road, Pouto Peninsula
0112002700	Te Kowhai Road, Ruawai
0112004500	Te Kowhai Road, Ruawai
0112004900	Gee Road, Hukatere
0112006500	51 Summer Road, Hukatere
0112006701	Tinopai Road, Tinopai Peninsula
0112006800	Tinopai Road, Tinopai Peninsula
0112009601	Karakanui Road, Hukatere
0112014700	Tinopai Road, Tinopai Peninsula
0112014701	Tinopai Road, Tinopai Peninsula
0112014702	Tinopai Road, Tinopai Peninsula
0112014703	Tinopai Road, Tinopai Peninsula
0115024400	Smokey Hill Road, Ararua
0115024600	Ovens Road, Oparakau
0115026000	Ups And Downs Road, Ararua
0115027000	Ups And Downs Road, Ararua
0116001000	Taylor Road, Taipuha
0116003300	Bull Road, Maungaturoto
0116003302	Bull Road, Maungaturoto
0116003303	Bull Road, Maungaturoto
0116003304	Bull Road, Maungaturoto
0116003305	Bull Road, Maungaturoto
0116003306	Bull Road, Maungaturoto
0116003307	Arcadia Road, Paparoa
0116003308	Arcadia Road, Paparoa
0116003309	Arcadia Road, Paparoa
0116003310	Bull Road, Maungaturoto
0116003311	Bull Road, Maungaturoto
0116003312	Bull Road, Maungaturoto
0116003313	Bull Road, Maungaturoto
0116003314	Bull Road, Maungaturoto
0117000103	Arcadia Road, Paparoa
0117000600	Golden Stairs Road, Maungaturoto
0117008601	Paparoa-Oakleigh Road, Paparoa
0117010604	121 Wearmouth Road, Paparoa
0118001100	Finlayson Brook Road, Maungaturoto
0118010307	State Highway 1, Otamatea
0119009206	Bickerstaffe Road, Maungaturoto
0119009216	Bickerstaffe Road, Maungaturoto
0119012900	Bickerstaffe Road, Maungaturoto
0119012901	Bickerstaffe Road, Maungaturoto
0119012902	Bickerstaffe Road, Maungaturoto
0119012903	Bickerstaffe Road, Maungaturoto
0119012904	Bickerstaffe Road, Maungaturoto
0119012905	Bickerstaffe Road, Maungaturoto
0119012906	Bickerstaffe Road, Maungaturoto
0119012907	Bickerstaffe Road, Maungaturoto
0119012908	Bickerstaffe Road, Maungaturoto
0119012909	Bickerstaffe Road, Maungaturoto
0119012910	Bickerstaffe Road, Maungaturoto
0119012911	888 Bickerstaffe Road, Maungaturoto
0120000400	State Highway 1, Otamatea
0120007100	State Highway 1, Otamatea
0120023700	Pritchard Road, Hakaru
0120023800	Pritchard Road, Hakaru
0122000400	Brown Road, Tara
0099000200B	Waipoua Settlement Road, Katui
0101007900A	State Highway 14, Central
0103002400B	137 Paerata Road, Tangiteroria
0110012300B	Pouto Road, Pouto Peninsula
0112012800A	Arapaoa Road, Tinopai Peninsula

Prospective Financial Statements

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000

Prospective Statement of Financial Performance

Whole of Council

Operating revenues											
Rates (general)	21,291	22,281	23,723	25,586	26,868	27,206	28,648	28,979	29,588	30,536	31,100
Rates (targeted)	11,380	12,059	12,654	12,618	12,651	13,438	14,226	14,761	15,284	16,032	16,729
Rates (penalties)	750	675	689	702	717	733	750	767	785	805	825
Subsidies and grants - operational	5,895	4,584	4,899	5,011	5,100	5,221	5,349	5,486	5,631	5,778	5,954
Activity revenue	4,799	5,204	5,319	5,436	5,557	5,680	5,839	5,975	6,099	6,247	6,406
Investment income	20	20	20	20	20	20	20	20	20	20	20
Other income	282	320	326	333	340	347	355	364	372	382	391
Total operating revenue	**44,416**	**45,143**	**47,630**	**49,707**	**51,253**	**52,645**	**55,187**	**56,352**	**57,780**	**59,801**	**61,426**
Activity costs (excl. depreciation)											
by Inputs											
Other direct operating costs	23,341	22,298	24,281	24,896	24,083	24,940	25,918	26,432	27,245	28,684	29,421
Employee benefits	9,458	10,816	11,011	11,198	11,399	11,605	11,825	12,050	12,291	12,536	12,800
Finance costs	3,169	2,950	2,780	2,700	2,610	2,600	2,450	2,120	1,970	1,900	1,750
Total activity costs (excl. depreciation)	**35,968**	**36,065**	**38,071**	**38,793**	**38,092**	**39,144**	**40,193**	**40,602**	**41,506**	**43,121**	**43,971**
Operating surplus/(deficit) (before depreciation)	**8,448**	**9,078**	**9,558**	**10,913**	**13,161**	**13,501**	**14,995**	**15,750**	**16,275**	**16,680**	**17,455**
Depreciation	9,771	9,837	10,352	10,892	11,480	12,133	12,718	13,198	13,690	14,254	14,861
Operating surplus/(deficit) (after depreciation)	**-1,323**	**-759**	**-793**	**21**	**1,681**	**1,368**	**2,277**	**2,552**	**2,585**	**2,426**	**2,594**
Capital funding revenues											
Subsidies and grants - capital	8,287	6,715	6,906	7,249	7,683	7,105	8,274	7,557	8,833	7,963	8,799
Contributions	1,188	2,494	2,531	3,071	3,063	3,074	2,936	2,836	2,730	2,620	2,330
Total capital funding revenues	**9,475**	**9,208**	**9,437**	**10,320**	**10,746**	**10,179**	**11,210**	**10,392**	**11,563**	**10,583**	**11,130**
Accounting operating surplus/(deficit)	**8,151**	**8,450**	**8,643**	**10,341**	**12,426**	**11,547**	**13,487**	**12,944**	**14,148**	**13,009**	**13,724**
Other gains/(losses)											
Revaluation gains/(losses)	14,922	13,036	13,311	13,268	13,878	14,024	14,641	15,270	15,900	16,049	17,285
Provisions	84	-2	-2	3	10	14	18	23	23	23	23
Comprehensive Surplus/(Deficit)	**23,157**	**21,484**	**21,953**	**23,612**	**26,314**	**25,585**	**28,146**	**28,237**	**30,071**	**29,081**	**31,031**

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000

Statement of Capital Performance

Whole of Council

Capital funding											
Operating surplus/(deficit) (before depreciation)	**8,448**	**9,078**	**9,558**	**10,913**	**13,161**	**13,501**	**14,995**	**15,750**	**16,275**	**16,680**	**17,455**
Subsidies and grants - capital	8,287	6,715	6,906	7,249	7,683	7,105	8,274	7,557	8,833	7,963	8,799
Contributions	1,188	2,494	2,531	3,071	3,063	3,074	2,936	2,836	2,730	2,620	2,330
Rates (capital)	0	0	0	0	0	0	0	0	0	0	0
Loans drawn/(repaid)	-3,832	-3,405	-428	-2,614	-1,828	-1,729	-3,802	-6,006	-3,768	-3,127	-3,807
Sale of assets	150	175	179	182	186	190	194	199	204	209	214
Total capital funding	**14,240**	**15,056**	**18,746**	**18,801**	**22,265**	**22,141**	**22,598**	**20,335**	**24,274**	**24,345**	**24,992**
Capital payments											
Capital expenditure - to meet additional demand	1,610	3,289	2,124	2,311	3,585	4,158	4,090	2,087	3,911	4,472	4,607
Capital expenditure - to improve the level of service	5,505	4,767	5,277	4,906	7,633	6,772	4,753	4,904	5,524	6,282	5,252
Capital expenditure - to replace existing assets	13,013	11,943	11,406	11,651	11,120	11,289	13,840	13,418	14,913	13,664	15,206
Operating funds	-5,887	-4,942	-63	-67	-73	-78	-85	-74	-74	-74	-74
Provisions	0	0	0	0	0	0	0	0	0	0	0
Total capital payments	**14,241**	**15,056**	**18,746**	**18,801**	**22,265**	**22,141**	**22,598**	**20,335**	**24,274**	**24,345**	**24,992**
Surplus/(deficit) after capital expenditure	**-1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Kaipara District Council

Prospective financial statements

Reports Summary

2018-2048 LTP 20171213 (executive baseline 4.1)

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000
Prospective Statement of Comprehensive Revenue and Expense											
Revenue											
Rates	33,421	35,015	37,066	38,906	40,236	41,377	43,623	44,507	45,657	47,373	48,654
Subsidies and grants	14,182	11,299	11,805	12,260	12,782	12,325	13,624	13,043	14,464	13,741	14,753
Activity income	4,799	5,204	5,319	5,436	5,557	5,680	5,839	5,975	6,099	6,247	6,406
Contributions	1,188	2,494	2,531	3,071	3,063	3,074	2,936	2,836	2,730	2,620	2,330
Investments and other income	391	340	346	353	360	367	375	384	392	402	411
Total revenue	53,979	54,351	57,066	60,027	61,999	62,824	66,398	66,744	69,343	70,383	72,555
Expenses											
Activity costs	23,338	22,291	24,274	24,883	24,063	24,915	25,888	26,397	27,210	28,649	29,386
Employee benefits	9,466	10,825	11,019	11,207	11,409	11,615	11,837	12,062	12,303	12,549	12,812
Finance costs	3,169	2,950	2,780	2,700	2,610	2,600	2,450	2,120	1,970	1,900	1,750
Depreciation	9,771	9,837	10,352	10,892	11,480	12,133	12,718	13,198	13,690	14,254	14,861
Total expenses	45,744	45,903	48,425	49,682	49,563	51,263	52,893	53,777	55,172	57,352	58,809
Surplus/(deficit) for the period	8,235	8,448	8,642	10,344	12,436	11,561	13,505	12,967	14,171	13,032	13,746
Other comprehensive revenue and expense **(Items that will not be reclassified subsequently to surplus or deficit)**											
Gain/(loss) on revaluation	14,922	13,036	13,311	13,268	13,878	14,024	14,641	15,270	15,900	16,049	17,285
Total comprehensive revenue and expense for the period	23,157	21,484	21,953	23,612	26,314	25,585	28,146	28,237	30,071	29,081	31,031

Kaipara District Council

Prospective financial statements

Reports Summary

2018-2048 LTP 20171213 (executive baseline 4.1)

As at	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Statement of Financial Position											
Net assets/equity											
Accumulated comprehensive revenue and expense	403,732	414,033	423,419	432,844	444,015	453,895	467,223	477,873	491,415	504,585	518,628
Asset revaluation reserves	212,860	225,896	239,208	252,476	266,354	280,377	295,018	310,288	326,189	342,238	359,522
Restricted reserves	5,673	5,774	5,872	5,972	6,079	6,194	6,316	6,441	6,575	6,717	6,864
Council created reserves	-18,096	-19,450	-20,293	-19,474	-18,315	-16,749	-16,693	-14,501	-14,006	-14,287	-14,730
Total net assets/equity	**604,169**	**626,253**	**648,206**	**671,819**	**698,133**	**723,717**	**751,864**	**780,101**	**810,172**	**839,253**	**870,284**
represented by											
Current assets											
Cash and cash equivalents	583	400	400	400	400	400	400	400	400	400	400
Trade and other receivables	8,448	8,669	8,903	9,153	9,428	9,720	10,040	10,316	10,592	10,868	11,144
Accrued revenue	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875
Other financial assets	115	115	115	115	115	115	115	115	115	115	115
Non current assets held for sale	186	186	186	186	186	186	186	186	186	186	186
Total current assets	**11,207**	**11,245**	**11,479**	**11,729**	**12,004**	**12,296**	**12,616**	**12,892**	**13,168**	**13,444**	**13,720**
less											
Current liabilities											
Trade and other payables	9,886	10,166	10,463	10,780	11,127	11,497	11,902	12,252	12,601	12,951	13,300
Provisions	139	139	139	139	139	139	139	139	139	139	139
Employee entitlements	449	458	467	476	487	497	509	521	533	546	558
Public debt	19,127	428	2,614	1,828	1,729	3,802	6,006	3,768	3,127	3,807	5,085
Total current liabilities	**29,601**	**11,191**	**13,684**	**13,223**	**13,481**	**15,935**	**18,556**	**16,680**	**16,400**	**17,442**	**19,082**
Working capital/(deficit)	**-18,394**	**54**	**-2,204**	**-1,494**	**-1,478**	**-3,639**	**-5,940**	**-3,788**	**-3,233**	**-3,998**	**-5,362**
plus											
Non current assets											
Property, plant, equipment	668,138	689,961	711,550	732,612	757,162	781,081	805,493	827,774	854,129	880,133	907,408
LGFA Borrower notes	688	688	688	688	688	688	688	688	688	688	688
Biological assets	3,644	744	744	744	744	744	744	744	744	744	744
Derivative financial assets	0	0	0	0	0	0	0	0	0	0	0
Other financial assets	276	276	276	276	276	276	276	276	276	276	276
Total non current assets	**672,746**	**691,669**	**713,258**	**734,320**	**758,870**	**782,789**	**807,201**	**829,482**	**855,837**	**881,841**	**909,116**
less											
Non current liabilities											
Public debt	39,168	54,462	51,847	50,019	48,291	44,489	38,483	34,715	31,588	27,782	22,697
Provisions	4,567	4,560	4,553	4,540	4,520	4,496	4,466	4,431	4,396	4,361	4,326
Derivative financial liabilities	6,448	6,448	6,448	6,448	6,448	6,448	6,448	6,448	6,448	6,448	6,448
Total non current liabilities	**50,183**	**65,469**	**62,848**	**61,008**	**59,259**	**55,433**	**49,397**	**45,594**	**42,432**	**38,590**	**33,471**
Net assets	**604,169**	**626,253**	**648,206**	**671,819**	**698,133**	**723,717**	**751,864**	**780,101**	**810,172**	**839,253**	**870,284**

Kaipara District Council

Prospective financial statements

Reports Summary

2018-2048 LTP 20171213 (executive baseline 4.1)

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000
Prospective Statement of Changes in Net Assets/Equity											
Balance at 1 July	581,013	604,769	626,253	648,206	671,819	698,133	723,717	751,864	780,101	810,172	839,253
Comprehensive revenue and expense for the period											
Surplus/(deficit) for the period	8,235	8,448	8,642	10,344	12,436	11,561	13,505	12,967	14,171	13,032	13,746
Other comprehensive revenue and expense for the period											
Surplus on revaluation of infrastructure	14,922	13,036	13,311	13,268	13,878	14,024	14,641	15,270	15,900	16,049	17,285
Total comprehensive revenue and expense for the period	23,157	21,484	21,953	23,612	26,314	25,585	28,146	28,237	30,071	29,081	31,031
Balance at 30 June	604,170	626,253	648,206	671,819	698,133	723,717	751,864	780,101	810,172	839,253	870,284

Kaipara District Council

Prospective financial statements

Reports Summary

2018-2048 LTP 20171213 (executive baseline 4.1)

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000
Prospective Cash Flow Statement											
Cash Flow from Operating Activities											
Receipts:											
Rates	33,421	35,015	37,066	38,906	40,236	41,377	43,623	44,507	45,657	47,373	48,654
Fees, charges and other	6,268	8,017	8,176	8,840	8,960	9,102	9,131	9,174	9,202	9,249	9,128
Grants and subsidies	14,182	11,299	11,805	12,260	12,782	12,325	13,624	13,043	14,464	13,741	14,753
Interest received	20	20	20	20	20	20	20	20	20	20	20
sub total	**53,890**	**54,351**	**57,066**	**60,027**	**61,999**	**62,824**	**66,398**	**66,744**	**69,343**	**70,383**	**72,555**
Payments:											
Suppliers and employees	32,697	33,056	35,229	36,027	35,409	36,466	37,657	38,408	39,462	41,147	42,147
Taxes (including the net effect of GST)	0	0	0	0	0	0	0	0	0	0	0
Interest expense	3,167	2,950	2,780	2,700	2,610	2,600	2,450	2,120	1,970	1,900	1,750
sub total	**35,864**	**36,006**	**38,009**	**38,727**	**38,019**	**39,066**	**40,107**	**40,528**	**41,432**	**43,047**	**43,897**
Net Cash Flow from/(to) Operating Activities	**18,027**	**18,345**	**19,058**	**21,300**	**23,980**	**23,758**	**26,290**	**26,216**	**27,911**	**27,336**	**28,658**
Cash Flow from Investing Activities											
Receipts:											
Sale of Property, plant and equipment	150	175	179	182	186	190	194	199	204	209	214
sub total	**150**	**175**	**179**	**182**	**186**	**190**	**194**	**199**	**204**	**209**	**214**
Payments:											
LGFA Borrower notes	0	0	0	0	0	0	0	0	0	0	0
Mortgage advances	0	0	0	0	0	0	0	0	0	0	0
Property, plant and equipment purchases	20,128	19,998	18,808	18,868	22,338	22,219	22,683	20,408	24,347	24,418	25,065
sub total	**20,128**	**19,998**	**18,808**	**18,868**	**22,338**	**22,219**	**22,683**	**20,408**	**24,347**	**24,418**	**25,065**
Net Cash Flow from/(to) Investing Activities	**-19,978**	**-19,823**	**-18,630**	**-18,686**	**-22,152**	**-22,029**	**-22,489**	**-20,210**	**-24,144**	**-24,210**	**-24,851**
Cash Flow from Financing Activities											
Payments:											
Loans repayment (Net)	-3,832	-3,405	-428	-2,614	-1,828	-1,729	-3,802	-6,006	-3,768	-3,127	-3,807
Net Cash Flow from/(to) Financing Activities	**-3,832**	**-3,405**	**-428**	**-2,614**	**-1,828**	**-1,729**	**-3,802**	**-6,006**	**-3,768**	**-3,127**	**-3,807**
Net Increase/(Decrease) in cash and cash equivalents	**-5,783**	**-4,883**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cash and cash equivalents at beginning of period	6,366	5,283	400	400	400	400	400	400	400	400	400
Cash and cash equivalents at end of period	583	400	400	400	400	400	400	400	400	400	400

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Kaipara District Council

Prospective financial statements

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000
Prospective Funding Impact Statement											
Whole of Council											
Operating funding											
Sources of operating funding											
General rates, uniform annual general charges, rate penalties	22,041	22,956	24,412	26,289	27,585	27,939	29,397	29,746	30,373	31,341	31,925
Targeted rates	11,380	12,059	12,654	12,618	12,651	13,438	14,226	14,761	15,284	16,032	16,729
Subsidies and grants for operating purposes	5,895	4,584	4,899	5,011	5,100	5,221	5,349	5,486	5,631	5,778	5,954
Fees and charges	4,799	5,204	5,319	5,436	5,557	5,680	5,839	5,975	6,099	6,247	6,406
Interest and dividends from investments	20	20	20	20	20	20	20	20	20	20	20
Local authorities fuel tax, fines, infringement fees and other receipts	282	320	326	333	340	347	355	364	372	382	391
Total operating funding	**44,416**	**45,143**	**47,630**	**49,707**	**51,253**	**52,645**	**55,187**	**56,352**	**57,780**	**59,801**	**61,426**
Application of operating funding											
Payments to staff and suppliers	34,063	33,115	35,291	36,093	35,482	36,544	37,743	38,482	39,536	41,221	42,221
Finance costs	3,169	2,950	2,780	2,700	2,610	2,600	2,450	2,120	1,970	1,900	1,750
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	**37,232**	**36,065**	**38,071**	**38,793**	**38,092**	**39,144**	**40,193**	**40,602**	**41,506**	**43,121**	**43,971**
Surplus (deficit) of operating funding	**7,184**	**9,078**	**9,558**	**10,913**	**13,161**	**13,501**	**14,995**	**15,750**	**16,275**	**16,680**	**17,455**
Capital funding											
Sources of capital funding											
Subsidies and grants for capital expenditure	8,287	6,715	6,906	7,249	7,683	7,105	8,274	7,557	8,833	7,963	8,799
Development and financial contributions	1,188	2,494	2,531	3,071	3,063	3,074	2,936	2,836	2,730	2,620	2,330
Increase (decrease) in debt	-3,832	-3,405	-428	-2,614	-1,828	-1,729	-3,802	-6,006	-3,768	-3,127	-3,807
Gross proceeds from sale of assets	150	175	179	182	186	190	194	199	204	209	214
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**5,792**	**5,978**	**9,187**	**7,888**	**9,104**	**8,640**	**7,603**	**4,585**	**7,999**	**7,665**	**7,537**
Applications of capital funding											
Capital expenditure - to meet additional demand	1,610	3,289	2,124	2,311	3,585	4,158	4,090	2,087	3,911	4,472	4,607
Capital expenditure - to improve the level of service	5,505	4,767	5,277	4,906	7,633	6,772	4,753	4,904	5,524	6,282	5,252
Capital expenditure - to replace existing assets	11,749	11,943	11,406	11,651	11,120	11,289	13,840	13,418	14,913	13,664	15,206
Increase (decrease) in reserves	-5,887	-4,942	-63	-67	-73	-78	-85	-74	-74	-74	-74
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	**12,977**	**15,056**	**18,746**	**18,801**	**22,265**	**22,141**	**22,598**	**20,335**	**24,274**	**24,345**	**24,992**
Surplus (deficit) of capital funding	**-7,185**	**-9,078**	**-9,559**	**-10,914**	**-13,161**	**-13,502**	**-14,995**	**-15,750**	**-16,275**	**-16,681**	**-17,455**
Funding Balance	**-1**	**-1**	**-1**	**-1**	**0**	**-1**	**-1**	**-1**	**0**	**0**	**-1**

For period ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000

Reconciliation of Prospective Funding Impact Statement to Prospective Statement of Comprehensive Revenue and Expense

Revenue

Statement of Comprehensive Revenue and Expense

Total revenue	53,979	54,351	57,066	60,027	61,999	62,824	66,398	66,744	69,343	70,383	72,555

Funding Impact Statement

Total operating funding	44,416	45,143	47,630	49,707	51,253	52,645	55,187	56,352	57,780	59,801	61,426
Total sources of capital funding	9,475	9,208	9,437	10,320	10,746	10,179	11,210	10,392	11,563	10,583	11,130
add Provisions	89	0	0	0	0	0	0	0	0	0	0
Total revenue	53,979	54,351	57,066	60,027	61,999	62,824	66,398	66,744	69,343	70,383	72,555

Expenses

Statement of Comprehensive Revenue and Expense

Total expenses	45,744	45,903	48,425	49,682	49,563	51,263	52,893	53,777	55,172	57,352	58,809

Funding Impact Statement

Total applications of operating funding	35,968	36,065	38,071	38,793	38,092	39,144	40,193	40,602	41,506	43,121	43,971
Restatement - Land Write off	0	0	0	0	0	0	0	0	0	0	0
add Depreciation expense	9,771	9,837	10,352	10,892	11,480	12,133	12,718	13,198	13,690	14,254	14,861
add Provisions	5	2	2	-3	-10	-14	-18	-23	-23	-23	-23
Total expenses	45,744	45,903	48,425	49,682	49,563	51,263	52,893	53,777	55,172	57,352	58,809

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For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Targeted Rates for metered water supply											
Targeted Rates for metered water supply											
Water Supply	3,239	3,157	3,315	3,403	3,493	3,760	4,005	4,093	4,208	4,325	4,407
Total Targeted Rates for metered water supply	**3,239**	**3,157**	**3,315**	**3,403**	**3,493**	**3,760**	**4,005**	**4,093**	**4,208**	**4,325**	**4,407**

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For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018 $'000	2018-2019 $'000	2019-2020 $'000	2020-2021 $'000	2021-2022 $'000	2022-2023 $'000	2023-2024 $'000	2024-2025 $'000	2025-2026 $'000	2026-2027 $'000	2027-2028 $'000
Prospective Statement of Financial Reserves											
Accumulated Funds											
Opening Balance	403,732	404,332	414,033	423,419	432,844	444,015	453,895	467,223	477,873	491,415	504,585
Transfers in	30,410	31,405	27,886	31,204	34,654	35,059	38,012	38,293	40,207	39,906	41,353
Transfers out	-21,043	-21,704	-18,500	-21,779	-23,483	-25,178	-24,684	-27,643	-26,665	-26,735	-27,310
Accumulated Funds	413,098	414,033	423,419	432,844	444,015	453,895	467,223	477,873	491,415	504,585	518,628
Asset Revaluation Reserves											
Opening Balance	212,860	212,860	225,896	239,208	252,476	266,354	280,377	295,018	310,288	326,189	342,238
Transfers in	14,922	13,036	13,311	13,268	13,878	14,024	14,641	15,270	15,900	16,049	17,285
Transfers out	0	0	0	0	0	0	0	0	0	0	0
Asset Revaluation Reserves	227,782	225,896	239,208	252,476	266,354	280,377	295,018	310,288	326,189	342,238	359,522
Restricted Reserves											
Mangawhai Endowment Lands Account											
Opening Balance	5,673	5,673	5,774	5,872	5,972	6,079	6,194	6,316	6,441	6,575	6,717
Transfers in	101	169	172	175	178	181	185	188	192	196	200
Transfers out	-100	-68	-74	-75	-71	-67	-62	-63	-58	-54	-54
Restricted Reserves Mangawhai Endowment Lands Account	5,674	5,774	5,872	5,972	6,079	6,194	6,316	6,441	6,575	6,717	6,864
Council Created Reserves											
Opening Balance	-18,096	-18,096	-19,450	-20,293	-19,474	-18,315	-16,749	-16,693	-14,501	-14,006	-14,287
Transfers in	6,375	7,883	8,529	9,662	10,427	11,048	11,464	11,815	12,027	12,295	12,415
Transfers out	-7,506	-9,237	-9,371	-8,843	-9,268	-9,482	-11,408	-9,623	-11,531	-12,576	-12,857
Council Created Reserves	-19,228	-19,450	-20,293	-19,474	-18,315	-16,749	-16,693	-14,501	-14,006	-14,287	-14,730

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For the year ended:	Community Activities	Regulatory Management	Flood Protection and Control Works	District Leadership, Finance and Internal Services	Solid Waste	The Provision of Roads and Footpaths	Sewerage and the Treatment and Disposal of Sewage	Stormwater Drainage	Water Supply	Total Reserves Funds
30 June	2018-2028 $'000	2018-2028 $'000	2018-2028 $'000	2018-2028 $'000	2018-2028 $'000	2018-2028 $'000	2018-2028 $'000	2018-2028 $'000	2018-2028 $'000	2018-2028 $'000
Prospective Statement of Reserves Funds										
Council Created Reserves										
Depreciation Reserve										
Opening Balance	-102	14	114	222	6	2,052	943	209	866	4,324
Deposited	1,845	157	1,156	11,904	283	28,338	15,357	4,163	12,866	76,069
Withdrawn	-1,399	0	0	-3,691	0	-28,338	-10,325	-3,532	-17,822	-65,107
Closing Balance	345	172	1,270	8,435	289	2,052	5,974	840	-4,090	15,286
Development Contribution Reserve										
Opening Balance	0	0	0	0	0	-51	-26,277	-60	29	-26,359
Deposited	0	0	0	0	0	741	22,925	67	0	23,733
Withdrawn	0	0	0	0	0	-4,508	-24,329	-278	0	-29,115
Closing Balance	0	0	0	0	0	-3,818	-27,681	-270	29	-31,741
Financial Contribution Reserve										
Opening Balance	3,362	0	0	0	0	616	0	0	0	3,978
Deposited	3,744	0	0	0	0	209	0	0	0	3,952
Withdrawn	-6,099	0	0	0	0	-265	0	0	0	-6,364
Closing Balance	1,007	0	0	0	0	560	0	0	0	1,567
Provision Expenditure Reserve										
Opening Balance	0	0	0	0	-100	0	61	0	0	-39
Deposited	0	0	0	0	2,797	0	1,012	0	0	3,809
Withdrawn	0	0	0	0	-1,531	0	-2,081	0	0	-3,612
Closing Balance	0	0	0	0	1,166	0	-1,008	0	0	158
Restricted Council Reserves										
Restricted Reserve										
Opening Balance	0	0	0	5,673	0	0	0	0	0	5,673
Deposited	0	0	0	1,836	0	0	0	0	0	1,836
Withdrawn	0	0	0	-646	0	0	0	0	0	-646
Closing Balance	0	0	0	6,864	0	0	0	0	0	6,864

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2018-2048 LTP 20171213 (executive baseline 4.1)

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Depreciation Summary											
by Groups of activities											
Community Activities	176	167	170	174	178	182	186	190	195	199	204
Regulatory Management	14	14	15	15	15	15	16	16	17	17	17
District Leadership, Finance and Internal Services	411	465	673	884	1,097	1,290	1,415	1,455	1,497	1,541	1,587
Solid Waste	6	8	25	25	26	26	27	28	29	37	53
The Provision of Roads and Footpaths	6,233	6,221	6,395	6,585	6,802	7,058	7,320	7,602	7,902	8,219	8,557
Stormwater Drainage	371	370	381	392	408	430	455	480	507	535	566
Flood protection and control works	105	104	106	109	111	114	116	119	122	125	129
Sewerage and the treatment and disposal of sewage	1,325	1,360	1,432	1,526	1,619	1,720	1,823	1,911	1,990	2,108	2,234
Water supply	1,130	1,126	1,155	1,182	1,225	1,298	1,360	1,396	1,433	1,472	1,514
Total Groups of activities depreciation	9,771	9,837	10,352	10,892	11,480	12,133	12,718	13,198	13,690	14,254	14,861

