



Te Kaunihera
o Te Hiku o te Ika
Far North District Council

ME WHAKAWHITI KŌRERO WE NEED TO TALK

TE TUHINGA O TE
RAUTAKI AHUNGA ROA
LONG TERM PLAN
CONSULTATION DOCUMENT
2024-27



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KUA REREKĒ TĒNEI MAHERE - HE AHA AI? THIS PLAN IS DIFFERENT - WHY?

In 2022 and 2023, the Far North, and other parts of New Zealand, were battered by back-to-back severe weather events. This included Cyclone Gabrielle which struck the North Island early in February 2023. The impact on our already vulnerable road infrastructure was significant.

Over 12 months from July 2022, 487 slips affected Far North roads. Of those, 140 were caused by Cyclone Gabrielle – the highest number of slips on record for a single event. Culverts and other drainage assets, footpaths and seawalls were also damaged. The repair bill for our local roading network has been estimated at \$41 million, with approximately \$15 million of these repairs now completed.

The government recognised that these weather events and the extra work they created would significantly reduce the ability of affected councils to develop and engage with the public on a 10-year Long Term Plan (LTP) while also focusing on recovery and rebuilding. It gave eight councils, including ours, the option to create a shortened three-year plan spanning 2024-27.

This option allows councils to focus on cyclone recovery. For us in the Far North, the goal will be repairing our damaged infrastructure, particularly focusing on roads, and making the best use of funding offered by the government.

This simplified version of the plan lets us:

- Plan for the next three years instead of 10
- Concentrate on recovering from the weather events in 2022/23
- Focus on our number one priority – repair our transport network.

Repairing our transport network

With that focus on repairing our transport network, we have been planning and working with our contractors to ensure repairs can be carried out more efficiently while working on building more resilient roads and addressing the causes of damage, such as drainage issues. For more information about our repairing our transport network please see page 19.

In addition to repairing the damage, we are planning to spend \$328 million on new works and renewals on our transport network over the next five years. Information about our planned network activities in our proposed capital works programme is on page 31.

We know we will face more challenging weather events in the future and this will put more pressure on our infrastructure. But we need to be practical and address the cause of some of the issues. That is why we want to talk to you about increasing the funding we currently have for stormwater and drainage. There is more about this on page 22.

Disclaimer

This Long Term Plan (LTP) Consultation Document and supporting information has been prepared in accordance with the Severe Weather Emergency Recovery Legislation Act 2023 and the Severe Weather Emergency Recovery (Local Government Act 2002—Long-term Plan) Order 2023 issued in October 2023. The order simplifies the process for preparation of an LTP by certain councils affected by the severe weather events of 2023 and enables the council to prepare an LTP Consultation Document and supporting information that has not been formally audited. While this consultation document and supporting information is not required to include a formal audit report, all due care has been exercised in the preparation of this consultation document and supporting information, having regard to the information available to council at that time.

ME WHAI KŌRERO KOE HAVE YOUR SAY

With our focus on repairing our transport network, we still have some other issues that we need to talk about.

These can be found on pages 22 to 30 of this document.

Please share your feedback by filling out the submission form, which you can do either online at www.fndc.govt.nz/ltp2024-27 or by picking up a form from one of our service centres, libraries, or an isite near you. More details can be found on page 32.

Your input is important, and our councillors will carefully consider all the feedback we receive. They will use this information to make decisions before officially approving and adopting the plan in June this year.

This is a one-in-three-year chance to influence the direction and priorities that affect you and your communities, so we encourage you to have your say.

NGĀ RĀ KEY DATES

- **26 MARCH - 28 APRIL**
Consultation with our communities
- **30 APRIL, 1, 3 MAY**
Verbal submission days
(See our website for more details)
- **20, 23 MAY**
Deliberations meeting
- **JUNE 26**
Adoption of the plan meeting
- **JULY 1**
Plan comes into effect



HE PĀNUI NĀ TE KAUNIHERA

Kia ora koutou

E ai ki tā te whārangi tuatahi, e hui ana mātou ki ngā kainoho, kaiutu tāke anōki mō te whakapoto i te Rautaki Ahunga Roa (RAR) te take. Nā te pākaha mai o Āwha Kāpireira, kua homai te whiriwhiringa e te Kāwanatanga kia mahia mai he rautaki 3 tau kē te roa, tēnā i te rautaki 10 tau te roa. E 8 nahe ngā kaunihera i whiwhi ki tēnei whiriwhiringa. Whakaae tonu atu mātou ki te tonono nei, kia nui atu ai tā mātou aro ki te raruraru nui kei te kāinga nei, arā, ki ō tātou rori.

Nā te kaha pāngia tātou e te āwha kino, kua ara mai he nama nui hei utu mā te kaunihera. Ā, e kake haere nei te nui o tērā nama, nā te āhua tonu o te ao e noho nei. Kua piki ngā rēti ki tōna tino ikeikeitanga o te 30 tau kua pahure. Nā tēnā kua pau iho te pūtea hei whakatika i ngā rori, ā, me te pūtea kua whakaaetia kētia ki ētahi atu mahi i roto i te RAR 2021-31.

Ko tā mātou he whakatupu i te pūtea, i te wairua o te hāpori, me te taiao anōki hei painga mō ngā uri whakatupu. Ko ngā hua ka puāwai i te rohe nei, kei te āhua tonu o te tuku i ngā ratonga. Nā, he mea nui anō ki te āta whiriwhiri i ngā whakataunga, me tōna pānga ki ngā uri whakatupu.

He mahi pakeke rā hoki ki te whakatakoto rautaki mō tō tātou rohe. He whānui nō te whenua ka tahi, he maha hoki nō ngā kāinga iti, ka rua. Kātahi ka huri atu ki te whakarite, hanga, whakahou, me te utu i ngā rori, wai para, wai ua, me ētahi atu kaupapa tūāhanga, ka pakeke kē atu. Ka mutu, kia tū kaha anō te rohe nei mō te tūpono pā mai o te āwhā ā ngā tau tata nei, haramai te uaua. Ahakoa e ū tonu ana ā mātou ratonga, me te tiaki i tō tātou rohe, me te whakatutuki i ngā mahi e ai ki te ture, he utu nui kei konā. Hoi, e mātau ana mātou, ehara i te mea mā te whakapiki i ngā utu rēti ka aha ai, e taumaha kē ana ētahi whānau o Te Hiku i te utu nama.

Nā, hei huarahi putanga oratanga, kua tātari ngā kaimahi me ngā mema kaunihera i te pūtea, kia nui atu ai te tiaki pūtea mai me te rere tonu o ngā ratonga ki ngā iwi. Kia oti ēnei mea e rua nei, me whakatau uaua hoki.

Kua mahi tahi hoki mātou ki ngā poari hāpori. He rautaki ā rātou e whakatakoto ana i ngā mahi e tika ana kia oti. Hoi, tērā ētahi o ā rātou kaupapa ka whai kikokiko anō. Tērā ētahi ka tārewa, kia whakahou rānō i te rautaki. I pēnei ai kia aro mātou ki ngā rori i pākarukarungia ai.

Kia ahatia. Ko te whakataunga hukihuki kei a mātou, ko te wāhi whakapiki i ngā utu rēti mō te

tau 2024/2025, ka 16.5% te nui o te pikinga. Ina whakatatūngia ētahi whakaaro kei te tuhinga nei, ka piki te utu rēti.

E whakairo ana tēnei tuhinga hukihuki i ētahi kaupapa matua, ngā whiriwhiringa, te utu, me pēhea e utua ai, me te pānga o aua utu ki te tangata.

Kei te Rautaki Whairawa e rārangi mai ana te huarahi e whai pūtea ai kia rere tonu ai ngā ratonga ā ngā tau kei te heke mai. Hei āpiti ki tēnei, kua oti i a mātou tētahi Rautaki Tūāhanga hei whakatatū i ngā raruraru hanganga rori, wai ua, wai para, me te ū tonu o te whai wai anōki.

Tirohia te whārangi 12 o tēnei tuhinga nei mō te whakarāpopototanga.

Mō te roanga atu, me te homai i ō whakaaro, haere ki te whārangi 31, whārangi 32 anōki.

Hoinō rā, ko te wā tēnei e pānui ai koe i ngā kōrero. Me mātua mōhio mātou e tika ana tēnei huarahi i mua i te whakatatūtanga iho.

Hena koa, āta panui i ngā tonono nei. Mutu, me whakaaro ake, he aha te pākaha o ā tātou whakataunga ki ngā uri whakatupu, he aha hoki tōna whaitake ki te whainga nui, kia puāwai tonu te nohotahi a tēnā, a tēnā, i roto i tō tātou rohe.

Ka tāria ō kōrero.