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2018-2048 LTP 20171213 (executive baseline 4.1)

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Rates Summary											
General Rates											
Community Activities	3,450	4,138	4,257	4,403	4,454	4,557	4,647	4,728	4,851	4,956	5,072
Regulatory Management	1,072	1,710	1,729	1,752	1,779	1,805	1,762	1,790	1,817	1,923	1,963
District Leadership, Finance and Internal Services	5,096	4,801	5,447	6,717	7,695	8,449	9,358	9,178	9,248	9,546	9,396
Solid Waste	1,154	1,247	1,296	1,115	1,137	1,164	1,192	1,222	1,251	1,275	1,320
The Provision of Roads and Footpaths	8,997	9,452	10,004	10,523	10,708	10,811	11,222	11,548	11,831	12,185	12,593
Stormwater Drainage	207	223	284	284	237	244	236	240	248	264	275
Flood protection and control works	15	48	48	82	84	86	89	91	93	96	99
Sewerage and the treatment and disposal of sewage	2,050	1,337	1,346	1,412	1,490	823	893	949	1,032	1,096	1,207
Total General rates	**22,041**	**22,956**	**24,412**	**26,289**	**27,585**	**27,939**	**29,397**	**29,746**	**30,373**	**31,341**	**31,925**
Targeted Rates											
Sewerage and the treatment and disposal of sewage	5,462	6,150	6,369	6,332	6,362	6,744	7,244	7,548	7,762	8,333	8,680
Stormwater Drainage	1,368	1,390	1,601	1,578	1,474	1,523	1,585	1,687	1,744	1,874	1,957
Flood protection and control works	639	690	688	615	623	703	673	704	828	746	918
The Provision of Roads and Footpaths	390	390	399	407	417	427	437	448	460	472	485
Water Supply	3,239	3,157	3,315	3,403	3,493	3,760	4,005	4,093	4,208	4,325	4,407
Community Activities:											
Mangawhai Harbour Restoration Rate	267	267	267	267	267	267	267	267	267	267	267
Ruawai/Tokatoka Hall Rate	15	15	15	15	15	15	15	15	15	15	15
Total Targeted rates	**11,380**	**12,059**	**12,654**	**12,618**	**12,651**	**13,438**	**14,226**	**14,761**	**15,284**	**16,032**	**16,729**
Total Rates	**33,421**	**35,015**	**37,066**	**38,906**	**40,236**	**41,377**	**43,623**	**44,507**	**45,657**	**47,373**	**48,654**

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For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000

Prospective Employee Benefits Summary

by Groups of activities

Community Activities	667	728	739	752	765	779	794	809	825	842	860
Regulatory Management	2,599	2,950	3,001	3,052	3,107	3,162	3,223	3,284	3,349	3,416	3,488
District Leadership, Finance and Internal Services	4,955	5,875	5,985	6,087	6,197	6,308	6,428	6,550	6,681	6,815	6,958
Solid Waste	0	88	89	91	93	94	96	98	100	102	104
The Provision of Roads and Footpaths	1,237	1,176	1,196	1,216	1,238	1,260	1,284	1,309	1,335	1,362	1,390
Stormwater Drainage	0	0	0	0	0	0	0	0	0	0	0
Flood protection and control works	0	0	0	0	0	0	0	0	0	0	0
Sewerage and the treatment and disposal of sewage	0	0	0	0	0	0	0	0	0	0	0
Water supply	0	0	0	0	0	0	0	0	0	0	0
sub total Group of activities	9,458	10,816	11,011	11,198	11,399	11,605	11,825	12,050	12,291	12,536	12,800
Employee benefits - provisions	8	9	9	9	10	11	12	12	12	12	12
Total employee benefits	9,466	10,825	11,019	11,207	11,409	11,615	11,837	12,062	12,303	12,549	12,812

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Reports Summary
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For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Funding Impact Statement - Activities											
Community Activities											
Operating funding											
Sources of operating funding											
General rates, uniform annual general charges, rate penalties	3,450	4,138	4,257	4,403	4,454	4,557	4,647	4,728	4,851	4,956	5,072
Targeted rates	282	282	282	282	282	282	282	282	282	282	282
Subsidies and grants for operating purposes	50	43	43	43	43	43	43	43	43	43	43
Fees and charges	852	996	1,021	1,048	1,075	1,099	1,130	1,156	1,164	1,191	1,222
Internal charges and overheads recovered	312	467	483	498	509	520	532	542	555	568	582
Local authorities fuel tax, fines, infringement fees and other receipts	0	0	0	0	0	0	0	0	0	0	0
Total operating funding	**4,947**	**5,926**	**6,086**	**6,274**	**6,364**	**6,501**	**6,634**	**6,752**	**6,894**	**7,041**	**7,202**
Application of operating funding											
Payments to staff and suppliers	3,823	4,483	4,603	4,721	4,813	4,905	5,003	5,091	5,197	5,305	5,424
Finance costs	55	50	44	41	40	46	44	40	37	34	30
Internal charges and overheads applied	788	1,146	1,182	1,216	1,242	1,267	1,293	1,316	1,344	1,374	1,406
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	**4,666**	**5,679**	**5,829**	**5,979**	**6,094**	**6,218**	**6,340**	**6,447**	**6,579**	**6,713**	**6,860**
Surplus (deficit) of operating funding	**281**	**247**	**257**	**295**	**270**	**283**	**293**	**304**	**316**	**328**	**341**
Capital funding											
Community Activities											
Sources of capital funding											
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	500	500	510	521	532	543	445	341	233	119	0
Increase (decrease) in debt	-105	-80	-87	-90	100	-69	-74	-80	-86	-93	-100
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**395**	**420**	**423**	**431**	**631**	**474**	**371**	**261**	**147**	**27**	**-100**
Applications of capital funding											
Capital expenditure - to meet additional demand	437	526	505	469	433	326	167	171	175	179	184
Capital expenditure - to improve the level of service	1,065	370	377	385	553	337	256	262	151	155	159
Capital expenditure - to replace existing assets	333	190	217	200	216	221	142	146	149	153	157
Increase (decrease) in reserves	-1,159	-419	-419	-328	-301	-126	99	-12	-13	-132	-258
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	**676**	**667**	**680**	**726**	**901**	**758**	**664**	**565**	**462**	**354**	**241**
Surplus (deficit) of capital funding	**-281**	**-247**	**-257**	**-295**	**-270**	**-283**	**-293**	**-304**	**-316**	**-328**	**-341**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

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For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Funding Impact Statement - Activities											
District Leadership, Finance and Internal Services											
Operating funding											
Sources of operating funding											
General rates, uniform annual general charges, rate penalties	5,096	4,801	5,447	6,717	7,695	8,449	9,358	9,178	9,248	9,546	9,396
Targeted rates	0	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
Fees and charges	160	139	141	144	146	149	174	177	181	185	189
Internal charges and overheads recovered	5,931	6,807	7,254	7,286	7,026	7,230	7,454	7,647	7,864	8,174	8,435
Local authorities fuel tax, fines, infringement fees and other receipts	297	335	341	348	355	362	370	378	386	396	405
Total operating funding	**11,483**	**12,082**	**13,183**	**14,494**	**15,222**	**16,190**	**17,355**	**17,380**	**17,680**	**18,301**	**18,426**
Application of operating funding											
Payments to staff and suppliers	11,025	10,836	11,491	12,352	12,604	13,124	13,806	13,994	14,434	15,203	15,460
Finance costs	-291	-190	-253	-442	-649	-853	-1,213	-1,509	-1,756	-1,895	-2,241
Internal charges and overheads applied	271	447	457	471	474	482	497	502	512	522	534
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	**11,004**	**11,092**	**11,696**	**12,380**	**12,429**	**12,754**	**13,091**	**12,987**	**13,190**	**13,830**	**13,753**
Surplus (deficit) of operating funding	**479**	**990**	**1,488**	**2,114**	**2,793**	**3,436**	**4,265**	**4,393**	**4,489**	**4,471**	**4,673**
Capital funding											
District Leadership, Finance and Internal Services											
Sources of capital funding											
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	-2,500	-3,262	794	-1,326	-2,224	-2,656	-3,161	-5,375	-3,734	-2,895	-2,890
Gross proceeds from sale of assets	150	175	179	182	186	190	194	199	204	209	214
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**-2,350**	**-3,087**	**973**	**-1,144**	**-2,038**	**-2,466**	**-2,966**	**-5,177**	**-3,530**	**-2,686**	**-2,676**
Applications of capital funding											
Capital expenditure - to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
Capital expenditure - to improve the level of service	170	995	969	988	903	684	33	34	35	36	37
Capital expenditure - to replace existing assets	226	320	326	333	446	1,053	355	364	372	382	391
Increase (decrease) in reserves	-2,266	-3,412	1,165	-351	-594	-768	910	-1,181	552	1,368	1,569
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	**-1,870**	**-2,097**	**2,460**	**971**	**755**	**969**	**1,299**	**-783**	**959**	**1,785**	**1,997**
Surplus (deficit) of capital funding	**-480**	**-990**	**-1,488**	**-2,114**	**-2,793**	**-3,436**	**-4,265**	**-4,393**	**-4,489**	**-4,471**	**-4,673**
Funding Balance	**-1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

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For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Funding Impact Statement - Activities											
Flood Protection and Control Works											
Operating funding											
Sources of operating funding											
General rates, uniform annual general charges, rate penalties	15	48	48	82	84	86	89	91	93	96	99
Targeted rates	639	690	688	615	623	703	673	704	828	746	918
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
Fees and charges	8	8	8	8	9	9	9	9	10	10	10
Internal charges and overheads recovered	4	4	4	4	5	5	5	5	5	5	5
Local authorities fuel tax, fines, infringement fees and other receipts	0	0	0	0	0	0	0	0	0	0	0
Total operating funding	**666**	**751**	**749**	**710**	**721**	**803**	**775**	**809**	**936**	**857**	**1,032**
Application of operating funding											
Payments to staff and suppliers	367	458	466	432	443	475	447	474	499	511	550
Finance costs	0	0	2	2	2	2	2	2	2	2	2
Internal charges and overheads applied	74	94	96	93	95	100	98	102	106	109	115
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	**442**	**551**	**564**	**527**	**540**	**577**	**547**	**578**	**607**	**621**	**667**
Surplus (deficit) of operating funding	**224**	**200**	**185**	**184**	**180**	**226**	**228**	**231**	**330**	**235**	**366**
Capital funding											
Flood Protection and Control Works											
Sources of capital funding											
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	0	32	16	-2	-2	-2	-2	-2	-2	-2	-3
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**0**	**32**	**16**	**-2**	**-2**	**-2**	**-2**	**-2**	**-2**	**-2**	**-3**
Applications of capital funding											
Capital expenditure - to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
Capital expenditure - to improve the level of service	170	0	0	0	0	0	0	0	0	0	127
Capital expenditure - to replace existing assets	232	159	133	58	53	98	101	103	202	108	111
Increase (decrease) in reserves	-178	73	68	125	125	126	126	126	126	125	125
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	**224**	**232**	**201**	**182**	**179**	**224**	**227**	**229**	**327**	**233**	**363**
Surplus (deficit) of capital funding	**-224**	**-200**	**-185**	**-184**	**-180**	**-226**	**-228**	**-231**	**-330**	**-236**	**-366**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

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For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Funding Impact Statement - Activities											
Regulatory Management											
Operating funding											
Sources of operating funding											
General rates, uniform annual general charges, rate penalties	1,072	1,710	1,729	1,752	1,779	1,805	1,762	1,790	1,817	1,923	1,963
Targeted rates	0	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
Fees and charges	3,675	3,481	3,554	3,629	3,705	3,786	3,874	3,963	4,058	4,155	4,259
Internal charges and overheads recovered	389	380	387	394	402	409	412	420	429	445	455
Local authorities fuel tax, fines, infringement fees and other receipts	5	5	5	5	5	5	6	6	6	6	6
Total operating funding	**5,141**	**5,576**	**5,676**	**5,780**	**5,891**	**6,007**	**6,054**	**6,178**	**6,310**	**6,528**	**6,683**
Application of operating funding											
Payments to staff and suppliers	4,140	4,416	4,495	4,578	4,666	4,758	4,796	4,895	5,000	5,172	5,294
Finance costs	0	0	0	0	0	0	0	0	0	0	0
Internal charges and overheads applied	987	1,146	1,166	1,188	1,210	1,234	1,242	1,267	1,294	1,340	1,372
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	**5,127**	**5,562**	**5,661**	**5,765**	**5,876**	**5,991**	**6,038**	**6,162**	**6,294**	**6,511**	**6,666**
Surplus (deficit) of operating funding	**14**	**14**	**15**	**15**	**15**	**15**	**16**	**16**	**17**	**17**	**17**
Capital funding											
Regulatory Management											
Sources of capital funding											
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	0	0	0	0	0	0	0	0	0	0	0
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Applications of capital funding											
Capital expenditure - to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
Capital expenditure - to improve the level of service	0	0	0	0	0	0	0	0	0	0	0
Capital expenditure - to replace existing assets	0	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in reserves	14	14	15	15	15	15	16	16	17	17	17
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	**14**	**14**	**15**	**15**	**15**	**15**	**16**	**16**	**17**	**17**	**17**
Surplus (deficit) of capital funding	**-14**	**-14**	**-15**	**-15**	**-15**	**-15**	**-16**	**-16**	**-17**	**-17**	**-17**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

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For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Funding Impact Statement - Activities											
Sewerage and the Treatment and Disposal of Sewage											
Operating funding											
Sources of operating funding											
General rates, uniform annual general charges, rate penalties	2,050	1,337	1,346	1,412	1,490	823	893	949	1,032	1,096	1,207
Targeted rates	5,462	6,150	6,369	6,332	6,362	6,744	7,244	7,548	7,762	8,333	8,680
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
Fees and charges	9	9	10	10	10	10	11	11	11	11	12
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees and other receipts	0	0	0	0	0	0	0	0	0	0	0
Total operating funding	**7,522**	**7,497**	**7,725**	**7,754**	**7,862**	**7,577**	**8,147**	**8,508**	**8,806**	**9,441**	**9,899**
Application of operating funding											
Payments to staff and suppliers	2,237	2,449	3,138	2,949	1,856	1,904	2,047	2,076	2,156	2,408	2,493
Finance costs	2,860	2,584	2,493	2,593	2,693	2,779	2,886	2,856	2,933	2,985	3,156
Internal charges and overheads applied	961	1,175	1,405	1,363	1,043	1,076	1,135	1,157	1,195	1,286	1,328
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	**6,058**	**6,209**	**7,036**	**6,905**	**5,592**	**5,759**	**6,068**	**6,088**	**6,284**	**6,680**	**6,977**
Surplus (deficit) of operating funding	**1,463**	**1,288**	**689**	**849**	**2,271**	**1,817**	**2,079**	**2,420**	**2,522**	**2,760**	**2,922**
Capital funding											
Sewerage and the Treatment and Disposal of Sewage											
Sources of capital funding											
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	350	1,885	1,909	2,436	2,413	2,409	2,409	2,409	2,409	2,409	2,235
Increase (decrease) in debt	-719	-71	-1,052	-1,081	-1,210	-570	-579	-449	152	-55	-817
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**-370**	**1,814**	**857**	**1,354**	**1,204**	**1,840**	**1,831**	**1,961**	**2,561**	**2,355**	**1,418**
Applications of capital funding											
Capital expenditure - to meet additional demand	521	1,915	1,553	1,772	1,815	2,463	2,524	480	2,272	2,790	2,868
Capital expenditure - to improve the level of service	94	748	895	420	554	301	59	159	756	624	16
Capital expenditure - to replace existing assets	519	1,041	634	414	489	550	1,163	1,134	1,267	1,292	1,286
Increase (decrease) in reserves	-41	-601	-1,536	-403	618	344	163	2,607	788	409	171
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	**1,093**	**3,102**	**1,546**	**2,203**	**3,474**	**3,657**	**3,910**	**4,380**	**5,083**	**5,115**	**4,340**
Surplus (deficit) of capital funding	**-1,463**	**-1,288**	**-689**	**-849**	**-2,271**	**-1,817**	**-2,079**	**-2,420**	**-2,522**	**-2,760**	**-2,922**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

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For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Funding Impact Statement - Activities											
Solid Waste											
Operating funding											
Sources of operating funding											
General rates, uniform annual general charges, rate penalties	1,154	1,247	1,296	1,115	1,137	1,164	1,192	1,222	1,251	1,275	1,320
Targeted rates	0	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
Fees and charges	79	79	81	82	84	86	89	91	93	96	98
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees and other receipts	0	0	0	0	0	0	0	0	0	0	0
Total operating funding	**1,233**	**1,326**	**1,376**	**1,198**	**1,221**	**1,250**	**1,281**	**1,313**	**1,345**	**1,370**	**1,419**
Application of operating funding											
Payments to staff and suppliers	680	865	885	736	748	766	784	803	824	845	867
Finance costs	23	21	19	18	17	16	14	12	10	8	7
Internal charges and overheads applied	239	145	152	123	126	129	132	136	139	144	151
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	**941**	**1,031**	**1,056**	**877**	**891**	**910**	**930**	**951**	**973**	**998**	**1,026**
Surplus (deficit) of operating funding	**291**	**295**	**320**	**321**	**330**	**340**	**350**	**362**	**372**	**373**	**393**
Capital funding											
Solid Waste											
Sources of capital funding											
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	-35	-37	-39	-33	-36	-38	-41	-45	-47	-32	-27
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**-35**	**-37**	**-39**	**-33**	**-36**	**-38**	**-41**	**-45**	**-47**	**-32**	**-27**
Applications of capital funding											
Capital expenditure - to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
Capital expenditure - to improve the level of service	600	800	0	0	0	0	0	0	0	731	0
Capital expenditure - to replace existing assets	0	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in reserves	-344	-542	281	287	294	301	309	317	325	-390	366
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	**256**	**258**	**281**	**287**	**294**	**301**	**309**	**317**	**325**	**341**	**366**
Surplus (deficit) of capital funding	**-291**	**-295**	**-320**	**-321**	**-330**	**-340**	**-350**	**-362**	**-372**	**-373**	**-393**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

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Reports Summary

2018-2048 LTP 20171213 (executive baseline 4.1)

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Funding Impact Statement - Activities											
Stormwater Drainage											
Operating funding											
Sources of operating funding											
General rates, uniform annual general charges, rate penalties	207	223	284	284	237	244	236	240	248	264	275
Targeted rates	1,368	1,390	1,601	1,578	1,474	1,523	1,585	1,687	1,744	1,874	1,957
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
Fees and charges	0	0	0	0	0	0	0	0	0	0	0
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees and other receipts	0	0	0	0	0	0	0	0	0	0	0
Total operating funding	**1,575**	**1,612**	**1,885**	**1,861**	**1,711**	**1,767**	**1,821**	**1,927**	**1,992**	**2,138**	**2,232**
Application of operating funding											
Payments to staff and suppliers	508	612	768	684	507	518	517	537	528	574	597
Finance costs	189	173	154	149	145	166	194	216	243	273	307
Internal charges and overheads applied	225	288	327	305	266	275	287	301	306	329	345
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	**923**	**1,072**	**1,249**	**1,138**	**917**	**959**	**998**	**1,054**	**1,078**	**1,176**	**1,249**
Surplus (deficit) of operating funding	**652**	**540**	**636**	**724**	**794**	**808**	**823**	**873**	**914**	**962**	**983**
Capital funding											
Stormwater Drainage											
Sources of capital funding											
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	14	7	7	7	7	7	7	7	7	7	7
Increase (decrease) in debt	-314	-303	-207	-220	278	385	442	359	393	426	492
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**-300**	**-296**	**-200**	**-213**	**285**	**392**	**449**	**366**	**400**	**433**	**498**
Applications of capital funding											
Capital expenditure - to meet additional demand	90	1	9	9	34	40	41	35	36	37	38
Capital expenditure - to improve the level of service	0	44	170	174	664	763	810	752	801	853	908
Capital expenditure - to replace existing assets	320	25	26	26	397	407	445	486	528	573	620
Increase (decrease) in reserves	-57	173	231	301	-16	-10	-24	-33	-50	-67	-85
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	**352**	**243**	**436**	**511**	**1,079**	**1,200**	**1,272**	**1,239**	**1,315**	**1,395**	**1,481**
Surplus (deficit) of capital funding	**-652**	**-540**	**-636**	**-724**	**-794**	**-808**	**-823**	**-873**	**-914**	**-962**	**-983**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Kaipara District Council
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Reports Summary
2018-2048 LTP 20171213 (executive baseline 4.1)

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Funding Impact Statement - Activities											
The Provision of Roads and Footpaths											
Operating funding											
Sources of operating funding											
General rates, uniform annual general charges, rate penalties	8,997	9,452	10,004	10,523	10,708	10,811	11,222	11,548	11,831	12,185	12,593
Targeted rates	390	390	399	407	417	427	437	448	460	472	485
Subsidies and grants for operating purposes	5,845	4,541	4,856	4,968	5,057	5,178	5,306	5,443	5,588	5,735	5,911
Fees and charges	0	0	0	0	0	0	0	0	0	0	0
Internal charges and overheads recovered	2,528	2,103	2,133	2,188	2,086	2,113	2,159	2,192	2,236	2,269	2,329
Local authorities fuel tax, fines, infringement fees and other receipts	0	0	0	0	0	0	0	0	0	0	0
Total operating funding	**17,759**	**16,485**	**17,391**	**18,086**	**18,267**	**18,528**	**19,124**	**19,631**	**20,116**	**20,662**	**21,318**
Application of operating funding											
Payments to staff and suppliers	10,158	8,125	8,558	8,755	8,913	9,126	9,351	9,591	9,846	10,116	10,411
Finance costs	55	51	46	44	42	53	65	72	84	97	111
Internal charges and overheads applied	3,755	4,136	4,272	4,383	4,448	4,564	4,684	4,805	4,941	5,072	5,237
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	**13,968**	**12,313**	**12,877**	**13,181**	**13,403**	**13,743**	**14,100**	**14,468**	**14,871**	**15,285**	**15,759**
Surplus (deficit) of operating funding	**3,792**	**4,173**	**4,514**	**4,904**	**4,864**	**4,785**	**5,024**	**5,162**	**5,245**	**5,377**	**5,559**
Capital funding											
The Provision of Roads and Footpaths											
Sources of capital funding											
Subsidies and grants for capital expenditure	8,287	6,500	6,655	7,249	7,194	7,105	7,407	7,557	7,753	7,963	8,186
Development and financial contributions	325	102	105	108	112	115	75	78	81	85	88
Increase (decrease) in debt	-82	-70	-76	-83	196	188	155	163	178	192	210
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**8,529**	**6,532**	**6,683**	**7,274**	**7,501**	**7,408**	**7,637**	**7,798**	**8,013**	**8,239**	**8,484**
Applications of capital funding											
Capital expenditure - to meet additional demand	562	846	57	61	1,304	1,329	1,358	1,401	1,428	1,467	1,518
Capital expenditure - to improve the level of service	3,013	1,798	2,853	2,925	3,470	3,162	3,581	3,683	3,765	3,867	3,990
Capital expenditure - to replace existing assets	10,603	8,343	8,245	9,149	8,076	8,198	8,226	8,392	8,592	8,824	9,091
Increase (decrease) in reserves	-1,857	-282	43	44	-484	-496	-505	-516	-529	-542	-556
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	**12,321**	**10,705**	**11,198**	**12,178**	**12,365**	**12,193**	**12,660**	**12,961**	**13,258**	**13,617**	**14,043**
Surplus (deficit) of capital funding	**-3,792**	**-4,173**	**-4,514**	**-4,904**	**-4,864**	**-4,785**	**-5,024**	**-5,162**	**-5,245**	**-5,377**	**-5,559**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

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Prospective financial statements

Reports Summary
2018-2048 LTP 20171213 (executive baseline 4.1)

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Prospective Funding Impact Statement - Activities											
Water Supply											
Operating funding											
Sources of operating funding											
General rates, uniform annual general charges, rate penalties	0	0	0	0	0	0	0	0	0	0	0
Targeted rates	3,239	3,157	3,315	3,403	3,493	3,760	4,005	4,093	4,208	4,325	4,407
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
Fees and charges	15	491	504	515	528	540	554	568	583	599	616
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees and other receipts	0	0	0	0	0	0	0	0	0	0	0
Total operating funding	**3,255**	**3,648**	**3,819**	**3,919**	**4,021**	**4,301**	**4,559**	**4,661**	**4,791**	**4,924**	**5,023**
Application of operating funding											
Payments to staff and suppliers	1,126	1,307	1,327	1,340	1,283	1,316	1,350	1,387	1,426	1,467	1,512
Finance costs	278	261	274	295	320	389	457	430	415	396	377
Internal charges and overheads applied	600	749	764	777	772	805	835	857	880	905	932
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	**2,004**	**2,317**	**2,365**	**2,412**	**2,376**	**2,510**	**2,642**	**2,674**	**2,721**	**2,768**	**2,821**
Surplus (deficit) of operating funding	**1,251**	**1,331**	**1,454**	**1,507**	**1,645**	**1,791**	**1,917**	**1,988**	**2,070**	**2,156**	**2,201**
Capital funding											
Water Supply											
Sources of capital funding											
Subsidies and grants for capital expenditure	0	214	251	0	489	0	868	0	1,080	0	614
Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	-77	386	224	221	1,070	1,033	-542	-577	-622	-669	-672
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	**-77**	**600**	**475**	**221**	**1,559**	**1,033**	**326**	**-577**	**457**	**-669**	**-58**
Applications of capital funding											
Capital expenditure - to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
Capital expenditure - to improve the level of service	394	13	13	13	1,490	1,526	14	14	15	15	16
Capital expenditure - to replace existing assets	781	1,866	1,825	1,471	1,443	762	3,407	2,793	3,802	2,333	3,551
Increase (decrease) in reserves	-1	53	91	243	271	536	-1,178	-1,397	-1,290	-861	-1,423
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	**1,174**	**1,931**	**1,929**	**1,728**	**3,203**	**2,823**	**2,242**	**1,411**	**2,527**	**1,487**	**2,143**
Surplus (deficit) of capital funding	**-1,251**	**-1,331**	**-1,454**	**-1,507**	**-1,645**	**-1,791**	**-1,917**	**-1,988**	**-2,070**	**-2,156**	**-2,201**
Funding Balance	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Policy on Development Contributions

1 Introduction

1.1 Purpose

The purpose of this Policy is to provide predictability and certainty about the funding required and development contributions payable to meet the increased demand for community facilities resulting from growth and new development in the Kaipara District by enabling the Council to recover from persons undertaking development a fair, equitable, and proportionate share of the total cost of capital expenditure necessary to service growth over the long term..

1.2 Statutory Context

1.2.1 The Council has resolved to use a combined policy on Development and Financial Contributions to fund its long term growth related capital expenditure but intends to remove financial contribution provisions from its District Plan by no later than 18 April 2022 as required by Schedule 4 of the Resource Legislation Amendment Act 2017 and in doing so:

a) will amend this Policy to remove all references to financial contributions; and

b) may consider funding through development contributions, capital expenditure previously intended to be funded by financial contributions.

1.2.2 This policy is the policy on Development Contributions and is prepared under section 102 and 108 of the Local Government Act 2002 ("the Act").

1.2.3 The policy is adopted as one of the source documents that will form part of the Kaipara District's final 2018/2028 Long Term Plan referred to in this Policy as the *"Long Term Plan".*

1.2.4 Council, in addition to determining matters of content in this Policy, has determined:

c) that the decision to adopt the Development Contributions Policy is a significant decision;

d) that it believes it has met the decision-making and consultation requirements of the Act to the extent required.

1.2.5 The operative financial contribution provisions are in Chapter 22 of the Kaipara District Plan.

1.3 Effect of the Policy

1.3.1 The effect of this Policy is to require the payment of Development Contributions where:

a) *"development"* as defined by the Act, occurs; and

b) the effect of that development, either alone or in combination with other developments, is to require new or additional assets or assets of increased capacity including additional asset capacity already provided and as a consequence Council incurs capital expenditure to provide appropriately for reserves, network infrastructure or *community infrastructure*; and

c) that capital expenditure will not be otherwise funded or provided for; and

d) the policy provides for the payment of Development Contribution for that type of development

The Council will not require the payment of a Development Contribution for any capital expenditure relating to reserves or community infrastructure.

1.4 Approach to Growth and Development

1.4.1 The approach of Council to growth and associated new development is one that welcomes and encourages growth but seeks to apply Development Contributions selectively to particular activities or areas, meeting any funding shortfalls in other activity areas from other sources of funding.

1.4.2 In spite of relatively small population growth in the past, residential and business growth has continued steadily in the District over the years as evidenced by the growing rating base. District rating units rose from 9,900 in 2001 to 13,960 in 2013, an increase of over 300 units per annum. Another 540 rating units were created after 2013 to bring total rating units in 2017 to just over 14,500 units.

1.4.3 This growth must be accompanied by the timely provision of community facilities, the funding of which should not be a burden on the existing community as a whole. In some cases, Council has already incurred capital expenditure for growth and needs to recover this.

1.4.4 Council will use this Policy to fund that part of total capital expenditure associated with growth and development.

Terms used in this Policy shown in *italics* are defined in **Appendix 3** of this Policy.

2 Development Contributions Policy

Council has considered all matters it is required to consider under the Act when making a Development Contributions Policy. The policies resulting from these considerations are set out in this section. The way in which the Policy will be applied in practice is set out in **section 3.0**.

2.1 Requirement to Pay Development Contributions

2.1.1 A Development Contribution will be payable when development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for.

2.1.2 Council through its Revenue and Financing Policy has determined that Development Contributions are an appropriate source of funding for the activities listed in **section 2.1.3** and **section 2.1.5** below.