Ngā manaakitanga.

Te Kaunihera o Te Hiku o te Ika

A MESSAGE FROM YOUR COUNCIL

Kia ora koutou

As outlined on page 1, we are consulting with residents and ratepayers on a reduced Long Term Plan (LTP). Due to the impacts of Cyclone Gabrielle, we were one of eight councils given the option by the government to create a three-year LTP instead of the normal 10-year plan. We grabbed that opportunity so we can more effectively focus on our residents' number one priority – repairing our seriously battered road network.

Back-to-back severe weather events have left the council with a considerable repair bill. This has been compounded by spiralling inflation – the highest rates experienced in New Zealand in more than 30 years. This reduces our ability to pay for urgent road repairs and seriously impacts budgets for other projects already committed to in our 2021-31 LTP.

Our role is to promote economic, social, cultural, and environmental wellbeing for current and future generations. How we deliver services across the district can significantly impact these outcomes, so it's crucial to get it right and to consider how decisions today will affect future generations.

Planning for this district is challenging due to its huge geographic spread and many small communities. That makes it tough to plan, build, maintain and pay for our roading, water, wastewater, and stormwater and other infrastructure. Building resilience against future weather events is also tricky. While we remain committed to maintaining service levels and enhancing community wellbeing, delivering what we are legally bound to do and everything we want to do doesn't come cheap. However, we know that many Far North residents are already struggling to pay their bills. Simply raising council rates to cover increased costs isn't an option.

In response, staff and elected members have assessed budgets line by line to reduce what we spend while continuing to deliver our core services. Achieving that balance will require some tough decisions.

We've collaborated with our community boards, who have outlined strategic plans and priorities. Some projects included in these plans will proceed, but our focus on repairing our transport network means some will be delayed until the next planning cycle.

What we've landed on is a proposed rates increase for 2024/25 of 16.5%. If we proceed with some of the proposals in this document, that total rates take will increase.

This consultation document outlines our key proposals, what options we have, how much they will cost, how it will be funded and what the financial impact to ratepayers will be.

Our Financial Strategy summary lays out our plans to remain financially sustainable in the future so we can continue providing quality services. We've also developed a five-year Infrastructure Strategy to address significant issues facing our infrastructure such as roads, stormwater, wastewater, and water supply, and how we plan to tackle these challenges. A summary of this is on page 12 of this document.

You can find more information on how to access the full versions of these strategies and other supporting information, as well as how to submit your feedback, on pages 31 and 32.

Now it's time for you to read through this document and tell us what you think. We want to ensure we've made the right decisions before finalising and adopting the plan in June 2024.

Please read our proposals carefully. Consider how the decisions we make today will affect future generations and impact our long-term goal of creating a district of sustainable prosperity and wellbeing.

We look forward to hearing your views.

Thank you very much.

Far North District Council

KEI HEA TĀTOU IĀIANEI NĀ WHERE WE ARE NOW

We update our Long Term Plan every three years. This section summarises what has changed since 2021 and where we are right now in terms of some of those decisions made, legislation changes and an update on projects.

Three Waters

The previous government's water reform policy legislated a shift in responsibility for handling stormwater, drinking water, and wastewater from local councils to publicly owned regional entities. The idea was to make things more efficient and save money on managing water in smaller areas and their communities.

The new coalition government has repealed this legislation. The new policy will give communities and councils the freedom to decide how they want their water services to be managed in the future. At the same time, ensuring focus remains on providing safe water quality, while making long-term investments in infrastructure.

But here's the issue for our district. Our communities are spread out, with some areas only having a few ratepayers to 'pay' the entire cost of the infrastructure, which is a lot of money. In some cases, it will become unaffordable to fund these services for the community and the council.

We also don't want to lump the cost of infrastructure on our future Far North generations and need to try and provide an affordable and equitable basis to fund infrastructure now and in the future, with a very blunt tool called 'rating'. Council has minimal options to achieve this, and when we 'pull one lever' another one has to move as well.

Last year we asked for input on switching our rating system to become a district-wide rating for water supply and wastewater. This would have meant that smaller communities wouldn't be as impacted when upgrades or new infrastructure projects were needed. However, the council rejected this proposal because of the introduction of Three Waters legislation and the potential changes it might bring.

We are back to square one. And again, we are asking the question: Should we change the way we rate those who access or could access water supply and wastewater services. See page 24 to have your say.

At this stage, we are in a 'wait and see' situation with the coalition government as to how infrastructure may be funded. We will continue to lobby for funding and assistance to ensure we deliver compliant, vital services to our communities.

Housing for the Elderly divestment

In the last LTP, we talked about divesting our 147 Housing for the Elderly units.

A decision was made to start the process of identifying one or more providers that would enable the best option for partially or fully divesting the assets.

Throughout this process, it is important that the existing tenant arrangements are maintained and protected. This means ensuring that current tenants are taken care of and that the number of housing units and level of service in the area either remain the same or improves over time.

The council is continuing to explore opportunities to divest some or all of its Housing for the Elderly stock.








Capital works programme delivery

With no end in sight to rising costs, the council faces increases in inflation, contractor costs and supplies, as well as a shortage of contractors to complete the work required.

Some of the activities we have achieved since 2021 are on the following page. To find out what we have planned for the next three years, see the proposed capital works programme on page 31.

Summary of projects delivered 2021-24

The projects listed below are a summary of what we have achieved in the past three years.

Activity	Achieved since 2021
Water Supply 	<ul style="list-style-type: none"> • 14km pipeline from Sweetwater, near Awanui, Kaitāia to improve the town's resilience during dry weather • The leak detection project commenced, resulting in successful identification and repairs being undertaken • Council confirmed a partnership with Te Tai Tokerau Water Trust which is building a mid-North water storage reservoir and delivery system • Initiatives to improve water resilience including increased water conservation messaging and education • Water safety plans and reporting for Taumata Arowai • Installation of new sample points and online monitoring equipment of water quality in the network
Wastewater 	<ul style="list-style-type: none"> • Taipā wastewater treatment plant upgrade is progressing with additional aeration, electrocoagulation trial initiated, and ongoing investigation into discharge to land • Ōpononi wastewater treatment plant upgrade is in detailed design to meet new three-year consent timeframes • Detailed design to reduce Kaitāia's wastewater overflows is expected by mid-2024 with construction scheduled for 2025 • Upgrades to Kaitāia's wastewater treatment plant is being coordinated with the consent renewal for which consultation has started • The Kaikohe wastewater treatment plant working group has identified a preferred upgrade option for which feasibility is now being investigated • Construction of a replacement aeration tank for the Hihi wastewater treatment plant is expected by mid-2024, after which the working group will consider upgrade options
Transport network 	<ul style="list-style-type: none"> • Strengthening the forestry road network • Asphalt re-surfacing • Improved data and modelling • Unsealed Centre of Excellence • Dry dock repair to the Hokianga Ferry
Built spaces 	<ul style="list-style-type: none"> • Management structure – the new management structure has consolidated the asset functions into one team under the Property and Facilities Group (previously under Infrastructure and Asset Management) • Animal shelter – purpose-built south facility located in Kaikohe • New toilet facilities added throughout the district
Maritime assets 	<ul style="list-style-type: none"> • Management agreement with Far North Holdings Limited (FNHL) with increased budget subject to approval • Acquisition of additional land at Ōpononi for boat trailer parking
Open spaces 	<ul style="list-style-type: none"> • A new management system (Discover EverAfter) in place for searching cemetery family / genealogy records • New pump tracks and playgrounds opened in 2021/22 at Awanui, Ahipara, Kerikeri and Kaikohe, catering for the youth in the communities • Agreed core level of service for open space management with community boards prior to tendering new Open Spaces Management operation and maintenance contract
Solid Waste Management 	<ul style="list-style-type: none"> • Service delivery review – a Section 17A Review of the services was completed in 2022 prior to the existing contracts expiring • Strategic planning – a waste assessment was completed to establish the planning foundations for the council's review of its Waste Management and Minimisation Plan • The opening of a new recycling centre at Waitangi making it easier for residents to recycle and reduce solid waste going to landfill

NGĀ HONONGA RAUTAKI STRATEGIC LINKAGES

NGĀ WĀHANGA E WHĀ O TE HAUORA • THE FOUR ASPECTS OF WELLBEING



Ā iwi
Social



Ōhanga
Economic



Taiao
Environmental



Ahurea
Cultural

TIROHANGA • OUR VISION

HE WHENUA RANGATIRA
A DISTRICT OF SUSTAINABLE PROSPERITY & WELL-BEING

ARONGA • OUR MISSION

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

HE RAUTAKI WHAKAAROTAU • OUR STRATEGIC PRIORITIES



Repair our transport network



Address
affordability



Better asset
management



Enable
sustainable
economic
development



Adapt to
climate
change



Protect our
water
supply



Deepen our
sense of
place and
connection

NGĀ HUA KI TE HAPORI • OUR COMMUNITY OUTCOMES



Proud,
vibrant
communities



Communities
that are
healthy, safe,
connected and
sustainable



Resilient
communities
that are
prepared for
the
unexpected



Prosperous
communities
supported by
a sustainable
economy



A wisely
managed
environment that
recognises the
role of tangata
whenua as
kaitiaki



We celebrate
our unique
culture and
history

TE RAUTAKI TŪĀHANGA

OUR INFRASTRUCTURE STRATEGY SUMMARY

Strategy purpose

Our Infrastructure Strategy aims to ensure responsible management of council's infrastructure assets and services. It has been prepared in accordance with the requirements of section 101B of the Local Government Act 2002, modified as part of the Severe Weather Emergency Recovery Order 2023, for a council affected by weather events.