2.1.3 In terms of this Policy, Development Contributions will be sought to meet the growth related component of capital expenditure in selected areas on the following activities:

a) Roading;

b) Wastewater Treatment;

c) Water Supply; and

d) Stormwater Management.

2.1.4 A number of other Council activities show little or no proposed capital spending for growth. If the Council does not propose to incur capital spending for growth on those activities in its Long Term Plan, then it is unable to include requirements for these in its Development Contributions Policy.

2.1.5 Activities for which Development Contribution will not be required are:

a) Reserves; and

b) Community infrastructure.

2.1.6 However, developers may still be required to provide works under the Kaipara District Plan and pay financial contributions until these are removed from the District Plan for any Council activities including those in **section 2.1.5** as conditions of resource consent in order to meet the costs of mitigating the effects of their developments.

2.1.7 In keeping with the principle in section 197AB(d) of the Act, development contributions will be used:

(a) for or towards the purpose of the activity or the group of activities for which the contributions were required; and

(b) for the benefit of the district or the part of the district that is identified in this Policy in which the development contributions were required.

2.2 Limitations on Contributions

2.2.1 While Council is able to seek both Development Contributions for infrastructure under the Local Government Act 2002 and financial contributions under the Resource Management Act 1991, section 200 of the Local Government Act 2002 prevents Council from requiring a Development Contribution where it has imposed a contribution requirement on the same development under the Resource Management Act 1991 or where developers or other parties fund the same infrastructure for the same purpose.

2.2.2 Although under the Kaipara District Plan, Council may, until no later than 18 April 2022, impose a financial contribution as a condition of resource consent, it shall ensure that no condition of resource consent is imposed that would require work to be done or funded that is identified in the Long Term Plan and funded in whole or in part by Development Contributions.

2.2.3 Nothing in this Policy, including the amounts of Development Contribution payable in **Table 1**, will diminish from any other legal requirement to make a payment for community facilities other than a Development Contribution, including connection fees or any other fee required to be paid pursuant to any other policy or bylaw or by agreement with Council.

2.3 Limitations on Costs Eligible for Inclusion in Development Contributions

2.3.1 In calculating Development Contributions under this policy, the contributions shall not include the cost of any project or work or part of any project or work required for:

a) Rehabilitating or renewing an existing asset; or

b) Operating and maintaining an existing asset.

2.3.2 In accordance with section 200(1) of the Act, no Development Contribution calculated under this Policy shall include the value of any funding obtained from third parties, external agencies or other funding sources in the form of grants, subsidies or works. This limitation shall not include the cost of works provided by a developer on behalf of Council and paid for by Council, which Council may then seek to recover from other developers through Development Contributions.

2.3.3 The value of any subsidy or grant toward the cost of any project or work shall be deducted prior to the allocation for funding of the balance portion of project cost between Development Contributions and other sources of Council funding.

2.4 Vested Assets and Local Works

2.4.1 The cost of assets vested or expenditure made by a developer, pursuant to a requirement under the Resource Management Act 1991, shall not be used to off-set Development Contributions payable on a development unless all or a portion of such assets or expenditure can be shown to avoid or reduce the need for Council to incur costs providing an asset that is included in its capital works programme, for which Development Contributions are sought.

2.4.2 The cost of assets vested or expenditure made voluntarily by a developer to enhance a development shall not be used to offset Development Contributions payable on development.

2.5 Past Surplus Capacity Provided

2.5.1 In accordance with section 199(2) of the Act, Development Contributions may be required to fund capital expenditure already incurred by Council in anticipation of development, prior to the adoption of this Policy.

2.5.2 Council has in recent years incurred expenditure to undertake works or acquire land in anticipation of development. Council will seek to recover this expenditure from Development Contributions yet to be made. Council may include the cost of *past surplus capacity* in its calculation of Development Contributions, where that cost was incurred in anticipation of development.

2.6 Service Standards

2.6.1 There is no requirement under this Policy for new development to be serviced above the *service standard*.

2.6.2 Where new developments are serviced to levels above the *service standard* and Council is required to fund any portion of such works that will improve the levels of service to existing communities, it shall not be required to fund more than is required to meet the *service standard*.

2.6.3 Council aims over time to raise the service levels in existing communities where this is below the *service standard*.

2.6.4 Council may vary the *service standards* normally set for a project where the *service standard* may not be immediately attainable or economically efficient.

2.7 Cumulative and Network Effects

2.7.1 In accordance with section 199(3) of the Act, Development Contributions may be required under this Policy, where a development, in combination with other developments, have a cumulative effect including the cumulative effects of developments on network infrastructure.

2.8 Appropriate Sources of Funding

2.8.1 Council incurs capital works expenditure in order to:

a) provide additional capacity in assets to cater for new development;

b) improve the level of service to existing households and businesses;

c) meet environmental and other legislative requirements; and

d) renew assets to extend their service life.

2.8.2 Section 101(3)(a) of the Act states that the funding needs to meet these expenditure requirements must be met from sources that Council determines to be appropriate, following a consideration, in relation to each activity, of a number of matters. Council's consideration of these matters as it relates to the funding of capital expenditure is outlined in the Revenue and Financing Policy. The analysis contained in the Revenue and Financing Policy is also applicable to this Development Contributions Policy.

2.8.3 Council has had regard to and made the following determinations under each activity in relation to the matters set out under section 101(3)(a)(i) to (v) of the Act:

a) That Development Contributions are an appropriate source of funding for providing additional capacity in assets for each of the activities listed in **section 2.1.2**;

b) That capital works undertaken as a result of the need to provide additional asset capacity for new development and having no benefit to existing households and ratepayers be appropriately funded by Development Contributions. Council will classify these as *additional capacity projects (AC projects)* and ensure they are funded accordingly.

c) That while existing households and businesses may make use of and have an *AC project* intended to service new development, available to them, it is a principle of this Policy that, where those existing households and businesses are already serviced to the service standard and:

i. their assets have remaining service life equivalent to that offered by the *AC project*; and

ii. they are not part of the cause of the work;

they should not be required to make a significant contribution toward its cost through rates or other sources of funding given that the benefit they receive is minimal and that they did not create the need for the work.

d) That capital works undertaken as a result of the need for improving the levels of service to existing households and businesses, visitors, tourists and other parties and having no benefit to new development be appropriately funded by sources other than Development Contributions, such as rates and depreciation reserves. Council will classify these as *improved level of service projects (ILOS projects)* and ensure they are funded accordingly.

e) That for any capital works providing both additional asset capacity and improved level of service, the portion of expenditure incurred on improving levels of service to existing households and businesses will be excluded from the calculation of Development Contributions and funded from appropriate sources such as rates and depreciation reserves. The funding from these sources shall not however exceed an amount that would have been incurred to correct service level deficiencies. Council will classify these as *combined projects (AC/ILOS projects)* and will allocate the costs of such projects among the appropriate sources of funding.

(f) That Development Contributions for particular capital works be appropriately sourced according to the extent (including the cumulative extent) to which new development contributes to the need for and benefits from the activity. On this basis, Council has determined activity-funding areas for each activity.

(g) That the cost of surplus capacity in any asset remaining at the end of the 10 year *Development Contributions calculation period*, that will benefit future development occurring after that period, shall be funded more appropriately by future development. Council will exclude the cost of such *remaining surplus capacity* at the end of the calculation period from the Development Contribution calculation.

2.8.4 Section 101(3)(b) of the Act states that the funding needs to meet expenditure requirements must be met from sources that the local authority determines to be appropriate, following a consideration of the *overall impact* of any allocation of liability for revenue on the community. Council's consideration of these matters as it relates to the funding of capital expenditure is outlined in the Revenue and Financing Policy. The analysis contained in the Revenue and Financing Policy is also applicable to this Development Contributions Policy.

2.8.5 Council has had regard to section 101(3)(b) and made the following determinations:

a) That it does not wish to discourage new development and will use an allocation methodology in this Policy to ensure that incoming households and businesses occupying new development, in the Long Term Plan period, do not fund:

- benefits to existing households and businesses through Development Contributions;
- the cost of *remaining surplus capacity* in assets at the end of the Long Term Plan period that will benefit future households and businesses.

b) That, unless appropriate to do so in certain circumstances to achieve the Community Outcomes, it does not wish to burden current households and businesses by making them fund additional capacity in capital assets that will benefit new and future ratepayers. The Council will use an appropriate allocation methodology to ensure that this does not occur.

2.9 Activity-Funding Areas

2.9.1 In keeping with the principle in section 197AB(g) of the Act, Council considers that Development Contributions should be required from new development on a geographic basis using activity-funding areas, those being determined:

a) in a manner that balances practical and administrative efficiency with considerations of fairness and equity; and

b) avoids, wherever practical, grouping across the entire district.

2.9.2 An activity-funding area is an area within which growth and development is occurring, which is likely, either solely or cumulatively, to create the need for, or benefit from, particular activities.

2.9.3 This Policy uses a District-wide *activity-funding area* for the recovery of Development Contributions for roading projects because of the wide benefit created by the roading network and a Roading East *activity-funding area* to take account of particular additional demands on the eastern roading network due to high levels of development activity there.

2.9.4 This Policy uses separate water supply, wastewater and stormwater *activity-funding areas* in which assets provided directly benefit those using them and connected to them. It is considered reasonably practical to administer the policy using local scheme-by-scheme *activity-funding areas.*

2.9.5 The *activity-funding areas* used in this Policy are summarised in **Appendix 1** of this Policy.

2.10 Principles of Cost Allocation

2.10.1 In keeping with the principle in section 197AB(a) of the Act, no project will be considered for cost allocation for development contribution purposes, unless it provides new or additional assets or assets of increased capacity to service development.

2.10.2 In keeping with the principle in section 197AB(c) of the Act, the cost of any *combined project (AC/ILOS project)* or work identified in the Long Term Plan will, after deductions for subsidies and other sources of funding, be allocated between:

a) The costs for improving levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life, to be expressed as the *ILOS cost*; and

b) The costs for providing additional capacity to service the development of new households and businesses, to be expressed as the *AC Cost*.

2.10.3 Council will allocate project cost between *ILOS costs* and *AC costs*, in the manner described in **section 5.0 – Procedures for cost allocation**.

2.10.4 The methodology used to allocate costs is a cause/benefits matrix approach.

2.11 Development Contributions Calculation Period

2.11.1 In keeping with the principle in section 197AB(b) of the Act, Council has considered the period over which the benefits of capital expenditure for new development are expected to occur. It considers that capital expenditure on infrastructure during the Long Term Plan period should be recovered over the full take-up period of each asset, from all development that created the need for that expenditure or will benefit from capacity it provides, including development occurring after the Long Term Plan period.

2.11.2 Council has determined that:

a) new development occurring in the Long Term Plan period will contribute only to that proportion of additional asset capacity that it is expected to consume;

b) future development occurring after the Long Term Plan period will contribute toward the *remaining surplus capacity* in assets at the end of that period.

2.11.3 In calculating the Development Contributions payable by new development for each activity type, Council will:

a) include the cost of any *past surplus capacity* in assets provided after 1 July 2001 that is expected to be consumed by new development, where this can be identified and where it can be shown to have been provided in anticipation of growth;

b) include the cost of capacity in assets to be provided in the Long Term Plan period, that is expected to be consumed by new development; and

c) exclude the cost of *remaining surplus capacity* in assets at the end of the Long Term Plan period, which is likely to be consumed by future development.

2.11.4 Recovery of the whole of a project's cost from only those households and businesses establishing in the Long Term Plan period may place an unfair burden on them. Households and businesses developing after the period will arrive to a fully paid up asset with spare capacity for their developments.

2.11.5 This Policy uses a *Development Contributions calculation period* extending from 1 July 2018 (to include *past surplus capacity*) to 30 June 2048 - 30 years after the adoption of the Policy to ensure more equitable attribution under Schedule 13 of the Act. The 30 year future outlook is to take account of major infrastructure projects that may retain spare capacity for up to 30 years, particularly as a result of prolonged periods of slow growth.

2.12 Significant Assumptions

2.12.1 Section 201(1)(b) of the Act requires this policy to set out the significant assumptions underlying the calculation of the schedule of Development Contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects.

2.12.2 The significant assumptions underlying the calculation of the schedule of Development Contributions are that:

a) The rate, level and location of growth will occur as forecast in the rating growth projections accompanying the Long Term Plan;

b) Capital expenditure will be in accordance with the capital works programme in the Long Term Plan;

c) No significant changes to service standards are expected to occur in the Long Term Plan period other than those planned for in the Asset Management Plan;

d) The level of third party funding (such as NZ Transport Agency subsidies) will continue at predicted levels for the period of the Long Term Plan;

e) There will be no significant variations to predicted rates of interest and inflation to those set out in the Long Term Plan.

2.12.3 An assessment of effects, if there is a significant level of uncertainty as to the scope and nature of the effects, is set out in **Appendix 2** of this Policy.

2.13 Policy on Existing Lots or Development

2.13.1 Existing *lots* or development already *legally established* on a site subject to an application for consent or authorisation for connection, shall be deemed to have had a Development Contribution paid for them. When calculating a Development Contribution, Council will assess the extent of *lots* or development on completion of the consent or connection and deduct the extent of *lots* or development already *legally established* at the date of granting the consent or authorisation, subject to **sections 2.13.2, 2.13.3** and **2.13.5** below.

2.13.2 **Section 2.13.1** shall apply to any *lot* or development that:

a) was already *legally established* at the date on which this Policy became operative, on 1 July 2018; or

b) has been *legally established* since the date on which this Policy became operative and for which a Development Contribution has been paid; or

c) is not yet *legally established* but for which a Development Contribution has been paid (and not refunded).

2.13.3 *Legally established* development includes buildings and structures which can be shown to have been in existence on but have been demolished since this Policy became operative on 1 July 2018.

2.13.4 **Section 2.13.1** shall not apply to any *lot* or development for which a contribution has been required and has not yet been paid.

2.13.5 Council may still require a Development Contribution to be paid for any existing *legally established lot* or development, in a water supply or wastewater area, with no connection to the service, which is to be connected for the first time or seeks connection to either a water supply network or a wastewater network, as the case may be, where no Development Contribution or other such payment for these services can be shown to have been previously paid. This requirement shall not apply to any existing *legally established lot* or development in the Mangawhai Community Wastewater Scheme area for which a targeted rate to fund capital costs for the scheme has or will be paid.

2.13.6 Council may require a Development Contribution to be paid for development occurring on any existing *legally established lot* that has previously been prevented from being developed by any open space covenant or by any other restriction registered against the title of the *lot* and that covenant or restriction has been removed.

2.13.7 In considering *legally established* developments already on a development site, the Council will use the current or most recent use of the site and not its zoning to determine the units of demand that will be credited against the Development Contribution.

2.14 Use of Development Contributions

2.14.1 Development Contributions will be used for the capital expenditure for which they were required in accordance with section 204(1) of the Act.

2.15 Network Infrastructure

2.15.1 Council acknowledges that under section 197 of the Act, the term *development* excludes the pipes and lines of any network utility operator. Council will not seek Development Contributions for the installation or expansion of network infrastructure, (including the pipes, lines, roads, water supply, wastewater and stormwater networks) by network utility operators.

2.15.2 **Section 2.15.1** does not apply to development by network utility operators carried out in order to run their normal business such as offices, industrial buildings, warehouses and storage areas, which may be liable for the payment of Development Contributions.

2.16 Policy on Remissions and Postponements of Development Contributions

2.16.1 In accordance with section 201(1)(c) of the Act, this Policy includes provisions that will enable Council to consider remissions and postponements of Development Contributions (**section 3.5**).

2.17 Policy on Refunds

2.17.1 Council will refund Development Contributions in accordance with the requirements of sections 209 and 210 of the Act.

2.18 Best Available Knowledge

2.18.1 The capital expenditure amounts used in this Policy for the calculation of Development Contributions for all activity types are in keeping with the Long Term Plan and are based on the best available knowledge of projects and their costs, staging, timing and other related information, at the time of adoption of this Policy.

2.18.2 The absence of any particular information on any asset or work at any given time, shall not be deemed to be reason for not including that asset or work for consideration in the calculation of a Development Contribution, provided that all the requirements of this Policy, for determining any Development Contribution payable, are complied with.

2.19 Schedules

2.19.1 In keeping with principles in section 197AB(e) and (f) of the Act and in accordance with:

a) section 201 and section 202 of the Act, **Table 1** shows the schedule of Development Contributions payable for each activity in each part of the District, the amounts shown excluding GST;

b) section 201A of the Act, **Appendix 5** shows a schedule of assets for which development contributions will be used; and

c) section 106(2) of the Act, **Table 2** summarises capital expenditure in the Long Term Plan that Council expects to incur to meet the increased demand for community facilities resulting from growth and the proportion of that expenditure to be funded from various sources including Development Contributions.

TABLE 1 - SCHEDULE OF DEVELOPMENT CONTRIBUTIONS 2018-2028					
MAIN PRICE	**Stormwater**	**Wastewater treatment**	**Water supply**	**Roading**	**TOTAL**
Mangawhai	$ 359	$ 22,316	$ -	$ 570	**$ 23,245**
Dargaville	$ -	$ -	$ -	$ 108	**$ 108**
Te Kopuru	$ -	$ -	$ -	$ 108	**$ 108**
Maungaturoto	$ -	$ -	$ -	$ 108	**$ 108**
Kaiwaka	$ -	$ -	$ -	$ 570	**$ 570**
Baylys Beach	$ 315	$ -	$ -	$ 108	**$ 423**
Glinks Gully	$ -	$ -	$ -	$ 108	**$ 108**
Ruawai	$ -	$ -	$ -	$ 108	**$ 108**
District	$ -	$ -	$ -	$ 108	**$ 108**
Roading East	$ -	$ -	$ -	$ 463	**$ 463**

For all Development Contributions required in **Table 1**, all or any of the following events give rise to the requirement for a Development Contribution:

a) the granting of a resource consent under the Resource Management Act 1991;

b) the granting of a building consent under the Building Act 2004;

c) the granting of an authorisation for a service connection;

d) the granting of a certificate of acceptance under section 98 of the Building Act 2004.

TABLE 2 - CAPITAL EXPENDTURE IDENTIFIED TO MEET INCREASED DEMAND RESULTING FROM GROWTH AND SOURCES OF FUNDING BY ACTIVITY										
	2018-2028 LTCCP					SURPLUS CAPACITY				
	TOTAL CAPITAL LTP COSTS	DEVELOPMENT CONTRIBUTIONS (NEW)	DEVELOPMENT CONTRIBUTIONS (FUTURE)	RATES	SUBSIDIES / GRANTS	TOTAL CURRENT VALUE OF SUPLUS CAPACITY PROJECTS	DEVELOPMENT CONTRIBUTIONS (NEW)	DEVELOPMENT CONTRIBUTIONS (FUTURE)	RATES
Roading	$129,001,395	$ 530,070	$ 3,974,462	$50,929,175	$73,567,688	$ 12,211,043	$ 116,154	$ 270,474	$ 11,824,415
Wastewater Treatment	$ 34,253,119	$ 8,836,459	$ 11,615,638	$13,801,022	$ -	$ 65,217,577	$ 10,429,721	$ 16,766,712	$ 38,021,143
Stormwater	$ 9,749,403	$ 43,568	$ 234,357	$ 9,471,479	$ -	$ 873,768	$ 18,365	$ 41,317	$ 814,087
Water Suply	$ 26,380,688	$ -	$ -	$22,865,701	$ 3,514,988	$ 1,382,993	$ 262	$ 574	$ 1,382,157
TOTAL	**$199,384,606**	**$ 9,410,097**	**$ 15,824,457**	**$97,067,376**	**$77,082,676**	**$ 79,685,381**	**$ 10,564,502**	**$ 17,079,077**	**$ 52,041,802**

Note: **Table 2** summarises capital expenditure incurred that is to be funded through Development Contributions. The Financial Contributions Policy provides information on the level of capital expenditure to be funded through financial contributions.

2.20 Development Agreements

2.20.1 The Council may enter into development agreements with developers for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves the district or a part of the district. The provisions of sections 207A to 207F shall apply to such agreements.

3 Practical Application

3.1 Requirement for Development Contributions

3.1.1 Upon granting

a) a resource consent under the Resource Management Act 1991

b) a building consent under the Building Act 1991

c) an authorisation for a service connection

d) the granting of a certificate of acceptance under section 98 of the Building Act 2004;

Council will determine whether the activity to which the consent or authorisation relates is a *"development"* under the Act, which:

a) has the effect of requiring new or additional assets or assets of increased capacity (including assets which may already have been provided by Council in anticipation of development); and

b) as a consequence requires (or has required) Council to incur capital expenditure to provide appropriately for those assets; and

c) that capital expenditure is not otherwise funded or provided for.

3.1.2 Upon determining that the activity is a *"development"*, Council may require a Development Contribution to be made towards the activity associated with that development, according to the *activity-funding areas* in which the development is located, including:

a) Roading

b) Wastewater treatment

c) Water supply

d) Stormwater.

3.1.3 Council shall calculate the Development Contribution payable at the time of granting the consent or authorisation and issue an assessment of Development Contributions payable.

3.1.4 A Development Contribution may be paid at any time from the date of assessment up to the date when the contribution is required to be paid as a result of Council issuing an invoice.

3.1.5 Council will invoice a Development Contribution at the following times:

a) In the case of a resource consent for subdivision, at the time of application for a certificate under section 224(c) of the Resource Management Act 1991, with payment required prior to the issue of the certificate;

b) in the case of a resource consent for land use, at the time of notification of commencement or commencement of the consent, whichever is the earlier, with payment required prior to commencement of the consented activity;

c) in the case of a building consent, at the time the first building inspection is carried out with payment required no later than 60 days of the issue of the invoice;

d) in the case of a service connection, at the time of approval of the service connection with payment prior to connection;

e) in the case of granting a certificate of acceptance under section 98 of the Building Act 2004.

3.1.6 In accordance with section 198(2A) of the Act, a development contribution must be consistent with the content of the policy that was in force at the time that the application for a resource consent, building consent, or service connection was submitted

3.1.7 In accordance with section 208 of the Local Government Act 2002, if contributions are not paid at the times required in **section 3.1.5**, the Council may:

a) withhold a certificate under section 224(c) of the Resource Management Act 1991 in the case of a subdivision;

b) prevent the activity commencing in the case of a land use consent;

c) withhold a code compliance certificate in the case of a building consent;

d) withhold a service connection to the development;

e) withhold a certificate of acceptance under section 98 of the Building Act 2004;

f) in each case register a charge on the land under the Statutory Land Charges Registration Act 1928.

If, after exercising its powers under section 208 of the Act, any Development Contribution remains unpaid, the Council may take debt recovery action to recover that Development Contribution.

3.1.8 In the case of a resource consent for land use only, where a building consent is required to give effect to the resource consent, the applicant may apply for a postponement of payment under **section 3.5** of this Policy. If this is granted the Council will only issue an invoice in accordance with **section 3.1.5 c)** at the time of the first building inspection.

3.1.9 If a grantee of consent is in possession of two Development Contribution invoices for different consents relating to the same lot, both invoices will continue to have effect until payment is made of one of those invoices. When the first invoice is paid, the second invoice will be withdrawn and a reassessment of Development Contributions payable for the subdivision or development, as the case may be, relating to the second invoice will be made under **section 3.2.1**. If any Development Contribution is payable on re-assessment, a new invoice will be issued.

3.1.10 Except as provided for in **section 3.1.5,** no consented activity or building work shall commence prior to the payment of the Development Contribution and where such activity or work has commenced prior to such payment, Council shall require this to cease until payment has been made.

3.1.11 In accordance with section 252 of the Act, a development contribution is recoverable as a debt.

3.2 Amount of Total Development Contribution

3.2.1 The total amount of Development Contribution payable when issuing any consent or authorisation for subdivision or development, shall be the sum of the Development Contribution payable for each activity, calculated as:

[(a) X [Σ(n) – Σ(x)]] + GST

Where:

(a) = the applicable Development Contribution per *unit of demand* determined from **Table 1** and the *activity-funding area* for each type of community facility in which the subdivision or development lies.

Σ = the sum of the terms inside the brackets.

(n) = for each *lot* at the completion of the consent or authorisation application, the total *lot units of demand* OR the total *activity units of demand*, determined by **Table 3**, whichever is the greater.

(x) = for each *lot* in existence (or for which a section 224 certificate under the Resource Management Act 1991 has been issued) prior to the date of the consent or authorisation application, the total *lot units of demand* OR the total *activity units of demand* for the existing development, determined by **Table 3**, whichever is the greater.

3.2.2 The development contribution per unit of demand in **Table 1** may be increased for any Producers Price Index Outputs for Construction adjustment in accordance with section 106(2B) of the Act.

3.3 Determination of Units of Demand

3.3.1 In accordance with Schedule 13 of the Act, the additional capacity (*AC cost*) component of capital expenditure associated with new development in any *activity-funding area* will be allocated equally between the numbers of new *units of demand* expected to occur in that *activity-funding area* during the *Development Contributions calculation period*.

3.3.2 Council has determined that *units of demand* generated by different land use types shall be those reflected in **Table 3**.

3.3.3 Demand for services may be necessitated by the creation of new *lots* (*lot units of demand*) that are required to be serviced in advance of their occupation. Demand for services may also be generated by the use and development of *lots* (*activity units of demand*), including the intensification or expansion of activity on those *lots*.

Table 3 **Units of Demand Generated by Subdivision and Development**	
Lot Unit of Demand	**Units of demand**
One residential or rural lot.	1.0
One mixed-use residential/commercial lot.	1.0
One commercial or industrial lot with an area of less than 1,000m^2	Lot area divided by 1,000 per square metre.
One commercial or industrial lot with an area of 1,000m^2 or more.	1.0
For the purposes of calculating water supply and wastewater Development Contributions ONLY, any existing *legally established lot* not connected to either the water supply network or the wastewater network as the case may be, excluding any existing *legally established lot* in the Mangawhai Community Wastewater Scheme area for which a targeted rate to fund capital costs for the scheme has or will be paid.	0
For the purposes of calculating water supply and wastewater Development Contributions ONLY, any proposed *lot* not to be connected to either the water supply network or the wastewater network as the case may be.	0
One s*erviced site.*	Special assessment
One *lot*: ▪ wholly covenanted in perpetuity as provided for by section 22 of the Queen Elizabeth the Second National Trust Act 1977 ▪ the title of which prevents any form of development on the *lot.*	0
Activity Unit of Demand	**Units of demand**
One *dwelling unit* (including any *accommodation unit*) of two or more *bedrooms* per unit	1.0
One commercial or industrial unit including the commercial part of any activity but excluding any part that comprises accommodation units	The *gross business* area on the *lot* (or in the case of calculating contribution for stormwater, the *impervious area*) multiplied by the applicable *unit of demand* factors in this table.

Table 3 **Units of Demand Generated by Subdivision and Development**	
Any *dwelling unit* or *accommodation unit* of one or fewer *bedrooms* per unit	0.5
Any *retirement unit* for purposes of calculating the roading contribution only	0.3
Any *retirement unit* for purposes of calculating the water supply and wastewater contributions only	0.5
Any *aged care room* for purposes of calculating the roading contribution only	0.2
Any *aged care room* for purposes of calculating the water supply and wastewater contributions only	0.4
Any development including *dwelling units* or *accommodation units*, situated in attached or multiple storey complexes of more than three units and any retirement unit or aged care room	For stormwater ONLY, the *impervious area* multiplied by the applicable *unit of demand* factor in this table.
Other activity (Activity not specified elsewhere in this table).	Special assessment
For the purposes of calculating water supply and wastewater Development Contributions ONLY, any existing *legally established* development not connected to either the water supply network or the wastewater network as the case may be, excluding any existing *legally established* development in the Mangawhai Community Wastewater Scheme area for which a targeted rate to fund capital costs for the scheme has or will be paid.	0
For the purposes of calculating water supply and wastewater Development Contributions ONLY, any proposed development not to be connected to either the water supply network or the wastewater network as the case may be.	0
Network infrastructure, including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems	0
Farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crop production.	0
Unit of Demand Factors Commercial or Industrial Development	**Calculated in Appendix 4**
Roading	0.0020 per square metre of *gross business area* on the lot used principally for commercial or industrial purposes.

Table 3 **Units of Demand Generated by Subdivision and Development**	
Water Supply	0.00446 per square metre of *gross business area* on the *lot* used principally for commercial or industrial purposes.
Sewerage	0.00446 per square metre of *gross business area* on the *lot* used principally for commercial or industrial purposes.
Stormwater	0.00278 per square metre of the *impervious area* on the lot.

3.3.4 The different *units of demand* generated by a unit of commercial or industrial activity, as compared with a unit of residential activity, arise mainly from the scale of activity. This Policy uses *lot* size in the case of subdivision and *gross business area* in the case of business development as a proxy for assessing the different *units of demand* on services, likely to be generated respectively by residential and business activity.

3.3.5 Further, this Policy assumes that as well as the *scale of activity*, business activity has the potential to place greater demands on services as compared to residential activity, as a result of the *nature of the activity* (e.g. as a result of higher and heavier traffic volumes, higher *impervious area*). This Policy incorporates multipliers (*unit of demand* factors) that are intended to take account of the likely additional effect of business activity on service infrastructure.

3.3.6 The assumptions used in this Policy to derive the *unit of demand* factors for business in **Table 3** are described in **Appendix 4** of this Policy.

3.4 Information Requirements

3.4.1 The applicant for any consent or authorisation shall provide all information necessary for Council to calculate the amount of a Development Contribution, including the *gross business area* and the *impervious area* of the development if required for purposes of an assessment under **Table 3**.

3.4.2 The applicant shall be responsible for providing proof of the legal establishment of existing *units of demand* for purposes of an assessment under **Table 3.**

3.4.3 Existing *units of demand* may include *legally established* buildings and structures existing when this Policy became operative on 1 July 2018 but since demolished.

3.5 Remissions, Reductions and Postponements of Development Contributions

3.5.1 In addition to rights to reconsideration provided for by section 199A and 199B of the Local Government Act 2002, the Council will consider applications for remission, reduction or postponement of development contributions.

3.5.2 Council will grant a remission or reduction of any Development Contribution where the applicant has provided and/or funded the same infrastructure that a Development Contribution has been required for but that remission or reduction shall be limited to the cost of infrastructure provided or funded and be subject to Council procurement procedures. In cases where the cost of infrastructure provided or funded exceeds the Development Contribution payable, the Council shall meet the excess costs by separate agreement with the applicant subject to Council procurement procedures.

3.5.3 Council will consider applications for and may grant a postponement of the payment of a Development Contribution in the case of resource consent for land use only, where a building consent is required to give effect to that resource consent. At the discretion of the Council, the payment of a Development Contribution on the resource consent may be postponed until a building consent is granted.

3.5.4 Council will consider applications for a postponement of the payment of a Development Contribution in the case of a subdivision consent. If it grants a postponement it may do so on whatever terms the Council thinks fit, including that it may:

a) issue a certificate under section 224(c) of the Resource Management Act 1991, prior to the payment of a Development Contribution; and

b) register the Development Contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the Development Contribution was required.

3.5.5 An applicant may formally request Council to review the Development Contribution required and remit or postpone the Development Contribution payment.

3.5.6 Any such request shall be made in writing no later than 15 working days after the date on which Council issues an invoice under **section 3.1.5**, setting out the reasons for the request.

3.5.7 Prior to accepting any such request for review, Council shall require the applicant to provide specific details of the manner in which its proposals qualify for a remission or postponement.

3.5.8 In undertaking the review, Council or a Committee of Council or an officer so delegated:

a) shall, as soon as reasonably practicable, consider the request;

b) may determine whether to hold a hearing for the purposes of the review and if it does, give at least five working days notice to the applicant of the date, time and place of the hearing;

c) may at its discretion uphold, remit in whole or in part or postpone (as the case may be) the original Development Contribution required and shall advise the applicant in writing of its decision within ten working days of making that decision;

d) may charge such fee as determined in its annual schedule of fees, to consider the request.

3.6 Reconsideration process

3.6.1 As required by section 202A of the Local Government Act 2002, this policy must set out the process for requesting reconsideration of a requirement for a development contribution under section 199A of the Act. The process for reconsideration must set out:

a) how the request can be lodged with the Council; and

b) the steps in the process that the territorial authority will apply when reconsidering the requirement to make a development contribution.

3.6.2 An applicant who is required to make a development contribution may request a reconsideration of that requirement if they believe that:

a) the development contribution was incorrectly calculated or assessed under this policy; or

b) the Council incorrectly applied this policy; or

c) the information used to assess the applicant's development against this policy, or the way the Council has recorded or used it when requiring the development contribution, was incomplete or contained errors.

3.6.3 Any request for reconsideration shall be made in writing, no later than 10 working days after the date on which the applicant receives notice from the Council of the level of development contribution required.

3.6.4 Any request for review must include the reasons under **section 3.6.2** for reconsideration and provide sufficient information to enable the Council to reconsider the development contribution.

3.6.5 The Council (or a Committee of Council or an officer so delegated) will limit its considerations to matters set out in Section 199A of the Act (**section 3.6.2** of this policy).

3.6.6 In accordance with section 199B(1) of the Act, the Council must, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its reconsideration to the applicant who made the request.

3.6.7 In accordance with section 199B(2) of the Act, an applicant who requested a reconsideration may object to the outcome of the reconsideration under the applicable provisions in section 199C - 199P and Schedule 13 of the Act.

3.7 Special Assessment

3.7.1 Where, in **Table 3,** a special assessment of *units of demand* generated by a development is required, the Council will consider the nature and scale of the development and its relative effects on each Council activity, as compared to other development types listed in **Table 3** and the *units of demand* attributed to them.

3.8 Statement on GST

3.8.1 Any Development Contribution referred to in this Policy or in the accompanying Development Contributions Model and any Development Contribution required in the form of money, pursuant to this Policy, is exclusive of Goods and Services Tax.

4 Audit

This policy shall be subject to the audit procedures under section 94 of the Act.

5 Procedures for Cost Allocation

The calculation of the separate portions of the cost of any *combined project (AC/ILOS project)* between that for improving levels of service to existing households and businesses (*ILOS costs*), and that for providing additional capacity to accommodate new development of households and businesses (*AC costs*) under this Policy, is carried out using the following procedure.

5.1 Listing Projects and Information Required

5.1.1 Every project in the capital works programme of the Long Term Plan for the activities for which the Council intends to require Development Contributions is listed in the Project Allocation Schedule of the Development Contributions Model which may be examined on request at any office of the Council.

5.1.2 Every surplus capacity project is listed in the Surplus Capacity Schedule.

5.1.3 Where possible, distinct stages of a project or distinct parts of a project are listed in the schedules as separate components and separate calculations carried out for each.

5.1.4 For each project in the schedules, the following information is provided:

(a) the year in which the project or component is to be carried out in the Long Term Plan, or in the case of each *surplus capacity project (SC project)*, the year it was completed;

(b) the total project cost;

(c) the amount of any subsidy or grant toward each project from any other source of funding, which is deducted from the total project cost to give the net project cost;

(d) the *activity-funding area* which the project will serve.

5.1.5 Each project in the Project Allocation Schedule is categorised *"Yes"* or *"No"* in answer to the question – *"Is this capital expenditure required at least partly to provide appropriately for new or additional assets or assets of increased capacity in order to address the effects of development?"* By answering:

(a) *"No"* - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the Development Contribution calculation;

(b) *"Yes"* - the project is treated as either a *combined project (AC/ILOS project)* or an *additional capacity for growth project (AC project)* and is subject to further analysis.

5.1.6 For each project in the Project Allocation Schedule, where the answer to the question in **section 5.1.5** is *"Yes"*, the following information is provided:

(a) the expected distribution of benefits of the project between the existing community as a whole or identified parts of it or individuals;

(b) the period over which benefits of the project are expected to occur, determined by stating the year in which capacity take up is expected to start and the year in which the project capacity is expected to be fully consumed;

(c) the cause of the project;

(d) any supporting information or reference to information describing the reasons for the project.

5.1.7 Each project in the Surplus Capacity Schedule is categorised *"Yes"* or *"No"* in answer to the question – *"Was capital expenditure on this project incurred, at least partly, in anticipation of development?"* By answering:

(a) *"No"* - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the Development Contribution calculation;

(b) *"Yes"* - the project is treated as either a *combined project (AC/ILOS project)* or an *additional capacity for growth project (AC project)* and is subject to further analysis.

5.2 Analysis of Combined and Additional Capacity for Growth Projects

5.2.1 Using the information provided on *combined projects (AC/ILOS projects)* and *additional capacity for growth projects (AC projects)* in the project schedules, a cause/benefits matrix analysis is carried out by which it is required to state for each project:

(a) the degree, on a scale of 0 to 1 to which growth creates the need for the project to be undertaken;

(b) the degree on a scale of 0 to 1 to which the growth community will benefit from the project being undertaken.

5.2.2 The value is chosen in each case from the cause/benefits matrix in the model which produces an estimated percentage of cost attributable to growth.

5.2.3 The matrix generates fifty different cause/benefit combinations. The percentage derived is applied to the net project cost to determine the *AC cost*. The remainder of the net project cost is the *ILOS cost.*

5.3 AC Cost Allocation between New and Future Units of Demand

5.3.1 Using information provided on the year in which capacity take up of a project is expected to start and the year in which the project capacity is expected to be fully consumed, the *AC cost* of the project is divided between new *units of demand (N)* arriving in the *activity-funding area* in the Long Term Plan period and future *units of demand (F)* arriving after the end of the Long Term Plan period, as follows:

(a) the *AC cost to F* is the *AC cost* determined in **section 5.2** above multiplied by the years of capacity take up after the Long Term Plan period divided by total years of capacity take-up;

(b) the *AC cost to N* is the *AC cost* less the *AC cost to F*.

5.3.2 For *surplus capacity projects (SC projects),* the *AC cost to N* from the previous Long Term Plan is adjusted for any development contributions received in the three years since adoption of the last Long Term Plan and for any additional *AC cost to N* expenditure incurred in those 3 years. The total is adjusted for interest.

5.3.3 For each *activity-funding area,* the combined *AC cost to N* from all projects in the Long Term Plan period and combined *AC cost to N* from all Surplus Capacity projects is divided by the projected new *units of demand (N)* that will consume capacity in those projects in the Long Term Plan period to give the development contribution amounts in **Table 1.**

5.3.4 The *AC Cost to F* from the previous Long Term Plan is adjusted for any additional *AC Cost to F* expenditure in the last 3 years and is adjusted for interest.

5.3.5 To deal with asset capacity life requirements in the Act, the assumption is that *surplus capacity projects (SC projects)* have capacity for 30 years for all infrastructure except Mangawhai Wastewater projects which have a capacity for 40 years, noting however that when doing the calculations above, if development contributions received exceed the cost of surplus capacity, then the asset will be assumed to have been consumed and play no further part in the calculation.

6.0 Growth Assumptions

6.1 In order to calculate the amount of new development to which the growth related portion of capital expenditure (*AC costs*) for infrastructure will be attributed, area-by-area projections of new and future *units of demand* for services in the period 2018 to 2048 are required.

6.2 Council maintains a detailed rating database that provides the numbers of Rating Units for all parts of the district.

6.3 Subject to **section 6.8**, the numbers of Rating Units provide a close correlation with numbers of *lots* in the district and the number of multiple units of activity on any *lot* where this is the case. They are considered to provide a reasonably sound measure of the *units of demand* for infrastructure and services.

6.4 The growth projection worksheet of the Development Contributions Model, *Projections Schedule,* contains the number of Rating Units *(units of demand)* for each activity type existing at the time of the 2017/2018 rates year. Rating data is available for the whole district, and each of the water supply, wastewater and stormwater scheme areas.

6.5 Long Term Plan assumptions have been used to determine the expected annual increase in the numbers of Rating Units and hence *units of demand* to 2028, in each of these areas.

6.6 The *Projections Schedule* also provides long-term estimates for future Rating Units *(units of demand)* after the Long Term Plan period to 2048, in order to ensure that any portion of remaining surplus capacity at the end of the period may be attributed to future development.

6.7 On the basis of decisions made by Council on the Development Contribution *activity-funding areas* that will apply to each activity type, *Projections Schedule* provides Rating Units at 2018 and projected Rating Units for each *activity-funding area* to 2048.

6.8 For calculation of the Mangawhai Wastewater Development Contribution, projections of new and future connections to the wastewater scheme are used as the measure of the *units of demand* for that infrastructure. Adjustments are also made to deduct - from total projected new and future connections - new connections on properties for which a development contribution has already been paid or for which a rate to fund capital costs for the scheme has or will be paid.

7.0 Interest and Inflation

7.1 The Development Contributions model includes interest on growth related capital expenditure in the calculation of the Development Contribution amounts, seeking to recover all interest by the end of the Development Contribution calculation period.

7.2 Interest estimates can be prepared based on the amount of outstanding (growth related) debt over time and the ongoing reduction of that debt by Development Contribution revenue.

7.3 With the exception of the Mangawhai Community Wastewater Scheme interest incurred for projects carried out in the past in anticipation of growth has already been incurred and has been funded as an operating expense by rates on the existing community. Council has been unable to recover this past interest from development or financial contributions. In relation to the Mangawhai Community Wastewater Scheme the interest and finance costs incurred during construction of the scheme have been included as part of the total cost of the scheme to be funded from existing users and growth.

7.4 Council does not intend to recover past interest that has been funded from rates from Development Contributions and has not included it in the Development Contribution calculation

7.5 The Development Contributions model uses the inflated capital costs in the Long Term Plan to calculate Development Contributions. In order to ensure equity, separate Development Contribution amounts in **Table 1** are calculated for each of the first three years of the Long Term Plan period to take account of price variations over the three year period.

Appendix 1 – Development Contribution Activity-Funding Areas

Community Facility	Activity-Funding Areas	Development to which Development Contribution Applies
Roading	District	Development anywhere in the District
Roading	Roading East	Development in the area indicated in **Map 1**
Wastewater Treatment	Mangawhai Community Wastewater Scheme area	Development at Mangawhai where the service is available
Wastewater Treatment	Dargaville, Kaiwaka, Glinks Gully, Te Kopuru and Maungaturoto Scheme areas	Development in any separate wastewater scheme
Water Supply	Dargaville/Baylys, Glinks Gully, Ruawai, Mangawhai and Maungaturoto Scheme areas	Development in any separate water supply scheme
Stormwater Management	Mangawhai, Dargaville, Te Kopuru, Maungaturoto, Kaiwaka and Baylys Scheme areas	Development in any separate urban stormwater scheme


SH 1
Gibbons Rd
Baldrock Rd
Brown Rd
King Rd
Cove Rd
Mangawhai Heads
Moles worth Dr
Garbolino Rd
Tara Rd
Tern Pl
Kaiwaka-Mangawhai Rd
Hakaru
Mangawhai
Kaiwaka
Lawrence Rd
Settlement Rd
Pritchard Rd
Mangawhai Rd
Otioro Rd
Topuni
Nukuroa Rd
Oneriri Rd
Oruawharo Rd
Oneriri
KAIPARA DISTRICT
MAP 1 - ROADING EAST ACTIVITY FUNDING AREA
A4 Scale: 1:140,000
0 1 2 4 Km
NORTH

Appendix 2 – Assessment of Significant Assumptions

Assumption	Level of Uncertainty	Potential Effects
The rate, level and location of growth will occur as forecast in the rating growth projections accompanying the Long Term Plan	High	Lower than forecast growth will result in a significant under-recovery of Development Contributions revenue
Capital expenditure will be in accordance with the capital works programme in the Long Term Plan	Moderate	In current circumstances significant changes to the capital programme are unlikely
No significant changes to service standards are expected to occur other than those planned for in the Asset Management Plans	Low	No significant effects anticipated
The level of third party funding (such as NZ Transport Agency subsidies) will continue at predicted levels for period of the Long Term Plan	Low	No significant effects anticipated
There will be no significant variations to predicted rates of interest and inflation to those set out in the Long Term Plan	Moderate/High	Significant past spending on the Mangawhai Community Wastewater Scheme through loans, presents a significant risk for a number of years to come if interest rates rise

Appendix 3 – Glossary of Terms

"AC cost" means the cost for providing additional capacity to service the development of new households and businesses.

"Accommodation units" has the meaning given to it in section 197(2) of the Local Government Act 2002 (See definitions below).

"Activity-funding area" means the whole or any part of the District as defined in this Policy, which will be served by a particular activity type.

"Activity unit of demand" means the demand for a community facility generated by development activity other than subdivision.

"Additional capacity project" or "AC project" means a capital project in the Long Term Plan intended only to provide additional capacity to service new and future households and businesses.

"Aged care room" means any residential unit in a "rest home" or "hospital care institution" as defined in section 58(4) of the Health and Disability Service (Safety) Act 2001.

"Allotment" or "lot" has the meaning given to the term "allotment" in section 218(2) of the Resource Management Act 1991. (See definitions below).

"Bedroom" means a room used for sleeping, normally accommodating no more than three persons.

"Combined project" or "AC/ILOS project" means a project in the Long Term Plan intended to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life, and to provide capacity for further growth.

"Commercial" for the purposes of this Policy, means the provision of goods, services and travellers accommodation principally for commercial gain, including camping grounds, caravan/trailer home parks, a depot for the maintenance, repair and storage of vehicles, machinery, equipment and materials and the storage and use of hazardous substances but does not include stalls or produce markets or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.

"Community infrastructure" has the meaning given to it in section 197 of the Local Government Act 2002 (See definitions below).

"Development" has the meaning given to it in section 197 of the Local Government Act 2002. (See definitions below).

"Development contributions calculation period" means the period between 1 July 2018 and a date 30 years after the date of adoption of this Policy.

"Dwelling unit" means any building or group of buildings or any part of those buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied by not more than one household – and includes a minor household unit, a utility building or any unit of commercial accommodation.

"Gross business area" means:

(a) the *gross floor area* of any building, including the gross floor area of all floors of a multi-storey building; plus

(b) the area of any part of the *lot* used solely or principally for the storage, sale, display or servicing of goods or the provision of services on the *lot* but not including permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent.

The *gross business area* excludes the area of network infrastructure including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems, but includes the area of buildings occupied by network service providers, including offices, workshops, warehouses and any outside areas used for carrying out their normal business.

"ILOS cost' means the cost of improving levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life.

"Impervious Area" means that part of the *lot* which is already covered or is to be covered by any impermeable artificial surface but excludes any impervious areas created without a building or resource consent.

"Improved level of service project" or "ILOS project" means a capital project in the Long Term Plan intended only to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life.

"Industrial" means for the purposes of this Policy, any land, building or part of a building used for the processing, assembly, servicing, testing, repair, packaging, storage or manufacture of a product or produce, including the maintenance, repair and storage of vehicles, machinery, equipment and materials, and the storage of hazardous substances associated with the activity, but does not include mineral extraction or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.

"Legally established" means, in relation to any *lot* or development, any *lot* for which a title has been issued, or any dwelling, commercial or industrial unit for which a code compliance certificate has been issued. *Legally established* development includes buildings and structures that can be shown to have been in existence when this policy became operative on 1 July 2018, but have since been demolished.

"Lot unit of demand" means the demand for a community facility generated by the creation of lots through subdivision.

"Past surplus capacity" means capacity in assets provided as a result of capital expenditure made in anticipation of development since 1 July 2001.

"Remaining surplus capacity" means the estimated remaining capacity in capital assets at the end of the Long Term Plan period, available to service future development occurring after the Long Term Plan period.

"Retirement unit" means any residential unit other than an aged care room, in a "*retirement village"* as defined in section 6 of the Retirement Villages Act 2003.

"Serviced Site" means any site dedicated for the location of a vehicle or tent for the accommodation of persons, which is provided with utility services such as water supply, wastewater disposal, solid waste disposal, electricity or gas, either directly to the site or in the immediate vicinity.

"Service standard" means a level of service for any Council activity set by Council and stated in the Asset Management Plan for the activity concerned, (available for inspection on request at any office of the Council) having due regard to one or more of the following factors:

(a) demand data based on market research;
(b) widely accepted and documented engineering or other minimum standards;
(c) politically endorsed service levels based on community consultation;
(d) safety standards mandated by local or central government;
(e) environmental standards mandated by local or central government;
(f) existing service levels, where these are recognised by all concerned parties to be adequate but have no formal ratification;
(g) efficiency considerations where the *service standard* must take account of engineering and economic efficiency requirements which require a long term approach to optimality.

"Surplus capacity project" or "SC project" means a past capital expenditure project carried out since 1 July 2001 in anticipation of new development and providing surplus capacity for further development.

"Unit of demand" is a unit of measurement by which the relative demand for an activity, generated by different types of development (existing or proposed), can be assessed. A *unit of demand* may be expressed as a *lot unit of demand* or an *activity unit of demand*.

"**Utility Building"** is a structure containing facilities (such as toilet, shower, laundry, hot water cylinder, laundry tub) that make the site habitable prior to or during the erection of a dwelling.

Definitions Under Acts

"Accommodation units" is defined in section 197(2) of the Local Government Act 2002 to mean ***"****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."*

"Allotment" is defined under section 218(2) of the Resource Management Act 1991 as follows:

"(a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:

(i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or

(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or

(b) any parcel of land or building or part of a building that is shown or identified separately—

(i) on a survey plan; or

(ii) on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or

(c) any unit on a unit plan; or

(d) any parcel of land not subject to the Land Transfer Act 1952."

"Community infrastructure" is defined under section 197 of the Local Government Act 2002 to mean "*the following assets when owned, operated, or controlled by a territorial authority:*

(a) community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated:

(b) play equipment that is located on a neighbourhood reserve:

(c) toilets for use by the public."

"Development" is defined under section 197 of the Local Government Act 2002 as follows:

"(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."

Appendix 4 – Demand Factors for Business Development

D.1. Roading

Assumptions

Average business site size = 1,500m^2

Gross business area is 60% of site = 1,000m^2

Employees per hectare of business = 30 FTEs per ha (FTE (Full Time Equivalent). Employment figures may be amended subject to further sampling)

Average Household Unit Trip generation = 9 trips per day = 1 *Unit of Demand*

Sites per net hectare = 5 (7,500m^2 sites, 2,500m^2 roads)

Gross business area per hectare = 5 X 1,000 = 5,000m^2

Each site of 1,500m^2 and each 1,000m^2 of *gross business area* has = 30/5 FTE's = 6 FTE's

Minimum trip generation = 3 trips per FTE per day = 18 trips per day

Unit of Demand Factor = 18/9 = 2 per 1,000m^2 of business area OR 0.002 per m^2 of business area.

D.2 Water Supply and Wastewater Treatment

Assumptions:

Residential consumption 200 litres per person per day = 1 *Unit of Demand*

Average household occupancy = 2.8 persons

Average business water consumption = 15,000 litres per hectare of business land per day (Consumption figures may be amended subject to further sampling)

1 Household Unit uses 200 litres X 2.8 = 560 litres per day = 1 *Unit of Demand*

1,000m^2 business land area uses 15,000 litres / 10 = 1,500 litres per day

Unit of Demand Factor = 1,500/560 = 2.67 per 1,000m^2 land area

Assume gross business area is 60% of land area i.e. 1,000m^2 site has 600m^2 gross business area and uses 1,500 litres per day.

Unit of Demand factor = 1,500/560/600 = 0.00446 per m^2 of gross business area.

Unit of Demand factor is 4.46/1,000m^2 of gross business area for water and wastewater OR 0.00446 per m^2 of gross business area.

D.3 Stormwater

Assumptions

Average residential site = 600m^2

Runoff co-efficient for greenfields = 0.40[i] = C_1

Runoff co-efficient for residential areas = 0.55[ii] = C_2

Runoff co-efficient for business use = 0.65[iii] = C_3

Unit of Demand Factor for business land

$$= \frac{C_3-C_1}{C_2-C_1} \times \frac{1{,}000m^2}{600m^2}$$

$$= \frac{0.65-0.40}{0.55-0.40} \times \frac{1{,}000m^2}{600mm^2}$$

= 2.78 per 1,000m2 site OR 0.00278 per m^2 of *impervious area*.

Surface Water, Building Industry Authority, December 2000, Table 1, Run-off Co-efficients

[i] Heavy clay soil types – pasture and grass cover.

[ii] Residential areas in which *impervious area* is 35% to 50%.

[iii] Industrial, commercial, shopping areas and town house developments.

Appendix 5 – Schedule of Assets

Activity	Rating area	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
ROADING	19	District Roading	Roads to be Determined 25/26 272|Road Works - Sealed Resurfacing	LTP Capital Project	Renewal/ILOS	1,941,806	0%	100%
ROADING	19	District Roading	Roads to be Determined 26/27 272|Road Works - Sealed Resurfacing	LTP Capital Project	Renewal/ILOS	1,994,234	0%	100%
ROADING	19	District Roading	Roads to be Determined 27/28 272|Road Works - Sealed Resurfacing	LTP Capital Project	Renewal/ILOS	2,050,073	0%	100%
ROADING	19	District Roading	Internal professional services 275|Road Works - Sealed	LTP Capital Project	Renewal/ILOS	734,601	0%	100%
ROADING	19	District Roading	Rehabs 18/19 275|Road Works - Sealed	LTP Capital Project	Renewal/ILOS	1,288,000	0%	100%
ROADING	19	District Roading	Rehabs 19/20 275|Road Works - Sealed	LTP Capital Project	Renewal/ILOS	1,316,336	0%	100%
ROADING	19	District Roading	Rehabs 20/21 275|Road Works - Sealed	LTP Capital Project	Renewal/ILOS	2,277,393	0%	100%
ROADING	19	District Roading	Rehabs 21/22 275|Road Works - Sealed	LTP Capital Project	Renewal/ILOS	1,671,145	0%	100%
ROADING	19	District Roading	Rehabs 22/23 275|Road Works - Sealed	LTP Capital Project	Renewal/ILOS	1,711,253	0%	100%
ROADING	19	District Roading	Rehabs 23/24 275|Road Works - Sealed	LTP Capital Project	Renewal/ILOS	1,752,323	0%	100%
ROADING	19	District Roading	Rehabs 24/25 275|Road Works - Sealed	LTP Capital Project	Renewal/ILOS	1,796,131	0%	100%
ROADING	19	District Roading	Rehabs 25/26 275|Road Works - Sealed	LTP Capital Project	Renewal/ILOS	1,842,830	0%	100%
ROADING	19	District Roading	Rehabs 26/27 275|Road Works - Sealed	LTP Capital Project	Renewal/ILOS	1,892,587	0%	100%
ROADING	19	District Roading	Rehabs 27/28 275|Road Works - Sealed	LTP Capital Project	Renewal/ILOS	1,945,579	0%	100%
ROADING	19	District Roading	Internal professional services 281|Traffic Services	LTP Capital Project	Renewal/ILOS	33,391	0%	100%
ROADING	19	District Roading	Traffic Services Renewals 18/19 281|Traffic Services	LTP Capital Project	Renewal/ILOS	172,000	0%	100%
ROADING	19	District Roading	Traffic Services Renewals 19/20 281|Traffic Services	LTP Capital Project	Renewal/ILOS	175,784	0%	100%
ROADING	19	District Roading	Traffic Services Renewals 20/21 281|Traffic Services	LTP Capital Project	Renewal/ILOS	179,651	0%	100%
ROADING	19	District Roading	Traffic Services Renewals 21/22 281|Traffic Services	LTP Capital Project	Renewal/ILOS	183,783	0%	100%
ROADING	19	District Roading	Traffic Services Renewals 22/23 281|Traffic Services	LTP Capital Project	Renewal/ILOS	188,194	0%	100%
ROADING	19	District Roading	Traffic Services Renewals 23/24 281|Traffic Services	LTP Capital Project	Renewal/ILOS	192,711	0%	100%
ROADING	19	District Roading	Traffic Services Renewals 24/25 281|Traffic Services	LTP Capital Project	Renewal/ILOS	197,528	0%	100%
ROADING	19	District Roading	Traffic Services Renewals 25/26 281|Traffic Services	LTP Capital Project	Renewal/ILOS	202,664	0%	100%
ROADING	19	District Roading	Traffic Services Renewals 26/27 281|Traffic Services	LTP Capital Project	Renewal/ILOS	208,136	0%	100%
ROADING	19	District Roading	Traffic Services Renewals 27/28 281|Traffic Services	LTP Capital Project	Renewal/ILOS	213,964	0%	100%
ROADING	19	District Roading	Bagnal Road 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	834	0%	100%
ROADING	19	District Roading	Bridge Replacements18/19 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	817,249	0%	100%
ROADING	19	District Roading	Bridge Replacements19/20 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	835,228	0%	100%
ROADING	19	District Roading	Bridge Replacements20/21 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	854,074	0%	100%
ROADING	19	District Roading	Bridge Replacements21/22 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	581,268	0%	100%
ROADING	19	District Roading	Bridge Replacements22/23 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	601,042	0%	100%
ROADING	19	District Roading	Bridge Replacements23/24 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	609,504	0%	100%
ROADING	19	District Roading	Bridge Replacements24/25 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	624,741	0%	100%
ROADING	19	District Roading	Bridge Replacements25/26 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	640,984	0%	100%
ROADING	19	District Roading	Bridge Replacements26/27 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	658,291	0%	100%
ROADING	19	District Roading	Bridge Replacements27/28 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	676,723	0%	100%
ROADING	19	District Roading	Estuary Drive 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	22,900	0%	100%
ROADING	19	District Roading	FC programme 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	169,166	0%	100%
ROADING	19	District Roading	Garbalino Road 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	3,741	0%	100%
ROADING	19	District Roading	Grove Road 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	6,485	0%	100%
ROADING	19	District Roading	Internal professional serves 135|Road Works - Minor Improvements	LTP Capital Project	Combined	1,654,017	7%	93%
ROADING	19	District Roading	Jack Boyd Drive 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	20,690	0%	100%
ROADING	19	District Roading	King Road 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	20,410	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience19/20 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,761,913	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience20/21 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,801,145	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience21/22 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,418,285	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience22/23 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,069,871	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience23/24 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,487,180	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience24/25 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,524,359	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience25/26 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,563,993	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience26/27 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,606,220	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience27/28 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,651,194	0%	100%
ROADING	19	District Roading	Molesworth Drive 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	6,633	0%	100%
ROADING	19	District Roading	Morrison Road 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	2,055	0%	100%
ROADING	19	District Roading	New Footpath 18/19 135|Road Works - Minor Improvements	LTP Capital Project	Combined	55,200	10%	90%
ROADING	19	District Roading	New Footpath 19/20 135|Road Works - Minor Improvements	LTP Capital Project	Combined	60,809	10%	90%
ROADING	19	District Roading	New Footpath 20/21 135|Road Works - Minor Improvements	LTP Capital Project	Combined	62,147	10%	90%
ROADING	19	District Roading	New Footpath 21/22 135|Road Works - Minor Improvements	LTP Capital Project	Combined	63,576	10%	90%
ROADING	19	District Roading	New Footpath 22/23 135|Road Works - Minor Improvements	LTP Capital Project	Combined	65,102	10%	90%