This strategy has a five-year planning horizon (greater than the minimum of three years under the shortened Long Term Plan regime). This is a temporary change to support local authorities during the recovery phase from the recent extreme weather events.

However, we wish to prepare for the future and put in the right building blocks for the 2027 Infrastructure Strategy, particularly growth planning, climate

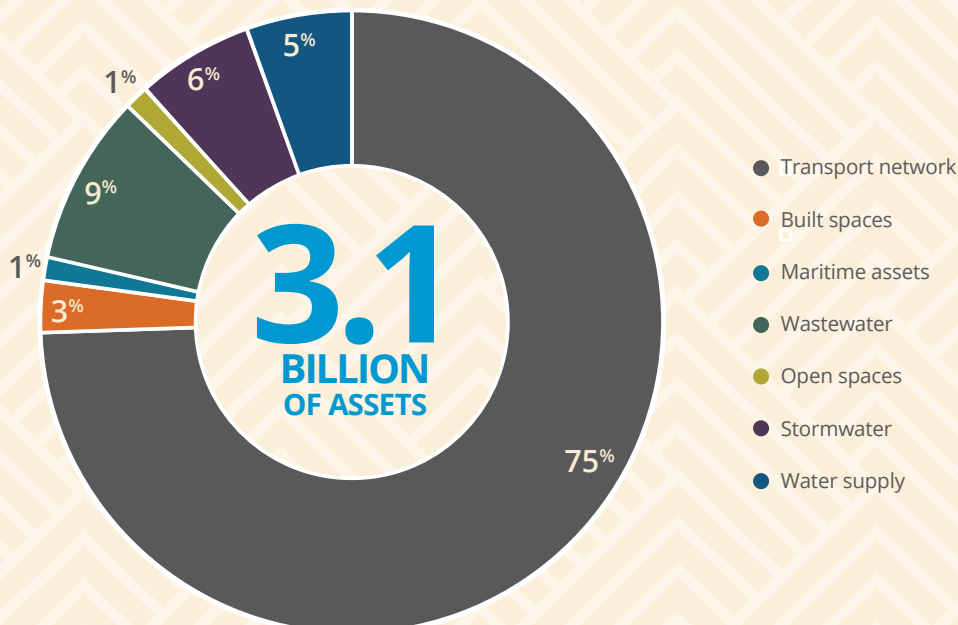
adaptation and improving asset management practices. The approach adopted for the 2024 strategy is setting up the right upfront strategic planning (top down) and with supporting underlying data (bottom up). It will take a few planning cycles to achieve an evidence-based strategy.

Strategy scope

Our Infrastructure Strategy covers the core infrastructure assets - our transport network, water supply, wastewater and stormwater. Our strategy also covers non-core assets at a high level - built spaces (community buildings, halls, and libraries), maritime assets, open spaces (parks and reserves, playgrounds, cemeteries etc), and solid waste.

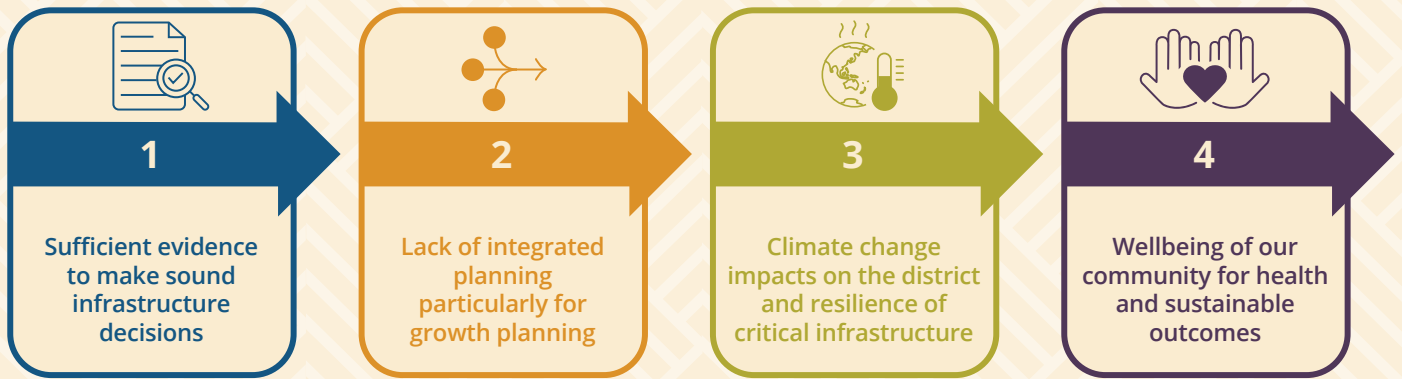
Assets at a glance

We own and manage \$3.1 billion (replacement value) of infrastructure assets which can be summarised as follows.



Our significant challenges

In preparing this strategy, four strategic district infrastructure issues have been identified that are at the forefront of infrastructure planning and decision-making.



Financial forecasts

The total expected capital and operational expenditure (inflated) for each infrastructure activity over the five-year period is shown in the table below. A combined capital expenditure of \$803 million comprises of 38% renewals and 62% levels of service.





Activity	Capital expenditure (\$000's)		Operational expenditure (\$000's)	Total (\$000's)
	New works	Renewals		
Roading and Footpaths	141,135	186,780	348,417	676,332
Water Supply	112,978	54,841	90,355	258,174
Wastewater	218,358	50,123	149,422	417,903
Stormwater	25,807	13,210	22,887	61,904
Sub Total 1	498,277	304,955	611,082	1,414,314
Sub Total 2	803,232		611,082	
Total	1,414,314			

The following figures show the capital forecast for renewals and levels of service (inflated) 2024-29 for each activity.

Capital work forecasts



Our major capital projects over the next 5 years








Activity	Projects	Timings	Cost estimates (\$m)
 Transport Network	Unsealed remetalling	Years 1-5	48.2
	Sealed pavement rehabilitation	Years 1-5	39.7
	Resurfacing	Years 1-5	28.3
	Ferry replacement	Year 3	4.2
 Water Supply	Paihia water treatment plant relocation	Years 1-4	18.7
	Kerikeri water network upgrade (to Heritage Bypass)	Year 2-3	12.1
	Kaikohe water network reticulation renewals	Years 3-5	10.7
	Kawakawa water network planned renewals	Years 3-5	15.0
	Waipapa water treatment plant development	Years 4-5	10.9
 Wastewater	Kaikohe wastewater treatment plant upgrades	Years 1-4	32.8
	Kaikohe wastewater network scheduled renewals	Years 3-5	9.2
	Kaitiāia wastewater network renewals	Year 3-5	9.5
	Kerikeri wastewater treatment and network scheme expansion (stages 2 and 3)	Years 4-5	68.0
 Stormwater	District wide stormwater network renewals	Years 1-5	13.2

Key decisions we expect to make

We will need to make key decisions over the duration of our strategy. Some of these decisions will be significant to the district and some will not. Key decisions and actions that will need to be made by the council over the next five years include:

Activity	Key decisions
All	<p>Continuing to gather evidence, particularly the condition of the critical three water assets, in the next three to 10 years to help develop robust and risk-based renewal programmes.</p> <p>Council must make a decision on the most appropriate mechanism to fund growth-related infrastructure, and gather the evidence required to support any future development or financial contributions policy. This may include implementing development contributions, financial contributions through the district plan, or some combination of both.</p>
Transport network	<p>Prioritisation of resilience, funding for resurfacing and rehabilitation works. Strengthening / replacement of aging structures.</p> <p>Replacement of the Hokianga Ferry within five years.</p>
Three Waters	<p>Moving from reactive to proactive renewals for three water assets to ensure these assets are managed sustainably long term.</p> <p>Rebuilding sound practices for managing the three water assets including capable people, data, processes, and systems so these assets are managed wisely going forward.</p>