Activity	Rating area	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
ROADING	19	District Roading	New Footpath 23/24 135|Road Works - Minor Improvements	LTP Capital Project	Combined	66,664	10%	90%
ROADING	19	District Roading	New Footpath 24/25 135|Road Works - Minor Improvements	LTP Capital Project	Combined	68,331	10%	90%
ROADING	19	District Roading	New Footpath 25/26 135|Road Works - Minor Improvements	LTP Capital Project	Combined	70,108	10%	90%
ROADING	19	District Roading	New Footpath 26/27 135|Road Works - Minor Improvements	LTP Capital Project	Combined	72,001	10%	90%
ROADING	19	District Roading	New Footpath 27/28 135|Road Works - Minor Improvements	LTP Capital Project	Combined	74,017	10%	90%
ROADING	19	District Roading	Oneriri Road 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	8,049	0%	100%
ROADING	19	District Roading	Tara/Kaiwaka-Mangawhai Road 135|Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	3,990	0%	100%
ROADING	19	District Roading	Walking and Cycling22/23 135|Road Works - Minor Improvements	LTP Capital Project	Combined	218,090	10%	90%
ROADING	19	District Roading	Walking and Cycling24/25 135|Road Works - Minor Improvements	LTP Capital Project	Combined	222,794	10%	90%
ROADING	19	District Roading	Walking and Cycling26/27 135|Road Works - Minor Improvements	LTP Capital Project	Combined	234,758	10%	90%
ROADING	19	District Roading	Internal professional services 106|Bridges and Structures	LTP Capital Project	Renewal/ILOS	83,477	0%	100%
ROADING	19	District Roading	Structures Component Replacements 18/19 106|Bridges and Structures	LTP Capital Project	Renewal/ILOS	742,500	0%	100%
ROADING	19	District Roading	Structures Component Replacements 19/20 106|Bridges and Structures	LTP Capital Project	Renewal/ILOS	758,835	0%	100%
ROADING	19	District Roading	Structures Component Replacements 20/21 106|Bridges and Structures	LTP Capital Project	Renewal/ILOS	775,529	0%	100%
ROADING	19	District Roading	Structures Component Replacements 21/22 106|Bridges and Structures	LTP Capital Project	Renewal/ILOS	793,367	0%	100%
ROADING	19	District Roading	Structures Component Replacements 22/23 106|Bridges and Structures	LTP Capital Project	Renewal/ILOS	812,407	0%	100%
ROADING	19	District Roading	Structures Component Replacements 23/24 106|Bridges and Structures	LTP Capital Project	Renewal/ILOS	831,905	0%	100%
ROADING	19	District Roading	Structures Component Replacements 24/25 106|Bridges and Structures	LTP Capital Project	Renewal/ILOS	852,703	0%	100%
ROADING	19	District Roading	Structures Component Replacements 25/26 106|Bridges and Structures	LTP Capital Project	Renewal/ILOS	874,873	0%	100%
ROADING	19	District Roading	Structures Component Replacements 26/27 106|Bridges and Structures	LTP Capital Project	Renewal/ILOS	898,495	0%	100%
ROADING	19	District Roading	Structures Component Replacements 27/28 106|Bridges and Structures	LTP Capital Project	Renewal/ILOS	923,652	0%	100%
ROADING	19	District Roading	Forestry Related Metalling 18/19 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	500,000	0%	100%
ROADING	19	District Roading	Forestry Related Metalling 19/20 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	511,000	0%	100%
ROADING	19	District Roading	Forestry Related Metalling 20/21 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	522,242	0%	100%
ROADING	19	District Roading	Heavy Metalling 18/19 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	1,940,000	0%	100%
ROADING	19	District Roading	Heavy Metalling 19/20 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	1,982,680	0%	100%
ROADING	19	District Roading	Heavy Metalling 20/21 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	2,026,299	0%	100%
ROADING	19	District Roading	Heavy Metalling 21/22 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	2,607,157	0%	100%
ROADING	19	District Roading	Heavy Metalling 22/23 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	2,669,729	0%	100%
ROADING	19	District Roading	Heavy Metalling 23/24 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	2,733,803	0%	100%
ROADING	19	District Roading	Heavy Metalling 24/25 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	2,802,148	0%	100%
ROADING	19	District Roading	Heavy Metalling 25/26 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	2,875,004	0%	100%
ROADING	19	District Roading	Heavy Metalling 26/27 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	2,952,629	0%	100%
ROADING	19	District Roading	Heavy Metalling 27/28 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	3,035,302	0%	100%
ROADING	19	District Roading	Internal professional services 120|Road Works - Unsealed	LTP Capital Project	Renewal/ILOS	667,819	0%	100%
ROADING	19	District Roading	Emergency Works (local share only) 18/19 164|Emergency Works and Preventative Maintenance	LTP Capital Project	Renewal/ILOS	180,000	0%	100%
ROADING	19	District Roading	Emergency Works (local share only) 19/20 164|Emergency Works and Preventative Maintenance	LTP Capital Project	Renewal/ILOS	183,960	0%	100%
ROADING	19	District Roading	Emergency Works (local share only) 20/21 164|Emergency Works and Preventative Maintenance	LTP Capital Project	Renewal/ILOS	188,007	0%	100%
ROADING	19	District Roading	Emergency Works (local share only) 21/22 164|Emergency Works and Preventative Maintenance	LTP Capital Project	Renewal/ILOS	192,331	0%	100%
ROADING	19	District Roading	Emergency Works (local share only) 22/23 164|Emergency Works and Preventative Maintenance	LTP Capital Project	Renewal/ILOS	196,947	0%	100%
ROADING	19	District Roading	Emergency Works (local share only) 23/24 164|Emergency Works and Preventative Maintenance	LTP Capital Project	Renewal/ILOS	201,674	0%	100%
ROADING	19	District Roading	Emergency Works (local share only) 24/25 164|Emergency Works and Preventative Maintenance	LTP Capital Project	Renewal/ILOS	206,716	0%	100%
ROADING	19	District Roading	Emergency Works (local share only) 25/26 164|Emergency Works and Preventative Maintenance	LTP Capital Project	Renewal/ILOS	212,090	0%	100%
ROADING	19	District Roading	Emergency Works (local share only) 26/27 164|Emergency Works and Preventative Maintenance	LTP Capital Project	Renewal/ILOS	217,817	0%	100%
ROADING	19	District Roading	Emergency Works (local share only) 27/28 164|Emergency Works and Preventative Maintenance	LTP Capital Project	Renewal/ILOS	223,916	0%	100%
ROADING	19	District Roading	Internal professional fees 164|Emergency Works and Preventative Maintenance	LTP Capital Project	Renewal/ILOS	222,606	0%	100%
ROADING	19	District Roading	KDC client request projects 250|Roading District Wide Operations	LTP Capital Project	Renewal/ILOS	156,132	0%	100%
ROADING	19	District Roading	Drainage Renewals 18/19 252|Road Works - Drainage	LTP Capital Project	Renewal/ILOS	784,000	0%	100%
ROADING	19	District Roading	Drainage Renewals 19/20 252|Road Works - Drainage	LTP Capital Project	Renewal/ILOS	801,248	0%	100%
ROADING	19	District Roading	Drainage Renewals 20/21 252|Road Works - Drainage	LTP Capital Project	Renewal/ILOS	818,875	0%	100%
ROADING	19	District Roading	Drainage Renewals 21/22 252|Road Works - Drainage	LTP Capital Project	Renewal/ILOS	523,568	0%	100%
ROADING	19	District Roading	Drainage Renewals 22/23 252|Road Works - Drainage	LTP Capital Project	Renewal/ILOS	482,521	0%	100%
ROADING	19	District Roading	Drainage Renewals 23/24 252|Road Works - Drainage	LTP Capital Project	Renewal/ILOS	439,201	0%	100%
ROADING	19	District Roading	Drainage Renewals 24/25 252|Road Works - Drainage	LTP Capital Project	Renewal/ILOS	393,908	0%	100%
ROADING	19	District Roading	Drainage Renewals 25/26 252|Road Works - Drainage	LTP Capital Project	Renewal/ILOS	404,150	0%	100%
ROADING	19	District Roading	Drainage Renewals 26/27 252|Road Works - Drainage	LTP Capital Project	Renewal/ILOS	415,062	0%	100%
ROADING	19	District Roading	Drainage Renewals 27/28 252|Road Works - Drainage	LTP Capital Project	Renewal/ILOS	426,684	0%	100%
ROADING	19	District Roading	Internal professional fees 252|Road Works - Drainage	LTP Capital Project	Renewal/ILOS	112,025	0%	100%
ROADING	19	District Roading	Internal professional services 272|Road Works - Sealed Resurfacing	LTP Capital Project	Renewal/ILOS	478,771	0%	100%
ROADING	19	District Roading	Roads to be Determined 18/19 272|Road Works - Sealed Resurfacing	LTP Capital Project	Renewal/ILOS	2,136,000	0%	100%

Activity	Rating area	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
ROADING	19	District Roading	Roads to be Determined 19/20 272|Road Works - Sealed Resurfacing	LTP Capital Project	Renewal/ILOS	2,284,170	0%	100%
ROADING	19	District Roading	Roads to be Determined 20/21 272|Road Works - Sealed Resurfacing	LTP Capital Project	Renewal/ILOS	2,129,703	0%	100%
ROADING	19	District Roading	Roads to be Determined 21/22 272|Road Works - Sealed Resurfacing	LTP Capital Project	Renewal/ILOS	1,865,613	0%	100%
ROADING	19	District Roading	Roads to be Determined 22/23 272|Road Works - Sealed Resurfacing	LTP Capital Project	Renewal/ILOS	1,910,388	0%	100%
ROADING	19	District Roading	Roads to be Determined 23/24 272|Road Works - Sealed Resurfacing	LTP Capital Project	Renewal/ILOS	1,846,437	0%	100%
ROADING	19	District Roading	Roads to be Determined 24/25 272|Road Works - Sealed Resurfacing	LTP Capital Project	Renewal/ILOS	1,892,598	0%	100%
ROADING	19	District Roading	10071 Estuary Road- Seal Extension	Surplus Capacity Project	Combined	333,442	50%	50%
ROADING	19	District Roading	10702 Brooks Motors	Surplus Capacity Project	Renewal/Growth	22,486	0%	100%
ROADING	19	District Roading	10235 Settlement Road	Surplus Capacity Project	Combined	72,000	50%	50%
ROADING	19	District Roading	10237 Settlement Road - Seal Extension	Surplus Capacity Project	Combined	45,250	50%	50%
ROADING	19	District Roading	10548 Settlement Road Seal Extension 2017/18	Surplus Capacity Project	Combined	654,090	50%	50%
ROADING	19	District Roading	10058 Estuary Drive	Surplus Capacity Project	Combined	242,207	50%	50%
ROADING	19	District Roading	10130 Moir Point Road - Seal widening	Surplus Capacity Project	Combined	154,577	50%	50%
ROADING	19	District Roading	10611 Golden Stairs Road	Surplus Capacity Project	Renewal/Growth	66,006	0%	100%
ROADING	19	District Roading	10085 Jack Boyd	Surplus Capacity Project	Combined	23,794	50%	50%
ROADING	19	District Roading	10069 Estuary Drive	Surplus Capacity Project	Combined	19,835	50%	50%
ROADING	19	District Roading	10544 Cycleway signs 2015/16	Surplus Capacity Project	Renewal/Growth	3,662	0%	100%
ROADING	19	District Roading	322 Improvements|Bridge Replacements	Surplus Capacity Project	Combined	39,947	2%	98%
ROADING	19	District Roading	341 Improvements|Minor Improvements & Safety Projects	Surplus Capacity Project	Combined	322,046	2%	98%
ROADING	19	District Roading	Ordered - Drainage - Rural	Surplus Capacity Project	Renewal/Growth	513,904	0%	100%
ROADING	19	District Roading	Ordered - Drainage - Urban	Surplus Capacity Project	Renewal/Growth	54,178	0%	100%
ROADING	19	District Roading	4324 Improvements|Road reconstruction -Otamatea Ward DC	Surplus Capacity Project	Combined	893,178	2%	98%
ROADING	19	District Roading	432 Improvements|Road Safety Promotion (Roadsafe Northland)	Surplus Capacity Project	Renewal/Growth	68,450	0%	100%
ROADING	19	District Roading	211 Renewals|Unsealed Road Metaling	Surplus Capacity Project	Combined	325,984	2%	98%
ROADING	19	District Roading	212 Renewals|Reseals (Chip Seals & Thin AC Surfacing)	Surplus Capacity Project	Combined	981,202	2%	98%
ROADING	19	District Roading	213 Renewals|Drainage Renewals- (Major Drainage Control)	Surplus Capacity Project	Combined	354,551	2%	98%
ROADING	19	District Roading	214 Renewals|Sealed Road Pavement Rehabilitation	Surplus Capacity Project	Combined	1,150,221	2%	98%
ROADING	19	District Roading	215 Renewals|Structures Strengthening	Surplus Capacity Project	Combined	174,534	2%	98%
ROADING	19	District Roading	222 Renewals|Signs and markings renewals	Surplus Capacity Project	Combined	19,533	2%	98%
ROADING	19	District Roading	231 Renewals|Associated Improvements	Surplus Capacity Project	Combined	97,035	2%	98%
ROADING	19	District Roading	241 Renewals|Emergency Works (Preventative maintenance)	Surplus Capacity Project	Combined	8,118	2%	98%
ROADING	19	District Roading	6 Non Subsidised|Footpaths	Surplus Capacity Project	Renewal/Growth	60,604	0%	100%
ROADING	19	District Roading	341 Improvements|Minor Improvements & Safety Projects	Surplus Capacity Project	Combined	725,566	2%	98%
ROADING	19	District Roading	Ordered - Drainage - Rural	Surplus Capacity Project	Renewal/Growth	219,412	0%	100%
ROADING	19	District Roading	4324 Improvements|Road reconstruction -Otamatea Ward DC	Surplus Capacity Project	Combined	1,560	2%	98%
ROADING	19	District Roading	432 Improvements|Road Safety Promotion (Roadsafe Northland)	Surplus Capacity Project	Renewal/Growth	18,160	0%	100%
ROADING	19	District Roading	211 Renewals|Unsealed Road Metaling	Surplus Capacity Project	Combined	419,468	2%	98%
ROADING	19	District Roading	212 Renewals|Reseals (Chip Seals & Thin AC Surfacing)	Surplus Capacity Project	Combined	700,494	2%	98%
ROADING	19	District Roading	213 Renewals|Drainage Renewals- (Major Drainage Control)	Surplus Capacity Project	Combined	245,917	2%	98%
ROADING	19	District Roading	214 Renewals|Sealed Road Pavement Rehabilitation	Surplus Capacity Project	Combined	1,246,333	2%	98%
ROADING	19	District Roading	215 Renewals|Structures Strengthening	Surplus Capacity Project	Combined	101,575	2%	98%
ROADING	19	District Roading	222 Renewals|Signs and markings renewals	Surplus Capacity Project	Combined	58,075	2%	98%
ROADING	19	District Roading	231 Renewals|Associated Improvements	Surplus Capacity Project	Combined	489,888	2%	98%
ROADING	19	District Roading	241 Renewals|Emergency Works (Preventative maintenance)	Surplus Capacity Project	Combined	162,749	2%	98%
ROADING	19	District Roading	6 Non Subsidised|Footpaths	Surplus Capacity Project	Renewal/Growth	45,602	0%	100%
ROADING	19	District Roading	322 Improvements|Bridge Replacements	Surplus Capacity Project	Combined	423,000	2%	98%
ROADING	19	District Roading	341 Improvements|Minor Improvements & Safety Projects	Surplus Capacity Project	Combined	1,792,000	2%	98%
ROADING	19	District Roading	Ordered - Drainage - Rural	Surplus Capacity Project	Renewal/Growth	477,000	0%	100%
ROADING	19	District Roading	Ordered - Drainage - Urban	Surplus Capacity Project	Renewal/Growth	84,000	0%	100%
ROADING	19	District Roading	4324 Improvements|Road reconstruction -Otamatea Ward DC	Surplus Capacity Project	Combined	994,000	2%	98%
ROADING	19	District Roading	432 Improvements|Road Safety Promotion (Roadsafe Northland)	Surplus Capacity Project	Renewal/Growth	88,000	0%	100%
ROADING	19	District Roading	211 Renewals|Unsealed Road Metaling	Surplus Capacity Project	Combined	1,767,000	2%	98%
ROADING	19	District Roading	212 Renewals|Reseals (Chip Seals & Thin AC Surfacing)	Surplus Capacity Project	Combined	1,062,000	2%	98%
ROADING	19	District Roading	213 Renewals|Drainage Renewals- (Major Drainage Control)	Surplus Capacity Project	Combined	723,000	2%	98%
ROADING	19	District Roading	214 Renewals|Sealed Road Pavement Rehabilitation	Surplus Capacity Project	Combined	7,494,400	2%	98%
ROADING	19	District Roading	215 Renewals|Structures Strengthening	Surplus Capacity Project	Combined	400,000	2%	98%
ROADING	19	District Roading	222 Renewals|Signs and markings renewals	Surplus Capacity Project	Combined	257,000	2%	98%
ROADING	19	District Roading	231 Renewals|Associated Improvements	Surplus Capacity Project	Combined	1,102,000	2%	98%
ROADING	19	District Roading	241 Renewals|Emergency Works (Preventative maintenance)	Surplus Capacity Project	Combined	570,000	2%	98%
ROADING	19	District Roading	6 Non Subsidised|Footpaths	Surplus Capacity Project	Renewal/Growth	102,000	0%	100%
		District Roading Total				137,369,637		

Activity	Rating area	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
ROADING	21	Roading East	Growth and Demand Improvements21/22 135|Road Works - Minor Improvements	LTP Capital Project	Combined	1,542,924	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements22/23 135|Road Works - Minor Improvements	LTP Capital Project	Combined	1,585,779	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements23/24 135|Road Works - Minor Improvements	LTP Capital Project	Combined	1,617,873	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements24/25 135|Road Works - Minor Improvements	LTP Capital Project	Combined	1,658,320	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements25/26 135|Road Works - Minor Improvements	LTP Capital Project	Combined	1,701,437	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements26/27 135|Road Works - Minor Improvements	LTP Capital Project	Combined	1,747,375	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements27/28 135|Road Works - Minor Improvements	LTP Capital Project	Combined	1,796,302	24%	76%
ROADING	21	Roading East	Minor Improvements/Safety/Resilience18/19 135|Road Works - Minor Improvements	LTP Capital Project	Combined	1,806,736	15%	85%
ROADING	21	Roading East	Walking and Cycling21/22 135|Road Works - Minor Improvements	LTP Capital Project	Combined	207,290	10%	90%
ROADING	21	Roading East	Walking and Cycling23/24 135|Road Works - Minor Improvements	LTP Capital Project	Combined	217,360	10%	90%
ROADING	21	Roading East	Walking and Cycling25/26 135|Road Works - Minor Improvements	LTP Capital Project	Combined	228,586	10%	90%
ROADING	21	Roading East	Walking and Cycling27/28 135|Road Works - Minor Improvements	LTP Capital Project	Combined	241,331	10%	90%
ROADING	21	Roading East	Seal extension programme 248|Roading Infrastructure - Unsubsidised	LTP Capital Project	Combined	5,751,478	19%	82%
		Roading East Total				20,102,792		
ROADING Total						157,472,429		

Activity	Rating area	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
STORMWATER	7	Baylys Beach stormwater	Chases Gorge 131|Baylys Stormwater Scheme	LTP Capital Project	Combined	311,036	6%	94%
STORMWATER	7	Baylys Beach stormwater	Chases Gorge Investigation 131|Baylys Stormwater Scheme	LTP Capital Project	Combined	20,000	6%	94%
STORMWATER	7	Baylys Beach stormwater	Cynthia Place Investigation 131|Baylys Stormwater Scheme	LTP Capital Project	Combined	21,475	6%	94%
STORMWATER	7	Baylys Beach stormwater	Cynthia Place SW 131|Baylys Stormwater Scheme	LTP Capital Project	Combined	222,651	6%	94%
STORMWATER	7	Baylys Beach stormwater	5.2.3.1.1|Cap Dev (Los Enh)|Piped Network|Baylys Beach|Upgrade Reticulation	Surplus Capacity Project	Combined	44,000	6%	94%
		Baylys Beach stormwater Total				619,162		
STORMWATER	3	Dargaville stormwater	Dargaville SW 101|Dargaville Stormwater Scheme	LTP Capital Project	Renewal/ILOS	153,679	0%	100%
STORMWATER	3	Dargaville stormwater	Dargaville SW Renewals 101|Dargaville Stormwater Scheme	LTP Capital Project	Renewal/ILOS	4,963,652	0%	100%
STORMWATER	3	Dargaville stormwater	3.1.2.1|Ren|Piped Network|Dargaville|Kauri Street + Extension Pipe Renewal	Surplus Capacity Project	Renewal/Growth	70,000	0%	100%
STORMWATER	3	Dargaville stormwater	3.1.2|Ren|Piped Network|Dargaville	Surplus Capacity Project	Combined	19,220	6%	94%
STORMWATER	3	Dargaville stormwater	3.1.2|Ren|Piped Network|Dargaville	Surplus Capacity Project	Combined	21,425	6%	94%
STORMWATER	3	Dargaville stormwater	3.1.2|Ren|Piped Network|Dargaville	Surplus Capacity Project	Combined	211,000	6%	94%
		Dargaville stormwater Total				5,438,975		
STORMWATER	20	District stormwater	Capital Development (LOS Enhancement) - Network improvements AMP Improvements	Surplus Capacity Project	Renewal/Growth	45,000	0%	100%
STORMWATER	20	District stormwater	5.2.1.1.4|Cap Dev (Los Enh)|Network Improvements|Asset Man Dev|Amp Imps	Surplus Capacity Project	Renewal/Growth	45,000	0%	100%
STORMWATER	20	District stormwater	4.2|Cap Dev (Growth)|District Wide|District Wide	Surplus Capacity Project	Combined	6,712	19%	82%
		District stormwater Total				96,712		
STORMWATER	6	Kaiwaka stormwater	5.2.1.1.4|Cap Dev (Los Enh)|Network Improvements|Asset Man Dev|Amp Imps|Kaiwaka	Surplus Capacity Project	Renewal/Growth	20,000	0%	100%
		Kaiwaka stormwater Total				20,000		
STORMWATER	2	Mangawhai stormwater	Mangawhai 246|Mangawhai Stormwater Scheme	LTP Capital Project	Combined	593,182	6%	94%
STORMWATER	2	Mangawhai stormwater	Mangawhai 246|Mangawhai Stormwater Scheme	LTP Capital Project	Combined	3,463,728	6%	94%
STORMWATER	2	Mangawhai stormwater	B10724 Addition Cap Growth - Council Contribution 2017/2018	Surplus Capacity Project	Combined	89,700	38%	63%
STORMWATER	2	Mangawhai stormwater	Mangawhai Stormwater Discharge Consent Renewal	Surplus Capacity Project	Combined	58,000	31%	69%
STORMWATER	2	Mangawhai stormwater	5.1.4.1|Cap Dev (Los Enh)|Compliance|Mangawhai|Stormwater Dsicharge Consent Renewal	Surplus Capacity Project	Combined	58,000	31%	69%
STORMWATER	2	Mangawhai stormwater	5.2.1.1.4.1.5|Cap Dev (Los Enh)|Network Improvements|Asset Man Dev|Mangawhai Stormwater Management Plan	Surplus Capacity Project	Renewal/Growth	169,000	0%	100%
STORMWATER	2	Mangawhai stormwater	5.1.4.1|Cap Dev (Los Enh)|Compliance|Mangawhai	Surplus Capacity Project	Renewal/Growth	6,712	0%	100%
STORMWATER	2	Mangawhai stormwater	5.1.4.1|Cap Dev (Los Enh)|Compliance|Mangawhai	Surplus Capacity Project	Renewal/Growth	10,000	0%	100%
STORMWATER	2	Mangawhai stormwater	5.2.3.4.2|Cap Dev (Los Enh)|Piped Network|Mangawhai|Upgrade Reticulation	Surplus Capacity Project	Combined	169,000	6%	94%
		Mangawhai stormwater Total				4,617,323		
STORMWATER Total						10,792,172		

Activity	Rating area	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
WASTEWATER TREATMENT	15	Dargaville wastewater	Safety Grills Pump Stations 202|Dargaville Wastewater Scheme	LTP Capital Project	Renewal/ILOS	10,368	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	Environmental Compliance 202|Dargaville Wastewater Scheme	LTP Capital Project	Renewal/ILOS	55,937	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	Treatment 202|Dargaville Wastewater Scheme	LTP Capital Project	Renewal/ILOS	284,917	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	PumpStation1 & 2 upgrade 202|Dargaville Wastewater Scheme	LTP Capital Project	Renewal/ILOS	2,121,149	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	PS1/PS2 Rising main from Pump Station 2 to Pump station 1 202|Dargaville Wastewater Scheme	LTP Capital Project	Renewal/ILOS	596,000	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	Pipe Renewal from Condition assessment 202|Dargaville Wastewater Scheme	LTP Capital Project	Renewal/ILOS	5,155,309	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	Pump Stations and rising mains 202|Dargaville Wastewater Scheme	LTP Capital Project	Renewal/ILOS	497,898	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	DARGAVILLE|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	316,920	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	DARGAVILLE|Renewals|AMP Improvements	Surplus Capacity Project	Renewal/Growth	12,580	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	DARGAVILLE|LOS Improvement|Onsite Discharge Review, Hyd Modelling Imp	Surplus Capacity Project	Renewal/Growth	20,000	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	DARGAVILLE|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	109,625	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	DARGAVILLE|Renewals|AMP Improvements	Surplus Capacity Project	Renewal/Growth	3,415	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	DARGAVILLE|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	Surplus Capacity Project	Renewal/Growth	615	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	DARGAVILLE|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	328,473	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	DARGAVILLE|Renewals|AMP Improvements	Surplus Capacity Project	Renewal/Growth	6,006	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	DARGAVILLE|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	315,000	0%	100%
WASTEWATER TREATMENT	15	Dargaville wastewater	DARGAVILLE|Renewals|AMP Improvements	Surplus Capacity Project	Renewal/Growth	99,000	0%	100%
		Dargaville wastewater Total				9,933,211		
WASTEWATER TREATMENT	17	Glinks Gully wastewater	Pump stations and rising Mains 253|Glinks Gully Wastewater Scheme	LTP Capital Project	Renewal/ILOS	18,486	0%	100%
WASTEWATER TREATMENT	17	Glinks Gully wastewater	GLINKS GULLY |Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	3,600	0%	100%
WASTEWATER TREATMENT	17	Glinks Gully wastewater	GLINKS GULLY |Renewals|AMP Improvements	Surplus Capacity Project	Renewal/Growth	1,313	0%	100%
		Glinks Gully wastewater Total				23,399		
WASTEWATER TREATMENT	14	Kaiwaka wastewater	Pipe Renewals from Condition assessment 219|Kaiwaka Wastewater Scheme	LTP Capital Project	Renewal/ILOS	338,931	0%	100%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	Pump Stations and Rising Mains 219|Kaiwaka Wastewater Scheme	LTP Capital Project	Renewal/ILOS	26,361	0%	100%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	Treatment 219|Kaiwaka Wastewater Scheme	LTP Capital Project	Renewal/ILOS	46,252	0%	100%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	Pump Stations SCADA Upgrade 219|Kaiwaka Wastewater Scheme	LTP Capital Project	Renewal/ILOS	20,736	0%	100%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	Pond Curtain 219|Kaiwaka Wastewater Scheme	LTP Capital Project	Renewal/ILOS	45,080	0%	100%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	Environmental Compliance 219|Kaiwaka Wastewater Scheme	LTP Capital Project	Renewal/ILOS	27,968	0%	100%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	KAIWAKA|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	20,300	0%	100%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	KAIWAKA|Renewals|AMP Improvements	Surplus Capacity Project	Renewal/Growth	2,625	0%	100%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	KAIWAKA|LOS Improvement|Desludging	Surplus Capacity Project	Renewal/Growth	150,000	0%	100%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	KAIWAKA|Renewals|All Asset Groups	Surplus Capacity Project	Combined	2,063	6%	94%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	KAIWAKA|Renewals|AMP Improvements	Surplus Capacity Project	Combined	3,193	6%	94%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	KAIWAKA|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	Surplus Capacity Project	Combined	7,733	44%	57%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	KAIWAKA|Renewals|All Asset Groups	Surplus Capacity Project	Combined	2,825	6%	94%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	KAIWAKA|Renewals|AMP Improvements	Surplus Capacity Project	Combined	278	6%	94%
WASTEWATER TREATMENT	14	Kaiwaka wastewater	KAIWAKA|Renewals|All Asset Groups	Surplus Capacity Project	Combined	12,000	6%	94%
		Kaiwaka wastewater Total				706,345		

Activity	Rating area	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
WASTEWATER TREATMENT	18	Mangawhai wastewater	Extend Irrigation System 280|Mangawhai WW development	LTP Capital Project	Growth	950,000	100%	0%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Upgrade Existing Reticulation 280|Mangawhai WW development	LTP Capital Project	Combined	1,225,000	88%	13%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Extend Reticulation (8years) 280|Mangawhai WW development	LTP Capital Project	Growth	12,132,087	100%	0%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Upgrade WWTP 280|Mangawhai WW development	LTP Capital Project	Combined	7,800,852	75%	25%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Additional Capacity for Growth- Council Contribution 280|Mangawhai WW development	LTP Capital Project	Growth	447,496	100%	0%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Renewals 207|Mangawhai Wastewater Scheme	LTP Capital Project	Renewal/ILOS	1,780,655	0%	100%
WASTEWATER TREATMENT	18	Mangawhai wastewater	10515 Estuary Drive Pumping Station	Surplus Capacity Project	Combined	8,400	75%	25%
WASTEWATER TREATMENT	18	Mangawhai wastewater	10624 Additional Capacity for Growth - Council Contr 2015/16	Surplus Capacity Project	Renewal/Growth	1,300	0%	100%
WASTEWATER TREATMENT	18	Mangawhai wastewater	10059 Effluent Discharge Options	Surplus Capacity Project	Combined	150,000	75%	25%
WASTEWATER TREATMENT	18	Mangawhai wastewater	10769 Upgrade PS-VA	Surplus Capacity Project	Growth	350,000	100%	0%
WASTEWATER TREATMENT	18	Mangawhai wastewater	B10776 Additional Capacity for Growth - Council Contribution	Surplus Capacity Project	Growth	40,000	100%	0%
WASTEWATER TREATMENT	18	Mangawhai wastewater	10462 Wastewater Reticulation Extension 2015/2016	Surplus Capacity Project	Growth	176,372	100%	0%
WASTEWATER TREATMENT	18	Mangawhai wastewater	10413 Additional Capacity for Growth-Council Contribution 2015/16	Surplus Capacity Project	Growth	16,797	100%	0%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Pre June 2002 costs	Surplus Capacity Project	Renewal/Growth	521,674	0%	100%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Reticulation Construction subcontract	Surplus Capacity Project	Combined	12,782,443	50%	50%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Interest capitalised - as per Mikes workpaper sent by Bruce	Surplus Capacity Project	Combined	2,117,828	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Committed fees capitalised - as per Mikes workpaper sent by Bruce	Surplus Capacity Project	Combined	497,902	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Hedging Close Out Cost Drawn - as per Mikes workpaper sent by Bruce	Surplus Capacity Project	Combined	45,000	38%	63%

Activity	Rating area	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
WASTEWATER TREATMENT	18	Mangawhai wastewater	Financer fees	Surplus Capacity Project	Combined	300,000	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Legal fees	Surplus Capacity Project	Combined	25,000	31%	69%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Reticulation Reticulation Pumps	Surplus Capacity Project	Combined	177,025	50%	50%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Mangawhai|New Assets - Council Funded|Additional Capacity for Growth	Surplus Capacity Project	Combined	240,000	31%	69%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Treatment Civil Works & Building	Surplus Capacity Project	Combined	4,224,364	50%	50%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Treatment Electrical Works	Surplus Capacity Project	Combined	1,610,465	50%	50%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Treatment Mechanical Works	Surplus Capacity Project	Combined	3,194,828	50%	50%
WASTEWATER TREATMENT	18	Mangawhai wastewater	General Tools and equipment	Surplus Capacity Project	Combined	209,699	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Geotechnical Investigation of Storage Site	Surplus Capacity Project	Combined	51,238	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Financial year 2002/03	Surplus Capacity Project	Combined	173,927	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Assessment of Disposal Options	Surplus Capacity Project	Combined	79,828	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Agronomic Assessment of Reuse Site	Surplus Capacity Project	Combined	21,756	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Survey - Retic & Reuse	Surplus Capacity Project	Combined	13,440	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Resource Consent Planner	Surplus Capacity Project	Combined	197,360	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees NRC Application Fee	Surplus Capacity Project	Combined	65,871	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Mangawhai|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	Surplus Capacity Project	Combined	14,155	44%	57%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Noise Specialist	Surplus Capacity Project	Combined	2	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Mangawhai|LOS Improvement|Treatment Plant Modifications	Surplus Capacity Project	Combined	11,004	6%	94%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Mangawhai|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	Surplus Capacity Project	Combined	20,978	44%	57%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Survey for new WWTP Site	Surplus Capacity Project	Combined	13,432	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Mangawhai|LOS Improvement|Treatment Plant Modifications	Surplus Capacity Project	Combined	280,000	6%	94%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Mangawhai|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	Surplus Capacity Project	Combined	143,000	44%	57%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Detailed Reticulation Survey	Surplus Capacity Project	Combined	72,392	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Geotec Reticulation Area	Surplus Capacity Project	Combined	43,544	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Financial year 2003/04	Surplus Capacity Project	Combined	225,499	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Geotec at original WWTP Site	Surplus Capacity Project	Combined	22,823	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Geotec at new WWTP Site	Surplus Capacity Project	Combined	14,129	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Site Clearing at original WWTP Site	Surplus Capacity Project	Combined	590	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Specialist Subconsultants & Fees Hydro Geological Investigation at Farm	Surplus Capacity Project	Combined	39,187	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Earth Tech Direct Costs Detailed design (original scope)	Surplus Capacity Project	Combined	679,261	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Earth Tech Direct Costs Investigation Costs - New Subdivisions & Disposals	Surplus Capacity Project	Combined	206,799	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Earth Tech Direct Costs Resource Consents	Surplus Capacity Project	Combined	128,100	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Earth Tech Direct Costs Management of Surveyors, etc.	Surplus Capacity Project	Combined	79,053	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Financial year 2004/05	Surplus Capacity Project	Combined	81,500	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Earth Tech Direct Costs Commissioning	Surplus Capacity Project	Combined	2,776	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Earth Tech Direct Costs Construction Project Management	Surplus Capacity Project	Combined	3,786,398	50%	50%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Earth Tech Direct Costs Project Development Management	Surplus Capacity Project	Combined	246,556	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Miscellaneous Bidding, Legal etc	Surplus Capacity Project	Combined	379,954	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Transfer Pipeline Design Costs - Transfer Pipeline	Surplus Capacity Project	Combined	38,097	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Transfer Pipeline Survey - Transfer Main	Surplus Capacity Project	Combined	14,350	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Transfer Pipeline Construction subcontract	Surplus Capacity Project	Combined	2,865,400	50%	50%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Financial year 2005/06	Surplus Capacity Project	Combined	241,273	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Provisional Sums Steel sleeves at estuary crossings in lieu fibreglass	Surplus Capacity Project	Combined	126,395	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Provisional Sums Archaelogical Survey Monitoring	Surplus Capacity Project	Combined	10,798	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Provisional Sums IWI Monitoring	Surplus Capacity Project	Combined	10,193	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 1 Jack Boyd Drive	Surplus Capacity Project	Combined	1,067,260	50%	50%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Financial year 2006/07	Surplus Capacity Project	Combined	427,831	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 2 Dune View Drive	Surplus Capacity Project	Combined	73,863	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 3 House Connection Design	Surplus Capacity Project	Combined	346,675	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 4 Thelma Road Upgrade	Surplus Capacity Project	Combined	128,579	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 5 Anchorage Development	Surplus Capacity Project	Combined	35,953	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 6 Butlers Development	Surplus Capacity Project	Combined	55,406	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 9 Norfolk Drive	Surplus Capacity Project	Combined	10,088	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 10 Nautical Heights	Surplus Capacity Project	Combined	9,267	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 13 Ruby Lane & Heron's Keep	Surplus Capacity Project	Combined	101,320	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 14 Hermes Stage 1	Surplus Capacity Project	Combined	35,715	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 18 Quail Way	Surplus Capacity Project	Combined	33,784	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Financial year 2007/08 (Less costs reimbursed by ABN AMRO)	Surplus Capacity Project	Combined	1,154,862	12%	88%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 19 Bayleys Beach; Design Cost	Surplus Capacity Project	Renewal/Growth	28,153	0%	100%

Activity	Rating area	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 20 Grinder Number Change	Surplus Capacity Project	Combined	2,087,428	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 21 Storage and Irrigation to Client Risk (see above)	Surplus Capacity Project	Combined	4,639,532	50%	50%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 22 House Connections	Surplus Capacity Project	Renewal/Growth	5,171,810	0%	100%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 23 Final House Connection	Surplus Capacity Project	Renewal/Growth	342,179	0%	100%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 24 Treatment Plant Site Relocation	Surplus Capacity Project	Renewal/Growth	341,790	0%	100%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 26 Walters Estate	Surplus Capacity Project	Combined	70,127	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Mod 27 Estates Design	Surplus Capacity Project	Combined	344,736	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Share of contingency	Surplus Capacity Project	Combined	173,553	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Finanical year 2008/09	Surplus Capacity Project	Combined	473,365	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Modifications (As per EPS) Sands and Molesworth invoice as per EPS	Surplus Capacity Project	Combined	77,273	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Additional costs - 1/7/2010 - 30/6/2011- as per transaction listing BECA costs	Surplus Capacity Project	Combined	22,893	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Additional costs - 1/7/2010 - 30/6/2011- as per transaction listing Wharehine Contractors	Surplus Capacity Project	Combined	181,857	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Additional costs - 1/7/2010 - 30/6/2011- as per transaction listing Other costs	Surplus Capacity Project	Combined	8,975	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Additional costs - 1/7/2009 - 30/6/2010 - as per transaction listing BECA costs	Surplus Capacity Project	Combined	612,792	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Additional costs - 1/7/2009 - 30/6/2010 - as per transaction listing Other costs	Surplus Capacity Project	Combined	1,561	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Initial drawdown - as per contract ET funding costs	Surplus Capacity Project	Combined	228,176	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Initial drawdown - as per contract ABN commitment fees to 6 December	Surplus Capacity Project	Combined	268,643	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Initial drawdown - as per contract Financier legal fees	Surplus Capacity Project	Combined	145,000	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Initial drawdown - as per contract Certifier costs	Surplus Capacity Project	Combined	5,000	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Additional payments - as per contract Payment to KDC for costs	Surplus Capacity Project	Combined	800,000	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Additional payments - as per contract Additional financier legal fees	Surplus Capacity Project	Combined	42,000	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Farm purchase	Surplus Capacity Project	Combined	7,222,178	50%	50%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Additional certifier cost	Surplus Capacity Project	Combined	500	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	ABN facility establishment fee	Surplus Capacity Project	Combined	587,500	38%	63%
		Mangawhai wastewater Total				88,783,867		
WASTEWATER TREATMENT	13	Maungaturoto wastewater	Reticulation 232|Maungaturoto Wastewater Scheme	LTP Capital Project	Renewal/ILOS	99,326	0%	100%
WASTEWATER TREATMENT	13	Maungaturoto wastewater	Pump Stations and Rising Mains 232|Maungaturoto Wastewater Scheme	LTP Capital Project	Renewal/ILOS	159,213	0%	100%
WASTEWATER TREATMENT	13	Maungaturoto wastewater	Treatment 232|Maungaturoto Wastewater Scheme	LTP Capital Project	Renewal/ILOS	164,825	0%	100%
WASTEWATER TREATMENT	13	Maungaturoto wastewater	Pump Station Storage 232|Maungaturoto Wastewater Scheme	LTP Capital Project	Renewal/ILOS	65,198	0%	100%
WASTEWATER TREATMENT	13	Maungaturoto wastewater	Environmental Compliance 232|Maungaturoto Wastewater Scheme	LTP Capital Project	Renewal/ILOS	27,968	0%	100%
WASTEWATER TREATMENT	13	Maungaturoto wastewater	Safety Grills On Pump Stations 232|Maungaturoto Wastewater Scheme	LTP Capital Project	Renewal/ILOS	5,125	0%	100%
WASTEWATER TREATMENT	13	Maungaturoto wastewater	MAUNGATUROTO |Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	98,300	0%	100%
WASTEWATER TREATMENT	13	Maungaturoto wastewater	MAUNGATUROTO |Renewals|AMP Improvements	Surplus Capacity Project	Renewal/Growth	2,625	0%	100%
WASTEWATER TREATMENT	13	Maungaturoto wastewater	MAUNGATUROTO |New Assets - Council Funded|Additional Capacity for Growth - Aerators	Surplus Capacity Project	Renewal/Growth	30,000	0%	100%
		Maungaturoto wastewater Total				652,580		
WASTEWATER TREATMENT	16	Te Kopuru wastewater	Reticulation 165|Te Kopuru Wastewater Scheme	LTP Capital Project	Renewal/ILOS	67,879	0%	100%
WASTEWATER TREATMENT	16	Te Kopuru wastewater	Environmental Compliance 165|Te Kopuru Wastewater Scheme	LTP Capital Project	Renewal/ILOS	27,968	0%	100%
WASTEWATER TREATMENT	16	Te Kopuru wastewater	Treatment 165|Te Kopuru Wastewater Scheme	LTP Capital Project	Renewal/ILOS	33,398	0%	100%
WASTEWATER TREATMENT	16	Te Kopuru wastewater	Treatment Plant Modifications 165|Te Kopuru Wastewater Scheme	LTP Capital Project	Renewal/ILOS	20,736	0%	100%
WASTEWATER TREATMENT	16	Te Kopuru wastewater	TE KOPURU|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	20,000	0%	100%
WASTEWATER TREATMENT	16	Te Kopuru wastewater	TE KOPURU|Renewals|AMP Improvements	Surplus Capacity Project	Renewal/Growth	1,312	0%	100%
		Te Kopuru wastewater Total				171,293		
WASTEWATER TREATMENT Total						100,270,696		

Activity	Rating area	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
WATER SUPPLY	8	Dargaville/Baylys water supply	Baylys trunk main Stage 3: Replace 1.5km 100mm ID from Duck Creek to Colville RD 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	300,000	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Beach Road 480m watermain renewal stage 2 - upgrade to 150mm ID including connecting to Baylys Trunk main	LTP Capital Project	Renewal/ILOS	352,000	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Montgomery Ave: Replace Ridermain with 360m of 50mm ID 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	120,000	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Main under Dargaville High School : Reroute and replace 850m of 250mm ID pipe 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	637,500	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Compliance with Drinking Water Standards 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	27,968	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Water Take Consent Compliance 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	27,968	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Racecourse SH14 watermain : Replace 2km 100mm ID from Awakino River bridge to race course gate 127|Dargaville	LTP Capital Project	Renewal/ILOS	410,000	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Normanby St Between Hokianga Intersection and Gladstone intersection 550m watermain renewal - upgrade to 15	LTP Capital Project	Renewal/ILOS	225,500	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Victoria St: Replace 150m of 100mm ID pipe from Kaipia St to Hokianga Rda nd tap into the 150mm from across	LTP Capital Project	Renewal/ILOS	30,750	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Dargaville raw watermain river crossing Stage 1 of 2 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	205,000	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Pirika St: Replace 515m of 100mm ID water main, 300m of 50mm ID Rider main loop 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	170,918	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Lorne St: Replace 335m of 100mm ID water main, 215m of 50mm ID Rider main loop 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	115,343	0%	100%

Activity	Rating area	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
WATER SUPPLY	8	Dargaville/Baylys water supply	Dargaville raw watermain river crossings Stage 2 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	796,917	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Dargaville Renewals 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	12,158,592	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	WTP 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	622,008	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	Waiatua Dam to Rotu Pipe 127|Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	2,988,221	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	DARGAVILLE & BAYLYS|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	518,640	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	DARGAVILLE & BAYLYS|Renewals|AMP Improvement Plan	Surplus Capacity Project	Renewal/Growth	8,575	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	DARGAVILLE & BAYLYS|LOS Improvement|Upgrade Treatment Plant	Surplus Capacity Project	Renewal/Growth	166,140	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	DARGAVILLE & BAYLYS|LOS Improvement|Improved Supply Security Bayly	Surplus Capacity Project	Renewal/Growth	120,000	0%	100%
WATER SUPPLY	8	Dargaville/Baylys water supply	DARGAVILLE & BAYLYS|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	Surplus Capacity Project	Combined	2,079	44%	57%
WATER SUPPLY	8	Dargaville/Baylys water supply	DARGAVILLE & BAYLYS|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	Surplus Capacity Project	Combined	4,515	44%	57%
		Dargaville/Baylys water supply Total				20,008,635		
WATER SUPPLY	9	Glinks Gully water supply	Water take Consent Compliance 239|Glinks Gully Water Supply	LTP Capital Project	Renewal/ILOS	16,781	0%	100%
WATER SUPPLY	9	Glinks Gully water supply	WTP 239|Glinks Gully Water Supply	LTP Capital Project	Renewal/ILOS	15,710	0%	100%
WATER SUPPLY	9	Glinks Gully water supply	GLINKS GULLY|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	3,700	0%	100%
WATER SUPPLY	9	Glinks Gully water supply	GLINKS GULLY|Renewals|AMP Improvement Plan	Surplus Capacity Project	Renewal/Growth	875	0%	100%
		Glinks Gully water supply Total				37,067		
WATER SUPPLY	12	Mangawhai water supply	Reticulation 158|Mangawhai Water Supply	LTP Capital Project	Renewal/ILOS	33,940	0%	100%
WATER SUPPLY	12	Mangawhai water supply	Take Consent Compliance 158|Mangawhai Water Supply	LTP Capital Project	Renewal/ILOS	16,781	0%	100%
WATER SUPPLY	12	Mangawhai water supply	WTP and Reservoir renewal 158|Mangawhai Water Supply	LTP Capital Project	Renewal/ILOS	35,350	0%	100%
WATER SUPPLY	12	Mangawhai water supply	Mangawhai|Renewals|All Asset Groups - ESTIMATED ONLY	Surplus Capacity Project	Renewal/Growth	20,000	0%	100%
WATER SUPPLY	12	Mangawhai water supply	Mangawhai|Renewals|AMP Improvement Plan	Surplus Capacity Project	Renewal/Growth	1,050	0%	100%
WATER SUPPLY	12	Mangawhai water supply	Mangawhai|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	Surplus Capacity Project	Combined	1,094	44%	57%
		Mangawhai water supply Total				108,216		
WATER SUPPLY	11	Maungaturoto water supply	Raw Watermain Renewal: Replace 200mm ID pipe 154|Maungatoroto Water Supply	LTP Capital Project	Renewal/ILOS	5,021,411	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	NZDWS Compliance 154|Maungatoroto Water Supply	LTP Capital Project	Renewal/ILOS	16,781	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	Water Take Consent 154|Maungatoroto Water Supply	LTP Capital Project	Renewal/ILOS	16,781	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	WTP Renewals 154|Maungatoroto Water Supply	LTP Capital Project	Renewal/ILOS	366,403	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	MAUNGATUROTO |Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	79,300	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	MAUNGATUROTO |Renewals|AMP Improvement Plan	Surplus Capacity Project	Renewal/Growth	4,200	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	MAUNGATUROTO |New Assets - Council Funded|Treatment Capacity Assessment (growth)	Surplus Capacity Project	Renewal/Growth	10,870	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	MAUNGATUROTO |New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	Surplus Capacity Project	Renewal/Growth	1,376	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	MAUNGATUROTO |New Assets - Council Funded|Treatment Capacity Assessment (growth)	Surplus Capacity Project	Renewal/Growth	12,744	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	MAUNGATUROTO |New Assets - Council Funded|Reservoir Capacity Increase (growth)	Surplus Capacity Project	Renewal/Growth	50,000	0%	100%
		Maungaturoto water supply Total				5,579,866		
WATER SUPPLY	10	Ruawai water supply	Replace Balance (Stage 4) of 2.3km reticulationof 100 to 150mm ID to meet fireflow 161|Ruawai Water Supply	LTP Capital Project	Renewal/ILOS	988,444	0%	100%
WATER SUPPLY	10	Ruawai water supply	NZDWS Compliance 161|Ruawai Water Supply	LTP Capital Project	Renewal/ILOS	16,781	0%	100%
WATER SUPPLY	10	Ruawai water supply	WTP and reservoir 161|Ruawai Water Supply	LTP Capital Project	Renewal/ILOS	646,840	0%	100%
WATER SUPPLY	10	Ruawai water supply	RUAWAI|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	68,500	0%	100%
WATER SUPPLY	10	Ruawai water supply	RUAWAI|Renewals|AMP Improvement Plan	Surplus Capacity Project	Renewal/Growth	2,800	0%	100%
WATER SUPPLY	10	Ruawai water supply	RUAWAI|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	42,054	0%	100%
WATER SUPPLY	10	Ruawai water supply	RUAWAI|Renewals|AMP Improvement Plan	Surplus Capacity Project	Renewal/Growth	10,870	0%	100%
WATER SUPPLY	10	Ruawai water supply	RUAWAI|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	43,332	0%	100%
WATER SUPPLY	10	Ruawai water supply	RUAWAI|Renewals|AMP Improvement Plan	Surplus Capacity Project	Renewal/Growth	278	0%	100%
WATER SUPPLY	10	Ruawai water supply	RUAWAI|Renewals|All Asset Groups	Surplus Capacity Project	Renewal/Growth	190,000	0%	100%
WATER SUPPLY	10	Ruawai water supply	RUAWAI|Renewals|AMP Improvement Plan	Surplus Capacity Project	Renewal/Growth	20,000	0%	100%
		Ruawai water supply Total				2,029,898		
WATER SUPPLY Total						27,763,681		
Grand Total						296,298,978		

5.5 Long Term Plan 2018/2028 : Approval of Consultation Document – A Bright Future

Project Manager **2302.22**

Recommended

That Kaipara District Council:

1 *Receives the Project Manager's report 'Long Term Plan 2018/2028 : Approval of Consultation Document – A Bright Future' dated 20 February 2018; and*

2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*

3 *Adopts the Consultation Document 2018/2028 for public engagement, subject to any minor amendments identified in the editing and final audit process.*

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

File number: 2302.22

Approved for agenda ☒

Report to: Council

Meeting date: **28 February 2018**

Subject: **Long Term Plan 2018/2028 : Approval of Consultation Document – A Bright Future**

Date of report: 20 February 2018

From: Michaela Borich, Project Manager

Report purpose	☒	**Decision**	☐	**Information**
Assessment of significance	☒	**Significant**	☐	**Non-significant**

Summary

Council is working towards adopting a new Long Term Plan (LTP) in June 2018 covering the years 2018 to 2028. The legislation around the development of a LTP has changed with the Local Government Amendment Act 2014 (LGAA 2014). Council is now required to use a Consultation Document to consult, and not a Draft LTP as previously. The Consultation Document is required to be written in plain English and include material on financial management, infrastructure management and any other issues Council considers it should be consulting on. The impact on rates is required to be set out in an understandable manner, including for different property categories and values.

Council approved a number of source documents that provide the information used in the consultation document. These have since been reviewed by Deloitte, and (minor) amendments made as requested.

Recommendation

That Kaipara District Council:

1 *Receives the Project Manager's report 'Long Term Plan 2018/2028 : Approval of Consultation Document – A Bright Future' dated 20 February 2018; and*

2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*

3 *Adopts the Consultation Document 2018/2028 for public engagement, subject to any minor amendments identified in the editing and final audit process.*

Reason for the recommendation

The Consultation Document for the Long Term Plan 2018/2028 needs to be adopted by Council before being used to engage with the community on the contents of the Long Term Plan 2018/2028 that needs to be adopted by Council before the end of June 2018. This is in compliance with the new requirements under the LGAA 2014.

Reason for the report

Council needs to adopt the Consultation Document before it can be used for community engagement.

Background

The Local Government Act was amended in 2014 to include new requirements for the Long Term Plan (LTP) development. The final LTP is a large and very comprehensive document which complies with Schedule 10 of the LGA 2002 (as amended by the LGAA 2014) by containing the following information to be included in Long Term Plans:

1. Community Outcomes
2. Groups of activities
3. Capital expenditure for groups of activities
4. Statement of service provision
5. Funding impact statement for groups of activities
6. Variation between territorial authority's LTP and assessment of water and sanitary services and waste management plans
7. Council-controlled organisations
8. Development of Māori capacity to contribute to decision-making processes
9. Financial Strategy and Infrastructure Strategy
10. Revenue and Financing Policy
11. Significance and Engagement Policy
12. Forecast financial statements
13. Financial statements for previous year
14. Statement concerning balancing of budget
15. Funding impact statement

15A. Rating base information

16. Reserve funds
17. Significant forecasting assumptions

Under the 2014 Act, councils are not required to and, in fact, cannot consult on a full draft LTP. Such a document is not required to be prepared until the adoption stage of the process. Instead, councils are required to consult on a "consultation document", which provides a representative but accessible level of detail and highlights the key areas and issues where Council is looking for feedback.

Consultation Document requirements

In regard to the stage Council is currently at in the preparation of the LTP, there are a number of requirements included in s.93A-D.

93A Use of special consultative procedure in relation to long-term plan

- *(1) Where the special consultative procedure is used in relation to the adoption or amendment of a long-term plan under section 93—*
    - *(a) for the purpose of section 83(1)(a), instead of a statement of proposal and a summary of the information contained in the statement of proposal, a consultation document must be prepared and adopted in accordance with sections 93B to 93G; and*
    - *(b) section 83 applies as if references to "the statement of proposal" or "the proposal" or a "summary" were references to the consultation document.*

(2) To avoid doubt, a draft long-term plan must not be used as an alternative to the consultation document.

93B Purpose of consultation document for long-term plan

- *The purpose of the consultation document is to provide an effective basis for public participation in local authority decision-making processes relating to the content of a long-term plan by—*
  - *(a) providing a fair representation of the matters that are proposed for inclusion in the long-term plan, and presenting these in a way that—*
    - *(i) explains the overall objectives of the proposals, and how rates, debt, and levels of service might be affected; and*
    - *(ii) can be readily understood by interested or affected people; and*
  - *(b) identifying and explaining to the people of the district or region, significant and other important issues and choices facing the local authority and district or region, and the consequences of those choices; and*
  - *(c) informing discussions between the local authority and its communities about the matters in paragraphs (a) and (b).*

93C Content of consultation document for adoption of long-term plan

- *(1) The content of the consultation document for the adoption of a long-term plan must be such as the local authority considers on reasonable grounds will achieve the purpose set out in section 93B.*

  (2) Without limiting subsection (1), the consultation document must describe—
  - *(a) each issue that the local authority determines should be included having had regard to—*
    - *(i) the significance and engagement policy adopted under section 76AA; and*
    - *(ii) the importance of other matters to the district and its communities; and*
  - *(b) for each issue identified under paragraph (a),—*
    - *(i) the principal options for addressing the issue and the implications (including financial implications) of each of those options; and*
    - *(ii) the local authority's proposal, if any, for addressing the issue; and*
    - *(iii) the likely consequences of proceeding with the proposal on the local authority's rates, debt, and levels of service; and*
  - *(c) other matters of public interest relating to—*
    - *(i) the proposed content of the local authority's financial strategy (under section 101A) including, without limitation, the quantified limits on rates, rates increases, and borrowing in that strategy; and*
    - *(ii) the proposed content of the local authority's infrastructure strategy (under section 101B); and*
  - *(d) any significant changes that are proposed to the way the local authority funds its operating and capital expenditure requirements, including changes to the rating system described in clause 15(3) and (4) of Schedule 10; and*
  - *(e) using graphs or charts, the direction and scale of changes to the local authority's rates and debt levels that will result from the proposed content of the long-term plan; and*
  - *(f) using graphs or charts where practicable, the direction and nature of changes to the local authority's levels of service associated with the proposed content of the long-term plan; and*
  - *(g) the impact of proposals on the rates assessed on different categories of rateable land with a range of property values, by the provision of examples as provided for in clause 15(5) of Schedule 10.*

(3) The consultation document—

- *(a) must be presented in as concise and simple a manner as is consistent with section 93B and this section; and*
- *(b) without limiting paragraph (a), must not contain, or have attached to it,—*
  - *(i) a draft of the long-term plan, as proposed to be adopted; or*
  - *(ii) a full draft of any policy; or*
  - *(iii) a full draft of the local authority's financial strategy or infrastructure strategy; or*
  - *(iv) any detailed information, whether described in Part 1 of Schedule 10 or otherwise, that is not necessary or desirable for the purposes of subsections (1) and (2); and*
- *(c) must state where members of the public may obtain information adopted by the local authority under section 93G, which may include, for example, providing links or references to the relevant documents on an Internet site maintained by or on behalf of the local authority; and*
- *(d) may be given the title of the local authority's choice, provided that the title or subtitle make reference to this being a consultation document for the proposed long-term plan for the relevant years.*

(4) The consultation document must contain a report from the Auditor-General on—

- *(a) whether the consultation document gives effect to the purpose set out in section 93B; and*
- *(b) the quality of the information and assumptions underlying the information provided in the consultation document.*

(5) The report under subsection (4) must not comment on the merits of any policy content of the consultation document

93D Content of consultation document for amendment of long-term plan

- *(1) The content of the consultation document for the amendment of a long-term plan must be such as the local authority considers on reasonable grounds will achieve the purpose set out in section 93B.*

  (2) Without limiting subsection (1), the consultation document for an amendment to the long-term plan must include—
  - *(a) a description of the proposed amendment:*
  - *(b) the reasons for the proposed amendment:*
  - *(c) the implications (including financial implications) of the proposed amendment:*
  - *(d) any alternatives to the proposed amendment that the local authority may wish to discuss with its communities.*

  (3) The consultation document—
  - *(a) may have attached to it a copy of the proposed amendment to the long-term plan, if the local authority considers that the full copy of that proposed amendment will assist people to understand the amendment; but*
  - *(b) in any other case, must state where a copy of the proposed amendment to the long-term plan may be obtained.*

  (4) The consultation document must contain a report from the Auditor-General on—
  - *(a) whether the consultation document gives effect to the purpose set out in section 93B; and*
  - *(b) the quality of the information and assumptions underlying the information provided in the consultation document.*

(5) The report under subsection (4) must not comment on the merits of any policy content of the consultation document

The consultation document for the next LTP 2018/2028

This report requests Council to adopt the Consultation Document 2018/2028 so that after consultation, Council is in a position to consequently adopt an LTP 2018/2028. Councillors were provided with work-in-progress drafts of the consultation document on 25 January 2018 and 14 February 2018 to create opportunities for feedback. Council's auditor, Deloitte, has been heavily involved in the preparation of the document, and in the development and finalisation of the various source documents. In consultation with the Office of the Auditor-General, Deloitte will be providing a report on the consultation document (which will be tabled at the Council Meeting) which contains their opinion that the document gives effect to the purposes set out in legislation and is based an appropriate quality information and assumptions

Issues

The consultation document relies on the information in source documents, and is based on the following strategic approach:

We aspire to being a district where thriving communities work together.