Asset summary

Activities	Description	Replacement value (\$)
Transport Network 	<ul style="list-style-type: none"> 2,507km network length - 908km sealed and 1,598km unsealed 550 bridges 234km footpaths 24km cycleways 1 Hokianga Ferry 	2,318,400,925 (as at 30 June 2023)
Water supply 	<ul style="list-style-type: none"> 376,391m of pipes 1,902 valves 1,249 hydrants 10,226 water meters 23 treatment water storage 11 treatment plants 17 pump stations 11 water sources 	169,965,718 (as at June 2022)
Wastewater 	<ul style="list-style-type: none"> 290,005m gravity mains 155,266m pressure pipes 13,406 service connections 788 domestic pump stations 16 treatment plants 153 pump stations 16 treatment plants 12 wetlands 1 borefield 73 septic tanks 	284,120,019 (as at June 2022)
Stormwater 	<ul style="list-style-type: none"> 181,234m of line assets (culverts, channels, pipes) 5,077 point assets (catchpits, manholes, soak holes) 30 other assets (spillways, grills, inlets/outlet structures) 69 floodgates 1 pump station 31 ponds 	174,871,228 (as at June 2023)
Built spaces 	<ul style="list-style-type: none"> 73 community buildings 19 community halls Council offices - 3 hubs and 2 satellite offices 6 libraries, 1 mobile library and 1 museum at the Te Ahu centre Public toilets - 69 owned and 73 maintained 	83,765,281 (as at October 2023)
Maritime assets 	<ul style="list-style-type: none"> 31 wharfs / jetties 27 boat ramps 45 boat trailer carpark areas 	28,977,200 (as at June 2023)
Open spaces 	<ul style="list-style-type: none"> 500 hectares of parks and reserves (including sportsfields) in more than 30 locations 11 active cemeteries Te Puāwaitanga – Bay of Islands Sports Hub 28 playgrounds 3 motor camps 	43,310,532.35 (as at October 2023)
Solid waste 	<ul style="list-style-type: none"> 1 Resource Recovery Centre at Kaitāia and 1 private facility contracted at Waipapa 12 community recycling centres 4 consented closed landfills 	10,016,491 (as at June 2023) (Excludes Council-owned assets at the closed landfill sites)
Asset total		3,113,427,394

TE RAUTAKI AHUMONI

OUR FINANCIAL STRATEGY SUMMARY

This summary of our Financial Strategy outlines our approach to funding our activities in a way that is both sustainable and affordable for our communities. It determines the budgets we need for delivering projects and services in the LTP and Infrastructure Strategy.

We use tools like debt and rates to secure the necessary financial resources for projects and services while also ensuring that costs are managed responsibly. To achieve our strategy, prioritisation is essential to make sure our communities receive the services it needs in a way that is both affordable and balanced.

This strategy aims to:

- Achieve a balanced budget each year, ensuring that projected operating revenues are set at a level sufficient to meet that year's projected operating expenses
- Continue to moderate the impact of funding depreciation on strategic assets
- Ensure that no more than 90% of revenue will come from rates, with the balance coming from other sources such as subsidies from government agencies including NZTA / Waka Kotahi, and user fees and charges
- Limit annual overall rates increases to inflation (Local Government Cost Index) plus a declining addition. Budgeted rates increases are 16.5% in year one, 7.9% in year two, and 4.6% in year three

- Ensure that net debt does not exceed 280% of revenue
- Maintain interest costs at less than 10% of rates revenue.

The approach for the Financial Strategy is to:

- Support the focus on recovery post severe weather events in repairing and building resilience into our transport infrastructure
- Recognise the financial implications of climate change and sea-level rise in planning decisions, and provide sufficient funding to local and regional adaptation initiatives
- Continue to engage with the government on local government reforms
- Adequately fund the infrastructure strategy to enable the achievement of its key focus areas
- Maintain the core services we currently provide as cost-effectively and efficiently as possible, ensuring that finding operational efficiencies remains of paramount importance
- Continue to use the method of funding the net depreciation value to provide for renewals. Once condition and capacity data is reliably available, council will consider the future funding of renewals using rates, borrowing, and other contributions in place of funding depreciation
- Use borrowing to spread the cost of new capital expenditure over time to ensure that the cost of infrastructure today is spread equitably between the ratepayers of today and tomorrow.

Financial Strategy highlights

Year ended 30 June	2025	2026	2027
Proposed rates \$m ¹	\$124	\$134	\$140
Budgeted rates increase ²	16.5%	7.9%	4.6%
Rates limit (Inflation + addition %) ³	17.9%	10.2%	8.3%
Debt ceiling \$m	\$477	\$511	\$526
Debt \$m ⁴	\$224	\$283	\$346
Debt/revenue ratio ⁵	104.6%	112.1%	149.6%

¹ Proposed rates are the rates requirement based on the prospective revenue and expenditure for the three years. Revenue and expenditure projections are based on the BERL forecast Local Government Cost Index (LGCI).

² Proposed rates increase is the movement in budgeted rates year on year.

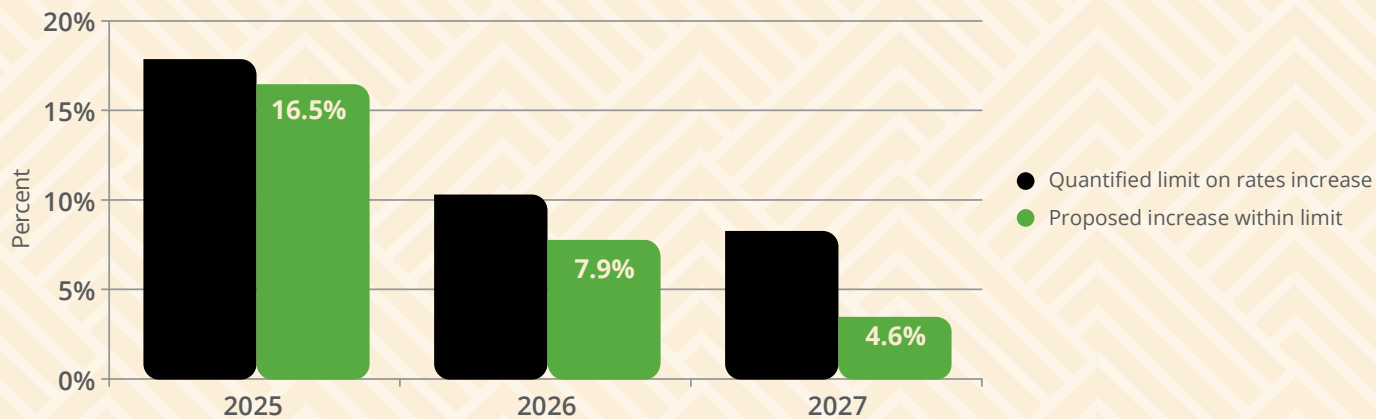
³ This declining addition reflects higher upfront investment in repairing our transport network post the severe weather events (years one and two), after which the addition reduces to more historical norms. The inflation estimates are based on BERL forecast Local Government Cost Index (LGCI).

⁴ Debt is calculated as total borrowings.

⁵ Debt to revenue ratio is calculated as debt divided by operating revenue plus subsidies capital work.

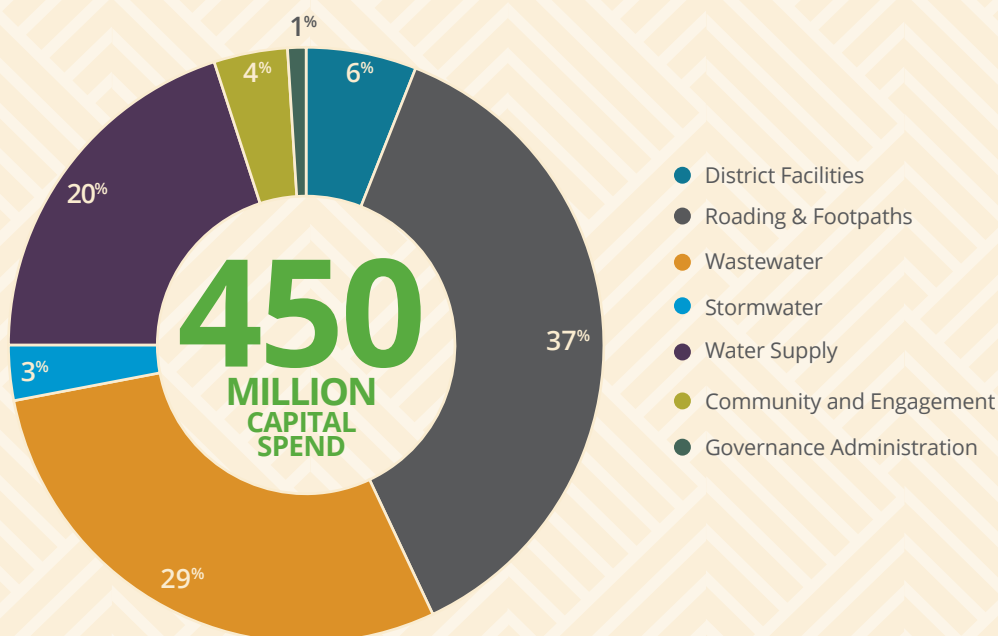
Total rates increase per year

Rate (increase) affordability (Whole of council)