The budgets included for consultation are based on sound financial strategies and policies little changed from those applied in the LTP 2015/2025. The principal change is to the internal cap to the level of rate increase. In the first year rates will increase by 5.45%, 1.45% more than the policy of LGCI plus 2%. The rate increases in the second, third and sixth years also exceed the policy. On average rate increases are within the policy setting for the 10 year period. The increases in the initial years are required to fund essential services and infrastructure improvements.

In the budgets and forecast financial statements:

- We will maximise income from fees and charges reaching more than $9 million halfway through the planning period;
- Our debt will be around $28 million at the end of the life of this Plan;
- Development contributions will continue to be used to fund new infrastructure required for growth. The timing and quantum of income is uncertain. Further, development contribution income varies across different areas of the district creating equity challenges for Council;
- We continue to have a backlog of renewals and will make progress over the term of this Plan through the provision of more funding; and
- It is intended to complete assessments for water supply and wastewater over the next three years. Meanwhile, there is some small risk of asset failure due to lack of timely renewals.

The Consultation Document outlines an intention to investigate the normalisation of water, wastewater and stormwater targeted rates in 2018/2019. We will consult on additional roading projects together with commencing implementation of the Mangawhai Community Plan.

Kaipara's infrastructure, its roads, water, wastewater, stormwater and flood protection, are its backbone, making it functional and connected for communities. Infrastructure is Council's biggest spend. The funds needed to provide and keep this infrastructure working mainly come from rates, the general rate (plus NZ

Transport Agency (NZTA) subsidies) for roads and mainly targeted rates for Three Waters infrastructure.

The strategic targets are in brief:

- Within the 30 year timeframe of this strategy Council will have addressed the historical deficits in renewals in Three Waters;
- Within five years all Three Waters infrastructure will be compliant with the relevant consents;
- The Three Waters renewals programme will be based on robust asset knowledge to ensure efficient and targeted investment; and
- Within six years the roads will meet all Customer Outcomes as prescribed by NZTA for resilience, traffic volumes and safety (depending on the nature of the implementation of the new One Network Classification programme by NZTA).

Factors to consider

Community views

The community will be consulted through the LTP Consultation Document to be released for feedback once adopted by Council. Some policies have already been through a consultation process.

Policy implications

The consultation document has been prepared based on the major policies that will guide Council for the next three years when the LTP is again reviewed or earlier should there be any amendment to the LTP after it is adopted in June 2018.

Financial implications

The source documents on which the Consultation Document is based include all the levels of service and their costs, together with the source of funds to pay for these services. They will be used, once inclusive of any amendments from feedback from the communities of Kaipara, to set the rates for the 2018/2019 financial year.

Legal/delegation implications

The adoption of consultation document is required under the LGAA 2014.

Option

The document has included, where practical, options for the particular issues included for consultation. Council is seeking feedback on these issues and options through the LTP process to inform decision-making in May 2018.

Option A Council adopts the Consultation Document as presented.

Option B Council does not adopt the Consultation Document as presented.

Assessment of Option

Option A would mean that public consultation can be done and LTP finalised within legislative timeframe

Option B would mean that public consultation is not done in time and the LTP may not be adopted within legislative timeframe

Assessment of significance

A number of the source documents have been required to be consulted on under s82 of the LGA 2002. All will be available to the public and are summarised in the LTP Consultation.

Recommended Option

The recommended option is **Option A** that Council adopts the Consultation Document as presented.

Attachment

Draft consultation document – A Bright Future 2018/2028 *(Version 2 Will be tabled on the day)*

Kaipara District Council

Consultation Document for our Long Term Plan 2018/2028

Contents

Message from Council

In October 2016 the Kaipara District returned to elected governance. Your Council now has the opportunity to update its 10 year plan and has the chance to bring real local input into the district's local government. The Long Term Plan forms our commitment to the community, it is the relationship agreement between Council and you the residents. It is important that it is reflective of your aspirations for the community.

Over the last few years Council has been faced with a set of competing and connected challenges. The challenge of maintaining our roading network across a largely unsealed network, the challenge of providing an overarching framework to the rapidly developing Mangawhai Community, the challenge of supporting the desire for growth in our main centre in Dargaville, the challenge of supporting our smaller towns and communities, the challenge of making the organisation fit for purpose and meeting the present and future needs of the Kaipara, all within the fiscal constraints of affordable rates and charges and continuing to reduce the debt burden on the district. As we look forward to Kaipara 2028 it is how we respond to these challenges and more, that will shape the future of our district. You will see in this document the significant issues we are looking at, the options we have considered and how we feel these can best be addressed.

Earlier in our term we spent time reshaping our Vision for Kaipara District Council. That Vision "*Thriving Communities working together"* will be the backbone for our Long Term Plan Process for 2018 to 2028. When Kaipara returned to elected Councillors in October 2016 we were aware of the need to re-invest in our communities and support the ongoing developments that the many and varied community groups undertake throughout the district.

Six years ago, debt was at its peak of $83 million, today it sits at around $54 million (as estimated 30 June 2018). Significant progress has been made on debt repayment and addressing the debt that the district has been facing.

Council has identified a number of key issues, these are

- Roading investment;
- Mangawhai Community Plan;
- Forestry targeted rate;
- Mangawhai Community Wastewater scheme;
- Sporting facilities;
- Pensioner housing;
- Reserves Contributions;

District planning and where are the key growth areas; and Flood protection.

We would also like to hear your thoughts around:

- Walking and cycling and how much we should look to invest implementing our strategy;
- Increasing high speed internet coverage
- Tourism Promotion
- Dargaville Hub;
- Increasing the forestry targeted rate;
- Equalising charges across the district for wastewater, stormwater and water supply; and
- Utilising the land Council owns at Fagan Place, Mangawhai.
- Council Controlled Organisations
- Dargaville Placemaking Opportunities

The 2018/2028 draft sets in place a pathway to the Kaipara of 2028 a district of *Thriving Communities Working Together*. A district of which we can all be proud. We are looking forward to hearing your thoughts and opinion on this consultation document

Councillors

Your Councillors

Councillor Information and Photos

What is an LTP

The Long Term Plan (LTP) sets out Council's financial strategy and position for the next 10 years. It complies with the Local Government Act 2002 (LGA) requirements and processes. The LTP shows how changes in Council activity will have an impact on rates and charges over the period. We are required to develop an LTP every three years to:

- adapt to changes in our circumstances,
- reflect changes from updated information, and
- reflect changes in external factors and to community need.

Council must consider the impact of decisions made now on the future ratepayers and service users. Many of Council's assets will last beyond a 10 year period and Council also produces a 30 year Infrastructure Strategy. Today's Council is responsible for handing over assets for future generations.

In releasing a consultation document Council is providing a platform for public participation in the decision-making. It highlights the decisions before Council, the proposals being considered and how these might impact on the community both as users and payers for these services. This document does not contain every line of Council activity but is intended to focus on the key areas in front of Council. Throughout this document you may see reference to source documents. These are the supporting pieces of information that Council has adopted while creating the consultation document. We have a webpage dedicated to the supporting information on www.kaipara.govt.nz that might assist you as you read this document.

In putting together this consultation document Council has held a number of public briefings and also received presentations from interested community groups and organisations.

The biggest part of the consultation is that we need your feedback. We need to hear your opinions, thoughts and feelings on what is proposed in the following pages. You can give us your feedback however you wish. The consultation period is open until 4.30 pm on Thursday 05 April 2018 and your comments and suggestions can be sent to Council by:

- Completing an online feedback form at www.kaipara.govt.nz
- Sending us an email to haveyoursay@kaipara.govt.nz
- Completing the feedback form (Page XX) and returning it to our Dargaville or Mangawhai office, the Dargaville Library or
- Attending one of our discussions on:
  - Wednesday, 7 March, 61 Victoria Street (Old NRC Building), Dargaville - 10am – 12pm

- Thursday, 8 March, Dargaville Markets, Victoria Street, Dargaville – 12pm – 4pm
- Friday, 9 March, 61 Victoria Street (Old NRC Building), Dargaville – 4pm – 6pm
- Saturday, 10 March, Omamari Fishing Competition, Omamari Beach - 3.30pm onwards
- Tuesday, 13 March, Tangiteroria Sports Complex TIME
- Wednesday,14 March, Kaiwaka Hall – 3.30pm – 5.30pm
- Thursday, 15 March, Ruawai Village, 11am – 1pm
- Friday, 16 March, Te Kopuru Hall, Te Kopuru TIME

- Tuesday, 20 March, Kaihu Rugby Club, Kaihu Wood Road, TIME
- Wednesday, 21 March, Mangawhai, Outside Council Office, 6 Molesworth Drive, 10am – 12pm
- Thursday, 22 March, Mangawhai Library, 9.30 am – 11.30 am
- Friday, 23 March, Wood Street Shops, Mangawhai TIME
- Saturday, 24 March, Paparoa Market Day, Paparoa TIME
- Thursday, 29 March, 145 Hurndall St, Maungaturoto, 11.00am – 1.00pm

Hearings will be held for those wishing to present their feedback to Council in April. Once we have received all the public feedback we will make decisions around the final Long Term Plan for adoption before the end of June 2018.

Alongside consultation on the Long Term Plan we are also concurrently consulting on: (links to consultation pages) –

- Fees and Charges 2018/2019;
- Rates Policy;
- Revenue and Financing Policy;
- Policy on Financial Contributions;
- Development Contributions Policy; and
- Private Seal Extensions

Go to our website at www.kaipara.govt.nz to find out more details.

You have until 4.30 pm Thursday 05 April 2018 to give us your feedback.

Kaipara

Who are we?

The Statistics New Zealand revised population projections *(high series*) issued in February 2017[1] estimated Kaipara District's 2018 population at 23,100. The assumption is that population growth will be in line with Statistics New Zealand's 2013 base *high series* projections which will see population increases from 23,100 to 26,000 between 2018 and 2028.

The projected population growth between 2018 and 2028 is distributed over the district as follows **(displayed as map with % on geographic area):**

- Dargaville will account for 10.7%;
- Rehia-Oneriri 31.0%;
- The combined Mangawhai Census Area Units growing 40%;
- Ruawai (0.3%);
- Kaiwaka (2.8%);
- Maungaturoto (2.1%); and
- Low share of growth 14.5% in the north and north-west.

The population of Kaipara is known to fluctuate significantly during the year. Assumptions are that the resident district population of 23,100 persons in 2018 could increase by around 5,600 persons during peak holiday periods to almost 30,000. As Mangawhai grows from a usual resident population of around 3,700 in 2018 to around 4,890 in 2028, its population could fluctuate to 7,700 in 2018 (an increase of around 4,000 at peak) and just over 10,000 in 2028 (an increase of over 5,000 at peak). The population assumptions for Mangawhai, and all population forecasts are taken from best possible information, and are subject to normal forecast risks. It may be that over the period of this plan population numbers, either full-time or holiday peak periods, may increase or decrease.

The population of Kaipara District will continue to age with 7,600 people in the district (over 29% of the population) aged 65 years and over by 2028, up from just 5,100 (22% of the population) in 2018 and 1,790 people in Mangawhai (almost 37% of the population) aged 65 years and over by 2028, up from just 1,110 (28.5% of the population) in 2018.

[1] Infometrics/Statistics New Zealand Kaipara Population Growth

By comparison the number of working age residents (aged 15-64) is expected to remain almost constant at 13,600, 59% of district population in 2018 but only 52% of the population in 2028. The number of children in the district is also expected to increase from 4,500 in 2018 to 4,900 in 2028.

Nearly a quarter of us are Maori, with a network of actively used local Marae as a focus for communities. Council's two Treaty Settlement partners are Te Uri o Hau and Te Roroa...

How do we make a living?

Agriculture, forestry and fishing was the largest industry in Kaipara District in 2016, accounting for 29.3% of total employment and employed 2,527 persons. The second largest was manufacturing at 10.9% with 942 person employed followed closely by construction at 10.1% with 871 persons.

What will we be like in the future?

The population of Kaipara will continue to grow over the next decade. Strongly in the east, as anticipated but also - the west will experience modest growth. By the end of the decade the Mangawhai and Dargaville populations will be similar in size. Growth will slow in the second decade as our population ages.

Primary industry will continue to be our largest employer, dairy in particular. Our proximity to Auckland will be enhanced by the extension of the motorway. Our challenges will be adding infrastructure in the east and maintaining infrastructure in the west.

Our Vision (To be included in the document) - In 2017 the elected Council spent time on a new vision for Council and the community. That Vision was adopted in July 2017 as "*Thriving communities working together".*

Rates, Debt and Drivers –

The draft LTP is based on the following rates increases over the 10 years covered by the plan.[2]

	2018/2019	2019/2020	2020/2021	2022/28[3]
Rates Increase	5.45%	5.53%	4.76%	2.72%

In relation to the 2018/19 rates increase this figure comprises:

	2018/2019
General Rates	3.00%
Targeted Rates	2.45%
Total	**5.45%**

When considering changes to the general rates for the Council, in approximate terms, an increase of $200,000 in operating expenditure equates to a 1% increase in general rates. The key drivers of the 2018/2019 rates figure are:

- an increase in the targeted rates funding of depreciation as part of the transition to fully funding depreciation;
- increase in planning and regulatory operating expenditure, resulting from a range of factors including central government legislative changes which have reduced the extent to which costs can be recovered combined with ongoing increase in activity resulting from the high levels of growth; and
- increase in rates funded roads and footpath investment.

For further clarity around the financials drivers over the period of this Long Term Plan more information can be found in the Activity Profiles, on the Council website.

[2] Rates increases excludes penalties and water supply

[3] Average of years 4 -10 rates increase.

Key Issues

Transport

Introduction

Roading remains the number one challenge for our district. It is the area of most dissatisfaction that residents raise with Council. It is also where we invest most of our money. Over the 10 year life time of the plan Council aims to invest $297 million on transport activity across the network to fund a comprehensive roading programme (the full programme can be viewed in full via the Roading and Footpath Activity Management Profile available at www.kaipara.govt.nz). As the population continues to grow, so do expectations around the level of service on our roading network. We need to provide for a safe and secure roading network that will allow all of Kaipara residents to travel across the district.

Issues

In the current draft budgets for the Long Term Plan 2018/2028 Council have planned for a variety of projects. In total over the 10 years of the plan this amounts to:

- $154 million in operating expenditure (of which 37% is funded by subsidies and grants); and
- $143.2 million in capital expenditure (57% from subsidies and grants).

This level of expenditure will maintain levels of service broadly consistent with the current state, with an impact on rates and debt levels generally consistent with previous years.

The draft budgets and underlying projects represent Council's proposed approach. Alongside this, all roading and transport project subsidies are reliant on being approved through the Regional Land Transport Programme (approval is expected in June 2018). Set out below are some alternative options on projects to provide increased levels of service, with consequential increases in rates and debt.

Project	$ Capital cost	Impact on Rates	NZTA subsidy	Debt
Pouto Road upgrade from end of seal to Ari Ari Road (approximately 10 kms)	$2,417,249 Year 2 $2,417,699 Year 3	Year 2 $74,203 Year 3 $74,320 $148,626 cumulative Years 4-10 $148,626	Year 2 $1,474,522 Year 3 $1,474,796	Year 2 $942,727 Year 3 $942,903 $1,885,630 cumulative Debt at June 2028 $1,204,007
Kaiwaka-Mangawhai Road bridge – creating two lanes	$317,560	Year 1 $123,848	Year 1 $ 193,712	Nil

Project	$ Capital cost	Impact on Rates	NZTA subsidy	Debt
	(BAU budget of $817,249 in Year 1 of the draft LTP $1,134,809 required			
Kaiwaka pedestrian bridges and footpath	Year 1 $138,000 Year 2 $150,000 Year 3 $150,000	Year 1 $53,820 Year 2 $58,500 Year 3 $58,500	Year 1 $84,180 Year 2 $91,500 Year 3 $91,500	Nil
Walking and cycling projects across the district	Year 1 $300,000 Year 2 $227,249 Year 3 $197,699	Year 1 $117,000 Year 2 $88,627 Year 3 $77,103	Year 1 $183,622 Year 2 $138,622 Year 3 $120,596	Nil

Question:

Which projects, if any do you think should be added to the proposed transport programme?

Source Documents:

- Roading Asset Management Plans,
- Infrastructure Strategy,
- Activity Profile Roads and Footpaths,
- Financial Strategy; and
- Long Term Plan Forecasts

Mangawhai Community Plan

Introduction

Two of the major projects you will find in this document focus on the development of Mangawhai (implementing the Community Plan and Wastewater Scheme extensions). The population of Mangawhai grew between 2001 and 2013 from 1,398 to 2,415[4]. The population has continued to grow and by 2030 will be almost 5,000. In addition, Mangawhai experiences inflows of additional population at the weekends and during the holiday seasons. The population assumptions for Mangawhai are taken from best possible information. It may be that over the period of this plan population numbers, either full-time or holiday peak periods, may increase or decrease. This assumption has put considerable pressure on the existing infrastructure, but also provides an opportunity to consider what Mangawhai could look like in 2028. Council needs to be proactive in managing this growth and ensuring the costs are spread fairly across both the users and between present and future ratepayers.

In 2016 Council set up a panel of community representatives to make recommendations to the Mangawhai Community Plan (MCP). The MCP provides guidance to Council to plan its future role and potential responses to the management of growth in Mangawhai. This population growth is not predicted to slow down, and with improvements to the state highway network, Mangawhai will get ever closer to Auckland. The MCP focusses on growing the area sustainably for the future, whilst minimising the environmental impact and retaining and enhancing the active pace of life and the coastal character the residents and visitors wish to protect.

The MCP brought together a community-led initiative to invest in developing the community assets and facilities. This will be funded through a variety of methods not just general rates but targeted rates, development contributions and by Council borrowing to fund infrastructure projects and spreading the cost amongst future ratepayers.

The MCP involves a wide range of projects, at a total estimated cost of $26.9 million over the next 10 years, designed to:

- increase connectivity through slow streets and walking and cycling projects;
- develop blue green infrastructure;
- facilitate key development projects;
- protect the coastal character; and
- offer housing and lifestyle choices.

Issues

The MCP contains a series of projects and priorities across a range of Council activities, with roading, water, reserves and planning all featuring heavily in the MCP.

[4] Taken from Mangawhai Community Plan

The budgets contained in this draft plan do not include MCP projects other than some stormwater and Mangawhai Wastewater Scheme (MWWS) extension projects considered as 'business as usual'. Based on current revenue sources and settings this is a level of activity that has been deemed affordable.

As an alternative the impact on rates and development contributions of commencing implementation of the MCP projects in 2018/2019 has been modelled. Under this approach, completion of the initial phase would occur over three years to 2020/2021.

The major funding assumption on which the alternative approach is based is that application of NZTA subsidies, development and financial contributions is maximised. Under Options 1 and 2 debt is used to fund implementation of the plan.

Option 1

The funding requirement for implementing the plan (over the 10 years of this LTP) is met by raising debt. The cost of the debt, interest and principal, paid by district-wide general rates. By year three this is an additional cost of $112,000 per annum. Under this option general rates increase by 0.1% in the first year moving to 0.4% in year three.

Option 2

The funding requirement for implementing the plan (over the 10 years of this LTP) is met by raising debt. The cost of the debt, interest and principal, is shared: 20% district-wide general rate and 80% by Mangawhai ratepayers. The general rate increase is less than 0.1% in all years. The outlay to Mangawhai ratepayers commences at 0.1% and increases to 0.7% in year three.

Option 3

Funding requirements ($2.453 million) met from the Mangawhai Endowment Lands Account fund. Meaning there is a decrease in MELA fund capital of approximately 50%.

Option 4

Under option 4, Council would delay the implementation of projects, from its current 3 year plan, to beyond 2021. This would spread the rates increases of Option 1 or 2 from 2021 to 2024.

Option 5

No implementation of the MCP in any form.

Development and Financial Contributions

The impact on development contributions and financial contributions is the same under each option. The roading east development contributions increases by $308.00 or 54% and the Mangawhai stormwater development by $79.00 or 22%

The impact on rates, debt and development contributions of the funding the implementation the MCP of the first 3 years is:

Mangawhai Community Plan Options

	Option 1	Option 2		Option 3	Option 4	Option 5
Sources of Funding	Debt $1,179,351	Debt $1,179,351		MELA $2,453,000	Debt $1,179,351	Nil
Capex expenditure	$ 7,898,401	$ 7,898,401	$ 7,898,401	$ 7,898,401	$ 7,898,401	Nil
	District 100%	District 20%	Mangawhai 80%			
Rate increase						
2018/2019	0.10%	0.02%	0.13%	Nil	Rate increase under Options 1 & 2 spread beyond 2020/2021	Nil
2019/2020	0.29%	0.06%	0.43%	Nil		Nil
2020/2021	0.44%	0.09%	0.69%	Nil		Nil
Development Contributions (excluding GST)						
Roading East						
Pre MCP	570	570	570	570	570	570
MCP	308	308	308	308	308	0
With MCP	$ 878	$ 878	$ 878	$ 878	$ 878	$ 570
Mangawhai stormwater						
Pre MCP	359	359	359	359	359	359
MCP	79	79	79	79	79	0
With MCP	$ 438	$ 438	$ 438	$ 438	$ 438	$ 359

Question:

Do you support implementation of the MCP commencing in 2018/2019?

If so, which approach to funding do you favour?

Source Documents:

- Mangawhai Community Plan,
- Roading Asset Management Plans,
- Infrastructure Strategy, Activity Profile Roads and Footpaths,
- Financial Strategy; and
- Long Term Plan Forecasts.

Forestry Targeted Rate

Introduction

In the LTP 2015/2025 a targeted rate ("the Forestry Roading Rate") on exotic Forestry owners for the period 2015 to 2021 was introduced. This rate generates $390,000 per annum and has been supplemented by NZTA financial assistance to provide additional funding to cover expenditure of $1,000,000 per annum on our impacted roads.

Issues

Revenue from the targeted rate has been used to strengthen the condition of roads currently heavily used by the forestry industry in our district. The continued intense and heavy use of logging trucks means we need to maintain these roads over and above a general level of service to avoid further deterioration.

Budgets in the draft plan have the rate continuing over the next 10 years, adjusted for inflation. Council is not proposing to increase the rate at this stage but recognises that this is something that could be considered in the future. Similarly, an alternative option would be to remove the targeted rate. If the rate was removed either the quality of the associated roads would deteriorate or general rates would need to be increased.

Council is proposing to extend the lifetime of the targeted rate for each year of the LTP 2018/2028. Council would also like your views on whether the targeted rate should be increased. This targeted rate currently impacts 108 properties.

The impact on rates and debt of the various options is:

Option	Impact on Ratepayers	Impact on Debt
Retain rate, inflation adjusted	$7,800 (exotic forestry land owners)	NIL
Remove rate (and continue to fund necessary expenditure)	$397,800 added to the General Rate	NIL

Question:

Do you support the targeted rate being:

- continued over the 10 years of this LTP adjusted annually for inflation?
- removed?
- Or increased, and if so, why?

Source Documents:

- Revenue and Financing Policy

Mangawhai Community Wastewater Scheme

Introduction

The Mangawhai Community Wastewater Scheme (MCWWS) helps protect the water quality of the Mangawhai Harbour. In 2009 the scheme was commissioned with 1,216[5] connections. This number has increased to 2,293[6], with a further 486 capable of connection. The current design capacity for the treatment plant is approximately 2,500 connections. Council is proposing to extend the scheme over a period of 27 years as continued growth will eventually require expenditure on an additional disposal system as well as extending and upgrading the existing system. This is a significant cost, and while most of this expenditure falls outside of the LTP timeframe, it has been included as an issue for consideration so that we all understand the implications of decisions. Wherever you live in our district, there will be an impact from these decisions and options.

Issues

Continued growth in the Mangawhai area will increasingly put upward pressure on the plant and its capability. It is planned that the treatment plant will receive a $1.8 million upgrade (over the first two years) to extend the disposal system which will increase capacity over peak times. The reticulation network, treatment plant and disposal area are limited in terms of their ability to cope with expected levels of growth. It is estimated that connections will grow over the LTP planning period by 920 connections. It is planned that development contributions levied on future development will pay for 95% of any proposed upgrades.

Council is working under the assumption that growth will continue at Mangawhai, it has allocated $20.05 million (95% of which is levied on future developers) over the next 10 years to:

- Extend the existing disposal system & irrigation system
- Add a new disposal system
- Upgrade and extend reticulation networks
- Augment the Treatment Plant to reach a 4.700 connection capacity

This is part of a 27 year, $34.76 million dollar program to extend the overall Mangawhai Community Wastewater System connectable area. This will be funded through debt and repaid with revenue raised from development contributions.

[5] Mangawhai Community Wastewater Scheme Report
[6] MCWWS Disposal Capacity Assessment April 2017

There are, of course, other scenarios that could be followed, which reduce the level of expenditure from that currently included in our forecasts. Along with reducing the level of expenditure over the 10 years, each scenario contains risks and limitations which are set out below.

Scenario	Key Features	Financial Overview	Impact on Rates and Debt	Limitations
Scenario 1 'Do Minimum'	Extend disposal system, upgrade existing reticulation and treatment. 3,300 connection capacity	$4.35 million over 10 years.	Debt funded, serviced by development contributions.	Maximum connection capacity of 3,300. No extension to the reticulation network.
Scenario 2 'Reticulate pockets'	Extend disposal system, upgrade existing reticulation, extend reticulation and upgrade treatment plant. 3,300 connection capacity	$7.65 million over 10 years	Debt funded, serviced by development contributions.	Maximum connection capacity of 3,300. Minor extension to the reticulation network.
Scenario 3 'Ecological plus pockets'	Extend disposal system, upgrade existing reticulation, further extend reticulation (when compared to Scenario 2) and upgrade treatment plant. 3,300 connection capacity	$16.35 million over 10 years	Debt funded, serviced by development contributions.	Maximum connection capacity of 3,300. Middle minimum extension to the reticulation network.

Question:

Do you agree with the Council's proposed approach during the next 10 years, which will see the Mangawhai Community Wastewater Scheme fully extended over 27-years, or do you favour an alternative approach?

Source Documents:

- Mangawhai Community Plan
- Wastewater Asset Management Plans
- Infrastructure Strategy
- Financial Strategy

Sporting Facilities

Introduction

Council is looking at how best to focus our limited financial and operational support on the district's recreational needs over the 10 year period of this LTP.

Kaipara is the home to numerous sporting clubs and activities. Council supports these groups and associations through a variety of avenues including applications under the Community Assistance Policy to support operating costs, administering the rural sports travel fund and providing operating grants outside of these frameworks such as the one paid to Kauri Coast Community Pool .

Council has supported the development of "Sportsville", a multi-sports facility at Memorial Park in Dargaville, with a previous operating grant of $100,000. Council also supports the facility development with funding towards extending the car park and on the ground maintenance.

Council has provided support towards the development of the Mangawhai Activity Zone (MAZ) at the Mangawhai Community Park. MAZ has received grants and funding from Council of over $200,000. In addition, Council has supported the development of the wider park master plan at $100,000 per annum ($150,000 proposed for 2018/2019).

Issues

Sportsville has successfully leveraged funding of over $2.5 million towards the development of the park. This will allow for the development of a multi-sport precinct including the development and co-location of netball, tennis, rugby and rugby league with changing facilities and shared rooms.

MAZ has raised over $780,000 for the construction of a number of community-based recreational and sporting facilities. They are now looking for funding to complete the construction of the skate park and provide facilities that would allow for Olympic standard events to be held in Mangawhai.

While we support these projects, Council has only very limited funds available to assist in advancing projects of this nature.

Northland Regional Council (NRC) is currently proposing to strike a rate across the LTP period, to be known as the Regional Sporting Facilities Rate, which will replace the Regional Recreational Facilities Rate that funded the Northland Events Centre. The new rate will enable NRC to provide funding support to assist in the development of sporting facilities, across Northland, that are of regional benefit. It is proposed that all Northland ratepayers - Kaipara, Far North and Whāngārei ratepayers - contribute $15.00 (excl GST) a year to the Regional Sporting Facilities Rate. In November 2017 Council agreed to advocate for both Sportsville and MAZ being included as projects for this rate. In addition Council is proposing a further one-off grant to Sportsville of $70,000 in 2018/2019.

Other potential options include:

- Council could fund an additional grant to MAZ from financial contributions to support the completion of the skate park. MAZ has requested a grant up to $500,000 from Council. This will not impact on the general rate, but it will reduce the available funding for expenditure on other parks and reserves throughout the district.
- Council could choose not to fund the $70,000 to Sportsville and the project would need to find additional resources from elsewhere.

Questions:

Do you support Sportsville receiving a one-off $70,000 grant from the general rate?

Should NRC decide to continue with its Regional Sporting Facilities Rate, do you agree with funding these two projects through it?

Do you agree with Council supporting other facilities?

Source Documents:

- NRC Consultation Document

Pensioner Housing

Introduction

Council currently owns 56 community housing units for persons over the age of 55 with limited means. These units are located in Ruawai, Mangawhai with two in Dargaville. The Dargaville and Ruawai units are managed by the Dargaville Community Development Board though a Contract for Service. These units are subject to a loan agreement with Housing New Zealand that requires Council to retain these units until 2024 or to repay funding to Housing New Zealand. The Mangawhai units are managed by an independent contractor employed by Council.