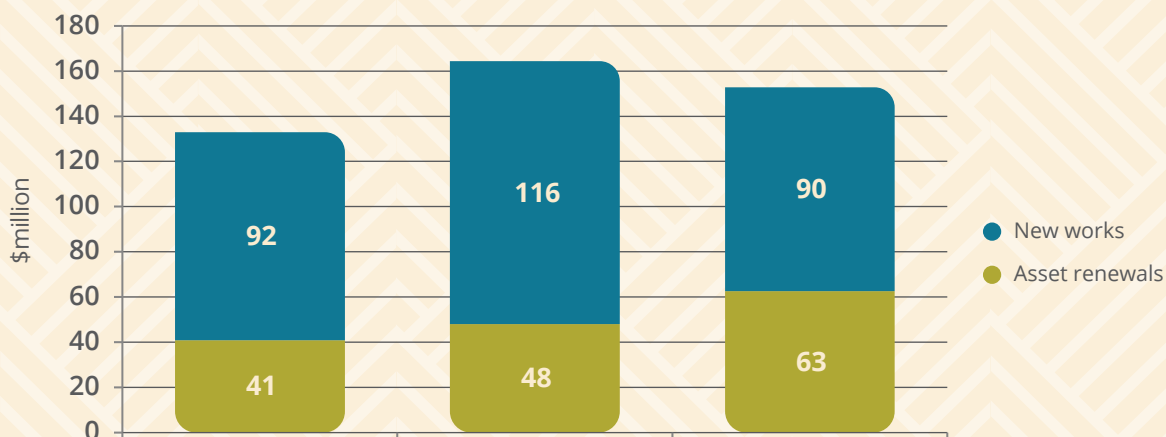


What will our debt pay for?

Capital spend (\$ million over three years)



Capital expenditure per year



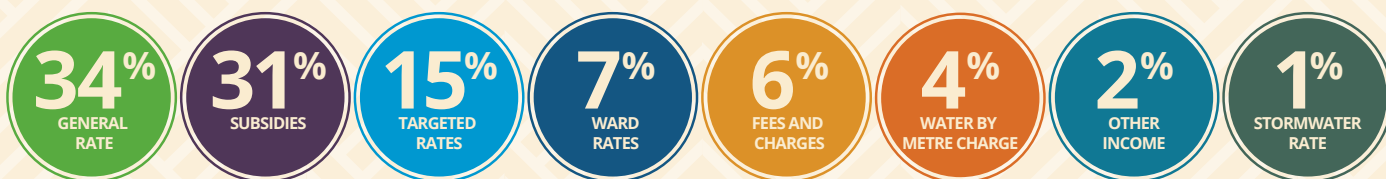
The council has a number of assets that have a long useful life and are not due for replacement within the three-year period covered by this plan. Investment identified as 'Level of Service' does not always result in an increase to existing levels of service, but it ensures the council can respond to resilience needs and required standards.

Impact on rates

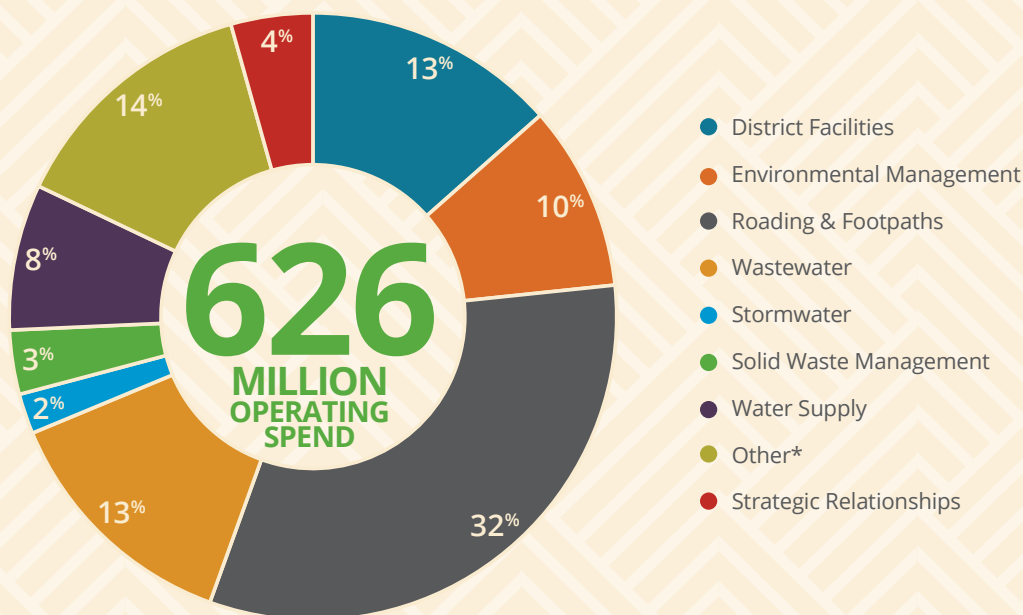
Our main source of funding is from rates. While we try to maximise the government subsidies available and have adopted a 'user pays' policy (exercised through targeted rates and consumption and user charges) for many services and assets, the bulk is funded by rates.

Where does our revenue come from?

Council operational expenditure for the three-year period is proposed to be funded on average, 60% from rates (including targeted water), and 40% from other revenue including user fees and charges and subsidies. In addition, we are budgeting for funding from government subsidies to support capital expenditure.



Operating spend (\$ million over three years)



* Other includes Governance Administration, Planning and Policy, Drainage, Community and Engagement.

NGĀ HUA O Ā KOUTOU UTU RĒTI THIS IS WHAT YOUR RATES DOLLAR CONTRIBUTES TO

GENERAL RATES

20
CENTS

ROADING AND FOOTPATHS

10
CENTS

REGULATORY SERVICES

TARGETED RATES

17
CENTS

WASTEWATER

09
CENTS

COMMUNITY SERVICES

08
CENTS

CUSTOMER SERVICES

04
CENTS

WATER

07
CENTS

RECREATION FACILITIES

07
CENTS

FUTURE PLANNING

04
CENTS

STORMWATER

06
CENTS

GOVERNANCE

04
CENTS

SUSTAINABLE ENVIRONMENT

03
CENTS

REFUSE

01
CENT

CIVIL DEFENCE

IF YOU WANT
TO KNOW MORE
ABOUT OUR
ACTIVITIES, PLEASE
SEE PAGE 31 OF
THIS DOCUMENT



Example of rates payable on different value properties

Applies to all rateable properties

Land Values	General Rates	UAGC	Road UAGC	Roading Rate	Ward Rate Average	Public Good Rate	Wastewater Average	Water Average (Excluding Usage)	Final Rates 2024/25	AP 2023/24
Residential										
100,000	\$349	\$450	\$100	\$8	\$478	\$30	\$1,468	\$369	\$3,253	\$2,658
250,000	\$873	\$450	\$100	\$21	\$478	\$30	\$1,468	\$369	\$3,790	\$3,123
500,000	\$1,746	\$450	\$100	\$42	\$478	\$30	\$1,468	\$369	\$4,684	\$3,898
750,000	\$2,619	\$450	\$100	\$64	\$478	\$30	\$1,468	\$369	\$5,578	\$4,674
1,000,000	\$3,492	\$450	\$100	\$85	\$478	\$30	\$1,468	\$369	\$6,473	\$5,449
Rural and Lifestyle										
100,000	\$349	\$450	\$100	\$9	\$478	\$30	-	-	\$1,417	\$1,282
250,000	\$873	\$450	\$100	\$23	\$478	\$30	-	-	\$1,955	\$1,748
500,000	\$1,746	\$450	\$100	\$46	\$478	\$30	-	-	\$2,851	\$2,525
750,000	\$2,619	\$450	\$100	\$70	\$478	\$30	-	-	\$3,747	\$3,302
1,000,000	\$3,492	\$450	\$100	\$93	\$478	\$30	-	-	\$4,643	\$4,079
Commercial										
100,000	\$960	\$450	\$100	\$23	\$478	\$30	\$1,468	\$369	\$3,879	\$3,201
250,000	\$2,401	\$450	\$100	\$57	\$478	\$30	\$1,468	\$369	\$5,354	\$4,479
500,000	\$4,801	\$450	\$100	\$114	\$478	\$30	\$1,468	\$369	\$7,811	\$6,610
750,000	\$7,202	\$450	\$100	\$172	\$478	\$30	\$1,468	\$369	\$10,269	\$8,741
1,000,000	\$9,603	\$450	\$100	\$229	\$478	\$30	\$1,468	\$369	\$12,727	\$10,872

Notes:

1. Land values are indicative amounts only.
2. In addition to the total rates indicated above, ratepayers in the rateable area for the stormwater network will be charged the targeted rate per \$ of capital value of their rateable property i.e. for \$100K of capital value the targeted rate for stormwater charges will be \$21.96.

Monitoring and reviewing our Financial Strategy

As part of business as usual, we constantly scan both the financial environment and our own performance to monitor:

- sustainability of our financial performance and position
- any emerging risks
- whether the strategy is being implemented as intended
- any trends in the community's ability to pay.

The strategy will be reviewed triennially as part of the LTP process. Consideration will also be given to the impacts of any significant changes in local, national or global economic conditions during each year's Annual Plan process. To read our full financial strategy please go to the following address www.fndc.govt.nz/ltp2024-27 or read the paper copy version available at our service centres, libraries or sites across the district.

TE WHAKARĀPOPOTOTANGA: TE KAUPAPA AHUPŪTEA CAPITAL WORKS PROJECT SUMMARY

Even though our focus will be on fixing our transport network, we still have other projects to start as well as spending funds on maintaining what we have.







This is a summary of a range of other projects across the district for the next three years. Please see details on page 31 on where to view our full proposed capital works programme.

DISTRICT-WIDE










Project	Year	Total (\$)
Bins, benches, bollards, signs and tables	2024-27	276,165
Bridges and structures renewals	2024-27	11,817,232
Footpaths	2024-27	1,396,575
Local road improvements (low cost/low risk)	2024-27	36,465,272
Maritime consent renewals	2024-27	177,075
Parks and reserve renewals	2025-27	2,758,073
Playground shade sails	2024/25	190,000
Wastewater pump station renewals and upgrades	2025-27	2,948,225
Wastewater telemetry* upgrades	2024-27	8,615,775
Water supply storage improvements	2025-27	1,946,875

* Telemetry is the automation, monitoring, and control of water and wastewater reservoirs and pumping stations

TE HIKU

Location	Project	Year	Total (\$)
Ahipara	 Stormwater upgrades	2024-26	865,400
Hihi	 Wastewater treatment plant replacement	2024-27	6,440,813
Kaitiāia	 Airport (runway, fencing, upgrades)	2024/25	1,959,854
	 Stormwater pipe renewal	2024/25	1,250,000
	 Transfer station - new bridge	2024/25	500,000
	 Wastewater treatment plant upgrades	2024-27	6,356,250

KAIKOHE - HOKIANGA

Location	Project	Year	Total (\$)
Kaikohe	 Library replacement	2024-26	12,967,623
	 Wastewater treatment plant upgrades	2024-27	22,057,500
	 Water network reticulation renewals	2026/27	3,139,500
	 Water source resilience	2024/25	875,000
Kohukohu	 Land purchase for wastewater discharge	2025/26	817,600
Ōkaihau	 Hall renewals	2024/25	956,224
Ōmāpere / Ōpononi	 Land purchase for wastewater discharge	2025/26	1,022,000
Ōpononi	 Fireflow upgrades	2025-27	1,549,009
Rāwene	 Land purchase for wastewater discharge	2025/26	313,960

BAY OF ISLANDS - WHANGAROA

Location	Project	Year	Total (\$)
Kāeo	 Old Post Office - building renewals	2024/25	517,500
	 Public toilet	2024/25	20,000
Kawakawa	 Stormwater pipe renewal	2026/27	1,308,125
	 Water network planned renewals	2026/27	4,186,000
Kerikeri	 CBD roading bypass	2026/27	5,232,500
	 Upgrade watermain to Heritage Bypass	2025-27	12,138,154
	 Water treatment plant upgrade	2024-27	7,716,773
Moerewa	 Stormwater improvements	2024/25	3,388,000
Paihia	 Water treatment plant relocation	2024-27	11,838,048
Rangitāne	 Boat ramp parking	2024/25	1,561,558
Russell	 Cemetery development	2024/25	150,000
	 Wastewater renewals	2024-27	1,860,508



TĀ MĀTOU ARONGA: TE WHAKATIKA HAERE I NGĀ HUARAHI

OUR FOCUS: REPAIRING OUR TRANSPORT NETWORK

The Northland local road network suffered approximately \$89 million worth of damage from at least 10 different significant weather events since July 2022. An estimated \$41 million of this damage occurred in Far North District, with approximately \$15 million of these repairs completed to date.

We have restored most roads but are still working on 85 sites in the Far North. To some motorists, it may seem like very little is happening to address these remaining slips. That is not the case. Some of these sites are very complex with significant engineering, planning and funding questions that must be resolved before contractors can start working on repairs. The reality is that it will take another year or more to start some repairs.

Additionally flood damage works will be funded on top of our roading programme. Subsidies for this work will not be sourced from the National Land Transport Fund, according to the draft Government Policy Statement (GPS) on land transport.

The council has approved the local share (our portion) for the three most technically challenging Phase 3 slips that still need to be repaired across district. The local share will be funded out of the emergency works reserve fund.

Thirty-three sites are still going through procurement for design. Funding has been secured for all slips. There are currently no more outstanding Emergency Works to be approved by NZTA / Waka Kotahi.

An increase to the council's emergency works reserve fund has been applied in year 2 and year 3 of this LTP in order to fund the local share portion.

A new online mapping tool developed by Northland's three district councils shows the latest repair plans. The map uses a 'pin' to show the exact location of each remaining slips and details including the type of slip, its size, what repairs are required, and whether repairs are in the planning, investigation, design or construction stage.

Roading costs for 2024-27 (\$m)

	2024/25	2025/26	2026/27
Roading capital programme ¹	46.3	58.8	63.0
Subsidy*	28.7	41.4	38.8
Local share	17.6	17.3	24.1
Emergency works²			
Local share - funded by emergency event reserve	5.5	2.8	

* Subject to NZTA approval

¹ These figures include Infrastructure Acceleration Funding roading capital works. For an outline of BAU capital works please see the capital programme. Information can be found on page 31.

² For more details on the emergency works please see the online mapping tool.

41
MILLION
IN TRANSPORT
NETWORK DAMAGE

85
SLIP SITES
IN THE FAR NORTH

TE WHAKAPIKINGA RĒTI PROPOSED RATES INCREASE

You may know that the all councils are dealing with higher costs for projects and services. This council is also facing the same dilemma. These costs are mostly due to the after-effects of COVID-19, continuing global issues, high inflation, increased insurance costs, as well as costs associated with emergency road repairs and increased three waters compliance.

Before landing on a rates increase, we must decide what our priorities and projects are, include the additional costs we face, and then calculate what the operational spend will look like for the next three years.

We start by looking at what we 'must do' and budget for those projects first. Then we look at what we know we need to do but not urgently. In some cases, these projects are deferred out to later years in the plan to ensure the 'must do's' are tackled first. We also need to think about projects already underway and that have subsidies attached. If we don't do these, we run the risk of losing the subsidies and those projects cannot be completed.

Budgets are then worked through line-by-line with our councillors. This is the stage where the hard calls are made on whether to push some projects out a few years because events have given us new priorities. That's exactly the position we find ourselves in now - we must focus on fixing our roads and making sure we maintain the infrastructure we have.

The additional challenges we face are not only the result of severe weather events. We also face increased costs in our management of three waters - water, wastewater and storm water - to ensure that we meet new regulations. For example, estimated costs to New Zealand councils of complying with the National Policy Statement for Freshwater Management range between \$1.4 and \$2.1 billion, with ongoing costs of up to \$59 million a year.

In this LTP, we have tried to maintain a balance by still providing a few of the 'nice to haves' but our focus is very much on repairing our road network and maintaining what we have.

We have worked with our community boards to ensure some local projects were included in our capital works programme. We will be continuing to provide them with funding for place-making and grants for the next three years.

No matter how we diced it, the additional costs we face cannot be avoided and we need to increase our total rates take. This is not something we want, but it is essential that we repair what we have, deliver key projects and maintain the valuable assets we already have.

We currently have a proposed rates increase of 16.5% for 2024/25.