Issues

The condition of the Mangawhai units are close to the end of their lifecycle. The ability to keep these units at an affordable rental, that will allow them to be self-funding with no general ratepayer support, will compromise the level of refurbishment that is possible and therefore the quality of the accommodation. The utilisation of the site at Mangawhai does not maximise either the full potential of the land use or the available housing units.

Council considers that its role in Pensioner Housing should be to facilitate but not be directly involved in the running of Pensioner Housing. Council wants to look at redesigning its footprint in Fagan Place, Mangawhai to ensure continuity of the current housing capacity, whilst freeing up the available land for alternative uses. This could involve the sale of some land or working with a developer to bring investment into the housing stock and provide alternative benefits to the community. The wellbeing of existing residents and those affected by any change will be actively supported.

Council is seeking your guidance on the most effective role it can play in social housing and what, in practice, this would look like.

This is an issue which Council is at the very early stages of considering and, therefore, we have not proposed any specific options, other than Fagan Place in this plan. We do, however, want an indication of your thoughts to help inform further work.

As part of the work considering Pensioner Housing, Council is looking to investigate alternative options for the land, including working with external partners, it owns at Fagan Place in Mangawhai, and we would also appreciate your feedback on this concept.

Questions:

What role do you think Council should play in pensioner housing?

Do you think Council needs to improve the financial stability of pensioner housing by reviewing the nature of its ownership?

Do you support Council looking at alternative land uses for Fagan Place, Mangawhai? Exploring other options for funding.

Reserves Contributions

Introduction

The existing Reserves Contribution (use of) Policy has a 60%:40% split between spending in the catchment where it was collected (60%) and spending on reserves of district significance ("Priority Parks" (40%)). Council is using the LTP process to consult on changing that split to 80:20 to more closely align funding generated by growth with projects focused in the areas where that growth is occurring. Mangawhai is currently growing and needs to ensure there are green spaces and room for activity.

Issues

Under the new approach, 80% of the money raised in the contribution would need to be spent in the contribution area. The four areas are:

- Dargaville and Surrounds,
- Maungaturoto, Paparoa, Tinopai and Surrounds
- Kaiwaka and Surrounds
- Mangawhai and Surrounds

The current Priority Parks - Kai Iwi Lakes (Taharoa Domain), Pou Tu Te Rangi/Harding Park and Mangawhai Community Park - will no longer have a guaranteed revenue to implement their Reserve Management Plans (RMPs) and develop these parks under the new policy. This is currently $100,000 per year for each park in the draft budgets. Mangawhai Community Park sits within a catchment that has historically collected between $90,000 and $500,000 per year, with the last two years collecting over $1.0 million per year.

The new policy proposes a contestable fund for local communities and Council's Parks and Reserves Team (including the three Park Committees) to apply for funding for capital works from the reserve contributions pool.

While Council is considering this new approach, the draft budgets detailed in this document are based on the existing policy split (60:40).

Kai Iwi Lakes and Pou Tu Te Rangi/Harding Park are in low growth areas and historically collected between $12,000 and $88,000 reserve contributions per year. Therefore, these two parks are unlikely to have sufficient reserve contribution funds to continue to implement the actions and programmes specified in their RMPs under the reviewed policy.

Other options would be to:

- apply all of the contributions to district-wide priority projects (which would result in a lower level of service in high growth areas); and
- apply contributions only where they are raised (resulting in a lower level of service in low growth areas)

To the extent that these options directly translate into level of service changes, they represent a redistribution of expenditure, and there would not be an immediate impact on debt or rates.

The main implication of the policy approach is that Council would need to consider providing an alternate funding source for parks and reserves in the event that there is insufficient reserve contributions in the proposed catchments. There are sufficient funds to cover projects planned for 2018/2019 and 2019/2020. After that Council has two options:

- slow the implementation of the RMP to match receipt of contributions; and
- use an alternative source of funds.

Two major alternative sources of funding have been identified:

- ratepayer funding through general or targeted rates; or
- debt with servicing costs covered by rates or future reserve contributions.

The future impact on rates and debt levels of these options for the third year, should the new policy be adopted is that Council would need to investigate funding options for each project on a case by case basis. Options could include third party subsidies and grants, debt or rates or a combination of all three.

Question:

Do you support Council adopting the proposed policy?

If so, what option would you support lower expenditure on reserves in low-growth areas or the difference being covered by increased rates or debt?

Source Documents:

- Existing Reserve Contributions (use of) Policy,
- Draft Reserve Contributions (use of) Policy (and Appendices)

Flood Protection

Flood protection covers work related to flood control, river alignment control (undertaken by Northland Regional Council) and land drainage.

Council operates 28 land drainage schemes in the district of varying size. Activities undertaken to maintain the land drainage network include:

- weed spraying;
- drain cleaning;
- floodgate and maintenance; and
- floodgate and stopbank maintenance in the Raupo Drainage District. Other stopbank maintenance for remaining districts is discretionary.

Targeted rates are set for the services required by each district.

Beginning in the 2018/2019 financial year, the Te Hapai Drainage District, who have previously have been on a rating holiday, have asked that Council reactivate rating them for this service. Through the Long Term Plan process Council is seeking your feedback on this proposal.

A rate of $85,000 over a ten year period is proposed for the replacement of a failed floodgate and drain cleaning.

Question:

Do you support Council re-activating the targeted rate for the Te Hapai Drainage District?

Source Documents

- Activity Profile

District Plan

Intro

Council's District Plan started being developed in 2006 and became operative 01 November 2013. Since this time the District has changed significantly. Growth has been much greater than expected across the District.

Issues

Historical zoning and planning decisions may no longer be the most effective or appropriate for the district.

Council believes that the District would benefit from commencing an active and comprehensive review of the District Plan, including determining and remedying the extent to which current planning and zoning practice is restraining and prohibiting population growth and commercial or industrial development.

In the budgets proposed in this document, however, only limited funding has been provided a limited review. It is estimated a comprehensive review would cost up to $4.3 million over 5 years.

At the current level of funding the review, which is required by legislation would be partial and the expectations of the community may not be met. To increase the scope of this review and to bring this work forward however, budgets would need to be increased.

A more comprehensive review would include

- Assessing and updating growth trends, patterns and forecasts
- Assessing the adequacy of the existing District plan in light of the growth forecasts and developing and agreeing necessary changes.
- Initialising an extensive plan change process to implement the findings of the review

Council wants to hear your thoughts on whether such work should be prioritised, bringing it forward to the early years of this plan and how this could be funded from within existing budgets.

Question: Should Council investigate prioritise a review the District Plan and allocate funding necessary activity?

A Thriving Kaipara

– Economic and Community Development

Council has a number of potential projects, at the very early stages of consideration, to contribute to a dynamic and prosperous district on which it is interested in hearing your thoughts. These projects contain various elements of economic and community development designed to contribute to a thriving Kaipara.

The options set out below are all projects Council will look to investigate which would help boost the economic development profile of the district. At this stage there are no proposals to implement any of the projects, but your initial thoughts will be useful to inform the investigations.

Wi-Fi – Investigating options for broader coverage of high speed internet alongside the national government Rural Broadband Initiatives.

Should Council support access to Internet and Digital capabilities for its communities?

Tourism Promotion – Supporting community organisations and local operators to boost visitors into and around the region.

How can Council better support organisations and operators that operate in the Tourism sector in Kaipara?

Digital Community Hub (Dargaville) – Investigating options for a Digital Community Hub, potentially funded through external sources, located in Dargaville, for a modern library service, Council offices, tourism centre (i-site) and publicly available meeting space for business services and community groups use

Should Council investigate the Digital Community Hub for Dargaville?

Dargaville Placemaking Programme of Work – Council along with the Dargaville Community Development Board has created a placemaking programme of work for Dargaville.

Should Council investigate advancing implementation of the programme?

Council Controlled Organisation

With the increased emphasis by central government on Provincial Growth (and associated access to funding) coupled with the desire by this Council to source additional revenues outside the ratepayer base, the Council believes that it needs to be more active in looking at new models that could assist it in the next few years achieve its goals. One such model is the establishment of a Council Control Organisation (CCO) to help look at certain infrastructure investments and other growth projects, and to look to access funding from external sources.

Do you support the establishment of a growth focused CCO?

Investigations of projects such as this can be funded from within existing baseline budgets. However, the financials contained in this document do not include any funding for implementation. We have not estimated the cost or impact on rates or debt of implementing any of the projects as this will only become clear after the investigation work has been completed.

Questions:

Do you support Council investigating these District initiatives?

What other initiatives do you think should be looked at?

Activities and Levels of Service

Community Activities

Council provides and manages reserves and open spaces, libraries, pensioner housing and the Northern Wairoa War Memorial Hall, Dargaville. Assistance is also provided with community planning and development initiatives.

Risks and Issues

- Concerns exist regarding a perceived mismatch been the availability of open space and community needs;
- There is an uneven mix of library services across the District; and
- The community housing stock is aging towards critical levels.

What's Planned

- Over the 10 years of the plan $62.7 million in operating expenditure and $7.9 million in capital expenditure;
- Deliver agreed programmes in the Mangawhai Community Plan, Kaiwaka Improvement Plan and Dargaville Placemaking Vision Guide; and
- Deliver Walking and Cycling Strategy.
- Work with communities to develop a calendar of events.

District Leadership

This activity involves managing governance and democratic processes, policy development, District Plan related functions and planning for growth. It also includes provision of civil defence and emergency management services.

Risks and Issues

- Costs involved in responding to regional and national policy changes and Government decisions, for little benefit to the district.
- Accelerated growth creating pressure on existing Council systems and capacity.
- Associated increases in staff costs.

What's Planned

- Over the 10 years of the plan $127.2 million in operating expenditure (of which approximately 47% represents internal recoveries from other Council activities) and $9.1 million in capital expenditure.
- Notification of plan changes to give effect to the Regional Policy Statement.
- Investigate options for on-line resource consent processing.
- Growth planning.
- Bylaws – completion and statutory reviews.

Flood Protection and Control

In order to manage the risk of flooding across the district, this activity includes flood protection and control works covering flood control schemes, river alignment control and land drainage.

Risks and Issues

- Managing and planning for multiple risks associated with climate change and future service levels.
- Lack of clarity in terms of actual service level standards.

What's Planned

- Over the 10 years of the plan $5.8 million in operating expenditure and $1.3 million in capital expenditure.
- Continue floodgate and stopbank assessment.
- Assess schemes in terms of climate change related risks.
- Undertake condition assessment and develop a renewal programme.

Planning and Regulatory Management

This activity covers the licensing, consenting, monitoring and management of building control, along with resource consent management and regulatory services.

Risks and Issues

- Record levels of building and resource consent applications creating system pressures and increased demand for nationally scarce staff resources.
- Responding to legislative changes.
- Compress processing timeframes.

What's Planned

- Over the 10 years of the plan $60.6 million in operating expenditure (of which 63% is recovered through fees and charges)
- Transition of all food premises onto food control plans.
- Establish a hazardous substances monitoring programme as required by statute.
- Complete an earthquake prone building register to meet statutory requirements.

Roading and Footpaths

Council manages, maintains and renews a roading network of 1,574kms (72% unsealed) including the provision of signage, markings, streetlights and street cleaning services. This activity also includes the provision of footpaths, walkways and cycleways.

Risks and Issues

- Increasing heavy traffic loading increases pavement deterioration especially on low volume and access roads.
- Ongoing community concern over quality of roads, dust nuisance and service levels.
- Dependence on government subsidies and the capacity to provide the required local share.
- Difficulty managing key cost drivers where their levels are beyond the control of the Council.

What's Planned

- Over the 10 years of the plan $140 million in operating expenditure (of which 28% is funded by subsidies and grants) and $129 million in capital expenditure (97% from subsidies and grants).
- Develop bridge management and roading risk management strategies
- Construct a forward work programme for footpaths based on five-yearly asset assessments
- Review and enhance acceptance standards for new and vested assets.
- Actively improve contract performance management.

Solid Waste

This activity involves the provision of urban kerbside bag collection and rural collection sites, recycling collection, litterbins and transfer stations.It also involves support for waste minimisation initiatives and removal of illegal dumping and abandoned vehicles.

Risks and Issues

- Dependence on Government subsidy through the Waste Minimisation Levy.
- Risk of refuse activity producing leachate.
- Potential for service level to not meet increasing customer expectations.
- Market changes in the demand for recyclable materials.

What's Planned

- Over the 10 years of the plan $9.6 million in operating expenditure and $1.5 million in capital expenditure.
- Investigate District-wide, rate funded recycling collection.
- Investigate options for upgrading transfer stations.
- Condition assessment of physical assets.
- Determine community's interest in additional rural drop-off locations.

Stormwater

Council operates five community stormwater schemes, with a further seven schemes incorporated in the district's roading network.

Risks and Issues

- Renewal of NRC resource consents could result in higher quality standards for discharges into the receiving environment.
- Affordability of replacing the piped network, which is nearing the end of its expected life.
- Increased pressure for and on stormwater infrastructure resulting from the impacts of climate change.

What's Planned

- Investigations into the equalisation of capital works charges for stormwater across the district and the potential increase of targeted rate locations.
- Over the 10 years of the plan $10.9 million in operating expenditure (predominantly funded by targeted rates) and $9.7 million in capital expenditure.
- Condition assessments, GIS mapping and development of a central asset database.
- Survey all coastal outfalls from the five urban townships.
- Develop a renewal programme based on performance and asset condition ratings.

Wastewater

Council owns, operates and maintains six wastewater schemes for the collection, treatment and disposal of wastewater.

Risks and Issues

- Failure of schemes due to age and inaccessibility of assets.
- Increased costs resulting from higher environmental standards.
- Mangawhai scheme reaches capacity in 2030, while the capacity of other schemes is unclear.

What's Planned

- Investigations into the equalisation of charges for capital works on the wastewater network.
- Over the 10 years of the plan $63.6 million in operating expenditure (of which around 86% is funded by targeted rates) and $34.3 million in capital expenditure.
- Condition assessments, GIS mapping and development of a central asset database.
- Extend and upgrade the Mangawhai Community Wastewater Scheme.
- Develop and implement hydraulic modelling.

Water Supply

This activity involves the collection of raw water for treatment and distribution through five community water supply schemes.

Risks and Issues

- Security of supply issues, particularly through periods of drought.
- Affordability of high renewal costs.
- Mixed knowledge on assets and their condition.
- Increased national drinking water standards increasing compliance requirements and costs of existing water supply systems.

What's Planned

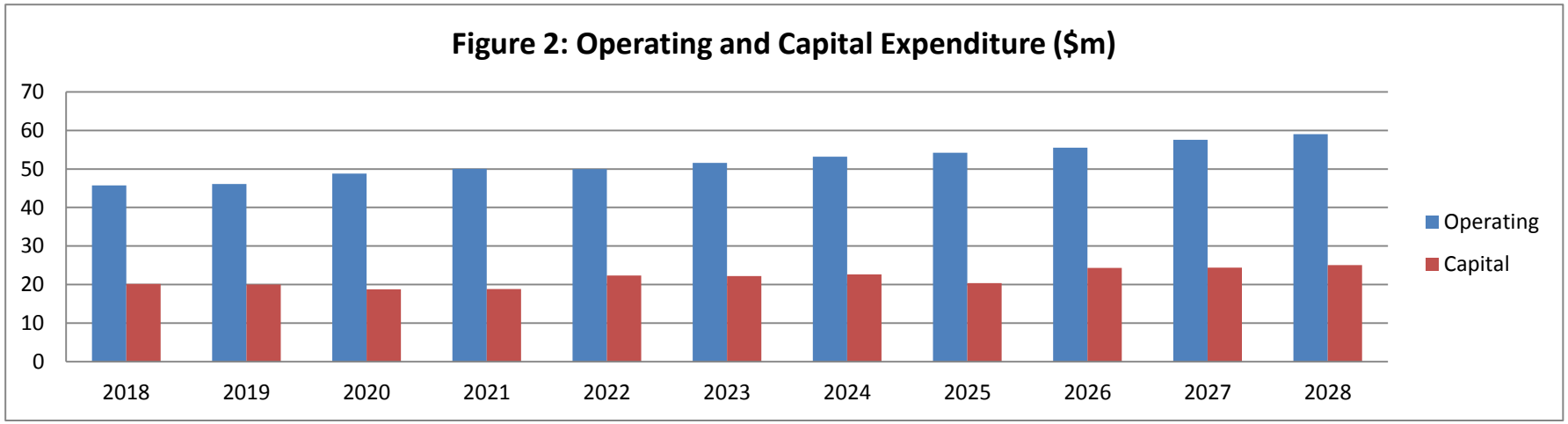
- Investigations into the equalisation of charges for capital works for those who are on the water supply network.
- Over the 10 years of the plan $25.6 million (of which around 87% is funded through targeted rates, with the remainder from user fees and charges) in operating expenditure and $26.4 million in capital expenditure.
- Condition assessments, GIS mapping and development of a central asset database.
- Review and update water safety plan.

Financials

Council's Financial Strategy is based on continuing to balance our operating budget and a sustainable level of debt while recognising the need to maintain reasonable levels of service, provide for the renewal of assets and ensure that rates remain affordable for residents.

Investing in Kaipara

Over the 10 years of the LTP Council is investing $523 million in operating expenditure and $219 million in capital expenditure to maintain and enhance the level of services provided to the communities of Kaipara.



Forecasted Total Revenue, Expenditure and Surpluses 2018/2028[7] ($million)

Year end June	2018[8]	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Total Revenue	54.0	54.3	57.1	60.0	62.0	62.8	66.4	66.8	69.4	70.4	72.6
Total Expenditure	45.7	45.9	48.4	49.7	49.6	51.3	52.9	53.8	55.2	57.4	58.8
Net Surplus (Deficit) [9]	8.2	8.4	8.6	10.3	12.4	11.6	13.5	13.0	14.2	13.0	13.7
Net Operating Surplus (Deficit) [10]	(1.3)	(0.8)	(0.8)	0	1.7	1.4	2.3	2.6	2.6	2.4	2.6

[7] Refer Prospective Statement of Comprehensive Revenue and Expense.
[8] The 2018 figures represent Forecast 1 for the 2017/2018 financial year.
[9] Net Surplus (deficit) prior to Gain/Loss on Asset Revaluations.
[10] Net operating surplus (deficit) is before recognising capital funding revenues

Rates and Revenue

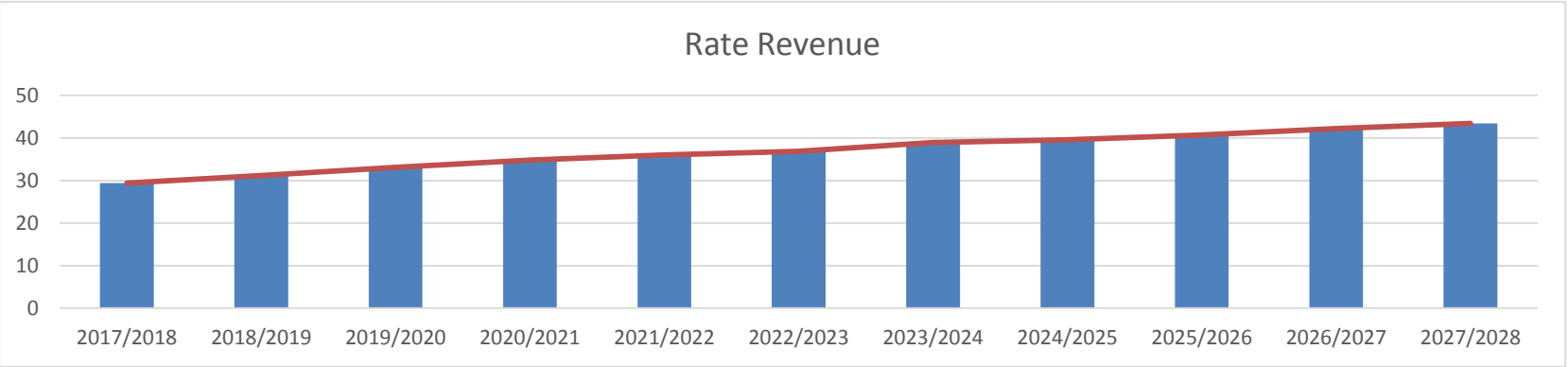
In the 2012 LTP a limit for rates increases was set at the Local Government Cost Index +2%. This limit is not a statutory requirement, but was set by Council as a guideline for its budgeting. As indicated in the table below, in each of the first three years of the plan the proposed rates increase exceeds the 2012 limit. The reason for this is to cope with the extent of growth pressures and the consequences of other unfavourable events that have occurred since 2012. In the subsequent seven years of the plan (with the exception of 2023/24) the projected rates increases are well below the limit set in 2012. In addition, the average rates increase over the 10-years of the plan (3.48%) is below the policy guideline set for each of those 10 years. Council also has a rates limit of keeping rates as percentage of total revenue below 76%, this limit is predicted to be met throughout the LTP period.

Annual Operating Rates Revenue and Forecasted Movements 2018/2028[11]

Year End June	2018[12]	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Total Rates ($m)	29.4	31.2	33.1	34.8	36.0	36.9	38.9	39.6	40.7	42.2	43.4
Total Revenue ($m)[13]	53.9	54.4	57.1	60.0	62.0	62.8	66.4	66.7	69.3	70.4	72.6
Total Rates % of Total Revenue[14]	54.61%	57.37%	57.94%	57.98%	58.11%	58.71%	58.54%	59.40%	58.64%	60.02%	59.85%
Forecast Increase for Total Rates (Excluding growth)	2.65%	5.45%	5.53%	4.76%	3.02%	1.88%	4.88%	1.50%	2.06%	3.38%	2.29%
Total Rates Increase Limit	5.1%	4.0%	4.2%	4.2%	4.2%	4.3%	4.3%	4.4%	4.5%	4.6%	4.7%

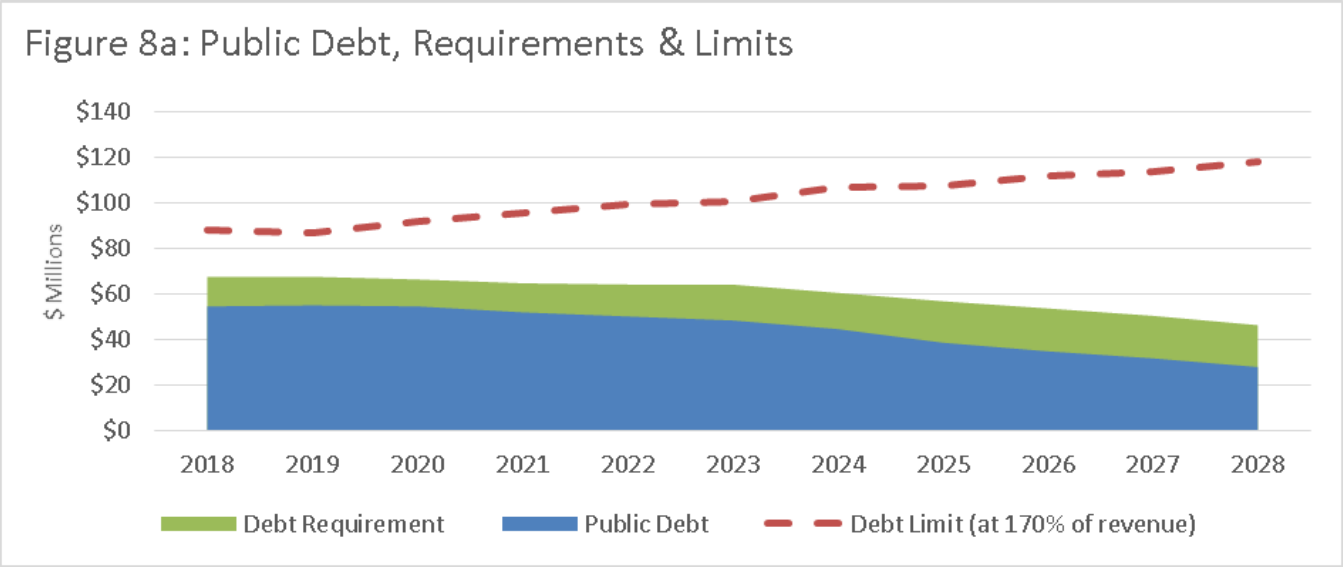
[11] Excluding rate penalty income and water rates.
[12] Annual Plan 2017/2018.
[13] Excludes non-cash items.
[14] Calculated on $000's.

Rate Revenue



Debt

A major achievement over the past three years is the significant reduction of debt beyond that forecast in the LTP 2015/2025. Public Debt is projected to be $54.5 million at June 2018 compared to the $70.7 million projected in the LTP 2015/2025. Over the course of the plan debt is forecast to trend downwards, reaching $27.8 million by June 2028. Debt requirement is defined as projected debt plus capacity to fund reserve expenditure.



Responsible Financial Management and Prudential Limits

In order to ensure the Council responsibly and prudently manages the district's finances, finances are managed based on a range of financial targets and prudential limits. The key limits are set out below.

Debt as a percentage of total revenue	**170%**
Interest as a percentage of total revenue	**15%**
Interest as a percentage of Annul Operating Rates	**20%**

Based on the financial projections on which this document has been prepared, Council will remain well below these prudential limits over the course of the LTP.

In this document we are asking for your views on a number of projects that are not currently included in the proposed budgets. Including these projects in the final plan will move Council closer to these prudential limits. Affordability, and the financial consequences of including additional projects and investments will need to be taken into account during decision making.

Rating Impacts

Effect of changes to Rating by Category

	2017/2018	2018/2019					
		Revaluation Impact		LTP		Total	
Rates levied (incl GST)*	$	$	%	$	%	$	%
Commercial	1,030,700	10,194	1.0%	45,726	4.44%	1,086,600	5.4%
Dairy	3,884,600	-634,203	-16.3%	183,812	4.73%	3,434,200	-11.6%
Forestry exotic	774,500	-34,445	-4.4%	16,315	2.11%	756,300	-2.3%
Forestry indigenous	29,900	-1,588	-5.3%	521	1.74%	28,900	-3.3%
Horticultural	346,900	-9,780	-2.8%	20,903	6.03%	358,100	3.2%
Industrial	453,400	-10,683	-2.4%	9,788	2.16%	452,600	-0.2%
Lifestyle <2 ha	2,676,000	293,864	11.0%	139,801	5.22%	3,109,700	16.2%
Lifestyle >=2 ha	3,871,100	386,231	10.0%	219,793	5.68%	4,477,100	15.7%
Mining	17,200	-1,376	-8.0%	438	2.54%	16,300	-5.2%
Other	530,600	2,181	0.4%	39,442	7.43%	572,200	7.8%
Pastoral	5,430,500	-771,278	-14.2%	243,773	4.49%	4,903,000	-9.7%
Residential	14,730,800	777,748	5.3%	1,094,123	7.43%	16,602,700	12.7%
Specialty	17,000	-6,853	-40.3%	-4,051	-23.83%	6,100	-64.1%
Utilities	52,200	2,139	4.1%	2,593	4.97%	56,900	9.0%
.							
Total incl GST	**33,845,400**	**2,152**	**0.0%**	**2,012,976**	**5.95%**	**35,860,700**	**5.95%**
Total excl GST	**29,430,800**			**1,750,414**		**31,183,200**	

Effect of changes to Rating by Average residential Property [15]

	2017/2018	2018/2019					
		Revaluation Impact		LTP		Total	
Rates(incl GST) *	$	$	%	$	%	$	%
Residential							
Mangawhai	3,016	155	5.1%	283	9.37%	3,454	14.5%
Dargaville	2,069	22	1.1%	65	3.13%	2,157	4.2%
Maungaturoto	2,090	75	3.6%	183	8.78%	2,349	12.4%
Baylys	1,253	19	1.6%	14	1.09%	1,286	2.6%
Te Kopuru	1,477	9	0.6%	129	8.70%	1,614	9.3%
Ruawai	978	33	3.4%	31	3.14%	1,042	6.5%
Tinopai	1,068	29	2.7%	29	2.70%	1,126	5.4%
Paparoa	954	157	16.4%	30	3.14%	1,140	19.6%
Kaiwaka	2,050	114	5.5%	247	12.03%	2,410	17.6%
Pahi	1,021	229	22.4%	41	4.00%	1,291	26.4%
Glinks Gully	2,609	-168	-6.4%	163	6.25%	2,604	-0.2%

[15]Average property is the median or mean of the property in that part of the district.

Effect of Changes to Rating across the district (Average value property)

The following increases are the combined effect of proposed budgets and property revaluations that were undertaken in 2017.

	Rates % Change
Mangawhai Residential	17%
Dargaville Residential	4%
Maungaturoto Residential	13%
Baylys Residential	1%
Te Kopuru Residential	9%
Ruawai Residential	7%
Tinopai Residential	5%
Paparoa Residential	18%
Kaiwaka Residential	19%
Pahi Residential	25%
Glinks Gully Residential	0%
Mangawhai Lifestyle	19%
Kaiwaka Lifestyle	24%
Maungaturoto Lifestyle	14%
Paparoa Lifestyle	21%
Waipoua Pastoral	8%
Kaihu Pastoral	-9%
Pouto Peninsula Pastoral	-10%
Kaiwaka Pastoral	-13%
Maungaturoto Dairy	4%
Tokatoka Dairy	-9%
Pouto Peninsula Dairy	-12%
Ruawai Dairy	-9%
Central Horticultural	1%
Waipoua Exotic Forestry	-3%
Dargaville Commercial	-4%
Mangawhai Commercial	32%
Dargaville Industrial	-6%

To see a full breakdown of the Rating Impact charts, visit the Long Term Plan 2018/2028 page on our website.

Auditor Statement

How to Consult

This will be a designed consultation form that will contain:

- Submitter details
- Question around hearing attendance (or not)
- Space to answer consultation questions
- Space for further feedback (not contained within document)
- Details on how to lodge this feedback to Council