ROADS AND WATER
SUPPLY SYSTEMS ARE

27%

MORE EXPENSIVE TO BUILD
THAN THREE YEARS AGO

SEWERAGE SYSTEMS ARE

30%

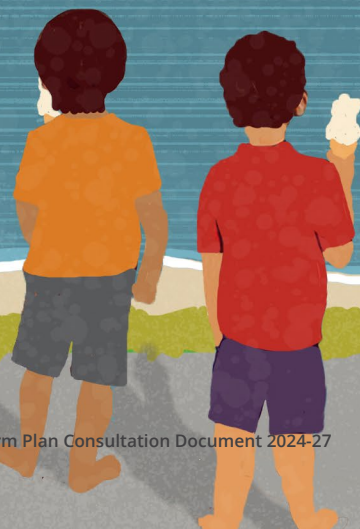
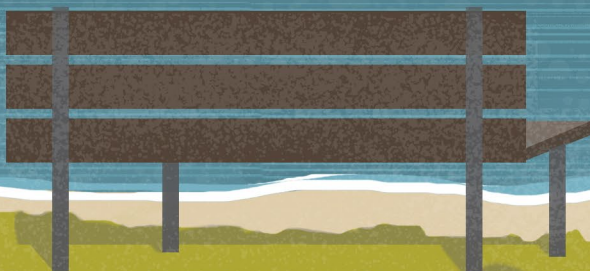
MORE EXPENSIVE TO BUILD
THAN THREE YEARS AGO

NGĀ KAUPAPA MATUA O TE MAHERE NEI KEY PROPOSALS FOR THIS PLAN

As we have mentioned our priority for the next three years is to focus on fixing the damage to our transport network. But we also have some challenges we want to talk about and welcome your thoughts and ideas on some or all of the proposed options.

You can provide your feedback online, complete the submission form, or come along to a day where you can verbally submit your comments. The details can be found under key dates on page 2.

ME TONO Ā KOUTOU KŌRERO I MUA I TE
28 O NGĀ RĀ O ĀPEREIRA
REMEMBER WE NEED YOUR FEEDBACK
BY 28 APRIL



ISSUE 1

ME WHAKAREREKĒ RAINI TE ĀHUA O TE TATAU I TE WAI UA PUTA NOA I TE ROHE? SHOULD WE CHANGE THE WAY WE RATE STORMWATER ACROSS THE DISTRICT?

What's happening now

Stormwater is rainwater that flows across roofs, roads and driveways into the council's stormwater system of drains and culverts.

Severe weather events have impact on our stormwater infrastructure and its ability to cope is at capacity.

We need to decide on how we rate this activity going forward to tackle the problems that are increasing due to more severe weather events and how we deliver the stormwater programme to make sure our long-term investment is future-proof.

When we move on to the next LTP, we will have a better understanding of our stormwater network and asset information.

We'll be working to identify and solve problems before they become urgent, rather than waiting to react once issues arise.

Let's look at the options

We have included the positive and negative impacts for each option as well as how that impacts service, ratepayers and debt. We also have a preferred option that we think would work best while still continuing to provide this service to our communities.

OPTION 1: Status quo		
<p>Positive impacts</p> <ul style="list-style-type: none"> • Continuity: Maintains the current funding structure without disrupting existing operations. • Familiarity: The current method works fine. 	<p>Negative impacts</p> <ul style="list-style-type: none"> • Inadequate funding: Maintaining the status quo may not provide sufficient resources to address the increasing challenges posed by severe weather events and ageing infrastructure. • Risk of infrastructure failure: Without additional investment, the stormwater network may remain at full capacity, leading to increased risks of flooding and other related issues. • Lack of future-proofing: Failing to adapt the funding mechanism may hinder efforts to future-proof the stormwater management system against evolving challenges. 	
<p>Impact on level of service</p> <p>Nil</p>	<p>Impact to ratepayer</p> <p>10% general rate funded 90% targeted on capital value</p>	<p>Impact on debt</p> <p>Nil</p>

What is the issue?

- The impact of weather events on the public and private network has increased.
- The lack of long-term investment and asset information has our stormwater network at full capacity.

How do we currently rate for stormwater?

We currently rate to fund specific capital developments within urban communities across the district. The rate is set in two categories with no differentials.

This activity contributes to these community outcomes



OPTION 2: Change to a targeted rate based on land use and introduce a public good rate

Positive impacts

- **Fairness:** Targets those who directly benefit from the stormwater network.
- **Adequate funding:** Ensures a more equitable distribution of funding, potentially generating additional revenue to address the increasing demands on stormwater infrastructure.
- **Simplifies:** By changing to this option, it will make stormwater consistent in the way we rate for the water/wastewater.

Negative impacts

- **Equity concerns:** There may be challenges already with high rating increases across the district.

Impact on level of service

Less reactive activity on addressing the issue

Impact to ratepayer

\$10 stormwater public good rate per rating unit per year

See table below for targeted rate details

Impact on debt

Nil

Stormwater targeted rate		2024/25	2025/26	2026/27
Industrial / commercial	Per land use	375.00	375.00	375.00
Others including residential	Per land use	187.50	187.50	187.50



OPTION 2 IS OUR PREFERRED OPTION

What do you think?

Let us know your thoughts. Complete your submission online at www.fndc.govt.nz/ltp2024-27

Want more information?

Our capital programme shows what projects we will be doing in the stormwater space over the next three years.

You can find that on our website www.fndc.govt.nz/ltp2024-27 or you can read the document at any of our service centres, libraries or information centres / isites.

**ISSUE
2**

ME WHAKAREREKĒ RAINI TE ĀHUA TATAU I TE HUNGA KA HONO KI TE WAI ME TE WAIPARA, KA ĀHEI RAINI KI TE HONO KI TE WAI ME TE WAIPARA? SHOULD WE CHANGE THE WAY WE RATE FOR THOSE WHO ACCESS OR COULD ACCESS WATER SUPPLY AND WASTEWATER SERVICES?

This proposal does not affect those who are not connected (or not able to connect) to a council water or wastewater scheme.

We are suggesting a shift in the way we rate for water and wastewater. These services cost a lot of money and it is really tough to fund these services in an affordable and equitable way with the district being so spread out.

Last year, we asked for input on switching our rating system to become a district-wide rating for water supply and wastewater. However, the council rejected this proposal because of the introduction of Three Waters legislation and the potential changes it might bring, which were uncertain at that time.

That is why we are asking this question again. This time we have included additional options of a targeted ward-based rate for both services and a scheme-based operational rate for wastewater services.

Let’s look at the options

We have included the positive and negative impacts for each option and how that impacts service, ratepayers and debt. We also have a preferred option that we think would work best while still continuing to provide this service to our communities.

OPTION 1: Status quo		
<p>Positive impacts</p> <ul style="list-style-type: none"> • Familiarity: People pay for the services that they receive. • Fairness: Targets those who directly benefit from the water and wastewater network. • Compliance: We need to make sure our water and wastewater schemes are doing the job they should. There are issues we need to resolve, some because of increased government requirements. 	<p>Negative</p> <ul style="list-style-type: none"> • Inadequate Funding: Maintaining the status quo may not provide sufficient resources to address the increasing challenges posed by severe weather events and ageing infrastructure. • Equity concerns: There may be challenges already with high rating increases across the district. • Future affordability: Affects some of our smaller communities. • Affordability: Currently, the total cost of upgrades is not relative to the number of connections on a network. That means a small community will experience a far greater cost burden than a larger community, where the costs are spread more widely. 	
<p>Impact on level of service</p> <p>Nil</p>	<p>Impact to ratepayer</p> <p>See water supply and wastewater targeted rates tables in the Funding Impact Statement - Rates, details on page 31 (Other information)</p>	<p>Impact on debt</p> <p>Nil</p>

What is the issue?

We are proposing this change to make sure we can upgrade our services to be compliant and support growth while still managing affordability – one of the biggest challenges we face as a district.

If we continue to rate water and wastewater the way we currently do, some communities will not be able to afford their rates when we carry out much-needed upgrades.

We currently charge an operating rate for both water and wastewater which is set at a district-wide level.

This activity contributes to these community outcomes



OPTION 2: Change to district-wide rates for those connected to / or have the ability to connect to water supply and / or wastewater services

Positive impacts

- **Familiarity:** People pay for the services that they receive.
- **Fairness:** Targets those who directly benefit from the water and wastewater network.
- **Adequate funding:** Ensures a more equitable distribution of funding, potentially generating additional revenue to address the increasing demands on infrastructure.
- **Compliance:** We need to make sure our water and wastewater schemes are doing the job they should. There are issues we need to resolve, some because of increased government requirements.
- **Affordability:** Currently, the total cost of upgrades is not relative to the number of connections on a network. That means a small community will experience a far greater cost burden than a larger community, where the costs are spread more widely. By moving to a district-wide targeted rate, the burden is spread across a much larger number of ratepayers.
- **Growth:** This includes current demand and future growth. By enabling growth and new connections, upgrade costs will be shared across more ratepayers.

Negative impacts

- **Equity concerns:** There may be challenges already with high rating increases across the district.
- **Future affordability:** Affects some of our smaller communities.

Impact on level of service

Nil

Impact to ratepayer

The table below show rates for water and wastewater services if changed to a district-wide targeted rate.

Impact on debt

Nil

Water supply targeted rate		2024/25	2025/26	2026/27
Connected	Per SUIP	369.70	453.86	593.10
Availability	Per rating unit	369.70	453.86	593.10
Wastewater targeted rate				
District-wide connected	Per SUIP	417.35	491.30	599.08
District-wide availability	Per rating unit	417.35	491.30	599.08
District-wide additional pans	Per sub pan*	250.41	294.78	359.45

OPTION 3: Change to targeted ward rate for those connected to / or have the ability to connect to water supply and / or wastewater services

Positive impacts <ul style="list-style-type: none"> • Compliance: We need to make sure our water and wastewater schemes are doing the job they should. There are issues we need to resolve, some because of increased government requirements. • Affordability: Currently, the total cost of upgrades is not relative to the number of connections on a network. That means a small community will experience a far greater cost burden than a larger community, where the costs are spread more widely. By moving to a ward-based targeted rate, the burden is spread across a much larger number of ratepayers. • Growth: This includes current demand and future growth. By enabling growth and new connections, upgrade costs will be shared across more ratepayers. 		Negative impacts <ul style="list-style-type: none"> • Inadequate funding: Not provide sufficient resources to address the increasing challenges posed by severe weather events and ageing infrastructure.
Impact on level of service Nil	Impact to ratepayer The tables below show rates for water and wastewater services if changed to a ward-based targeted rate including the wastewater operational rate.	Impact on debt Nil

Water supply targeted capital rate		2024/25	2025/26	2026/27
Bay of Islands - Whangaroa				
Connected	Per SUIP	273.92	351.25	484.53
Availability	Per rating unit	273.92	351.25	484.53
Kaikohe - Hokianga				
Connected	Per SUIP	405.75	466.14	746.12
Availability	Per rating unit	405.75	466.14	746.12
Te Hiku				
Connected	Per SUIP	567.48	695.66	689.92
Availability	Per rating unit	567.48	695.66	689.92
Wastewater targeted capital rate				
Bay of Islands - Whangaroa				
Connected	Per SUIP	569.41	590.10	594.99
Availability	Per rating unit	569.41	590.10	594.99
Additional pans	Per sub pan	341.65	354.06	356.99
Kaikohe - Hokianga				
Connected	Per SUIP	302.73	457.20	931.31
Availability	Per rating unit	302.73	457.20	931.31
Additional pans	Per sub pan	181.64	274.32	558.79
Te Hiku				
Connected	Per SUIP	322.90	412.41	458.87
Availability	Per rating unit	322.90	412.41	458.87
Additional pans	Per sub pan*	193.74	247.45	275.32
Wastewater targeted operational rate				
Bay of Islands - Whangaroa				
Connected rate	Per SUIP	1,396.84	1,180.39	1,330.89
Subsequent pan rate	Per sub pan	838.11	708.23	798.54
Kaikohe - Hokianga				
Connected rate	Per SUIP	773.27	904.83	940.92
Subsequent pan rate	Per sub pan	463.96	542.90	564.55
Te Hiku				
Connected rate	Per SUIP	828.49	883.53	997.73
Subsequent pan rate	Per sub pan*	497.10	530.12	598.64

OPTION 4

Change to targeted scheme-based operational rate for those connected to / or have the ability to connect to wastewater services

Positive impacts <ul style="list-style-type: none"> • Compliance: We need to make sure our wastewater schemes are doing the job they should. There are issues we need to resolve, some because of increased government requirements. • Affordability: Currently, the total cost of upgrades is not relative to the number of connections on a network. That means a small community will experience a far greater cost burden than a larger community, where the costs are spread more widely. • Growth: This includes current demand and future growth. By enabling growth and new connections, upgrade costs will be shared across more ratepayers. • Fairness: Targets those who directly benefit from the wastewater network. • Adequate funding: Ensures a more equitable distribution of funding, potentially generating additional revenue to address the increasing demands on infrastructure. 		Negative <ul style="list-style-type: none"> • Inadequate funding: This may not provide sufficient resources to address the increasing challenges posed by severe weather events and ageing infrastructure.
Impact on level of service Nil	Impact to ratepayer The table below shows rates for wastewater services if changed to a scheme based operational rate	Impact on debt Nil

Wastewater operational rate		2024/25	2025/26	2026/27
Ahipara				
Ahipara connected	Per SUIP	945.01	992.38	1,078.92
Ahipara additional pans	Per sub pan*	567.00	595.43	647.35
Hihi				
Hihi connected	Per SUIP	2,147.01	2,067.21	3,215.07
Hihi additional pans	Per sub pan	1,288.20	1,240.32	1,929.04
Kāeo				
Kāeo connected	Per SUIP	1,614.42	1,674.26	1,768.51
Kāeo additional pans	Per sub pan	968.65	1,004.56	1,061.10
Kaikohe				
Kaikohe connected	Per SUIP	628.71	795.96	808.69
Kaikohe additional pans	Per sub pan	377.23	477.58	485.22
Kaitāia and Awanui				
Kaitāia and Awanui connected	Per SUIP	663.51	742.36	842.64
Kaitāia and Awanui additional pans	Per sub pan	398.11	445.42	505.58
Kawakawa				
Kawakawa connected	Per SUIP	1,072.27	1,323.05	2,013.91
Kawakawa additional pans	Per sub pan	643.36	793.83	1,208.35
Kerikeri				
Kerikeri connected	Per SUIP	2,106.15	1,262.25	1,352.04
Kerikeri additional pans	Per sub pan	1,263.69	757.35	811.22
Kohukohu				
Kohukohu connected	Per SUIP	1,289.58	1,286.36	1,378.25
Kohukohu additional pans	Per sub pan	773.75	771.82	826.95

* Per sub pan = Per subsequent pan

Wastewater operational rate		2024/25	2025/26	2026/27
Ōpononi				
Ōpononi connected	Per SUIP	982.38	1,028.55	1,110.70
Ōpononi additional pans	Per sub pan	589.43	617.13	666.42
Paihia				
Paihia connected	Per SUIP	840.86	880.64	951.59
Paihia additional pans	Per sub pan	504.52	528.38	570.95
Rangiputa				
Rangiputa connected	Per SUIP	1,147.63	1,200.95	1,295.34
Rangiputa additional pans	Per sub pan	688.58	720.57	777.21
Rāwene				
Rāwene connected	Per SUIP	878.00	922.53	1,004.25
Rāwene additional pans	Per sub pan	526.80	553.52	602.55
Russell				
Russell connected	Per SUIP	1,556.75	1,600.79	1,699.32
Russell additional pans	Per sub pan	934.05	960.47	1,019.59
Taipā				
Taipā connected	Per SUIP	865.23	893.99	978.19
Taipā additional pans	Per sub pan	519.14	536.39	586.92
Whangaroa				
Whangaroa connected	Per SUIP	20,367.79	20,894.15	21,501.85
Whangaroa additional pans	Per sub pan	12,220.68	12,536.49	12,901.11
Whatuwhiwhi				
Whatuwhiwhi connected	Per SUIP	900.77	948.15	1,036.29
Whatuwhiwhi additional pans	Per sub pan	540.46	568.89	621.77

What do you think?

The council does not have a preferred option for this proposal. We are seeking your feedback and how it affects you, please let us know your thoughts.

Complete your submission online at www.fndc.govt.nz/ltp2024-27

Want more information?

Our proposed capital programme shows what projects we will be doing in the water supply / wastewater spaces over the next three years.

You can find that on our website www.fndc.govt.nz/ltp2024-27 or you can read the document at any of our service centres, libraries or information centres / isites.

ISSUE 3

ME PĒHEA E HAERE TONU AI NGĀ RATONGA Ā NGĀ RĀ KEI TE HEKE MAI? HOW DO WE CONTINUE TO PROVIDE COMMUNITY SERVICES IN THE FUTURE?

What's happening now

We operate six service centres, three isites and six libraries across our district. Last year, these centres had around 707,000 face-to-face interactions. While that might sound like a lot, the number is actually decreasing because more people can access our services online now. While that might sound like a lot, the number is actually decreasing because more people are able to access our services online now. With better internet and increased online options, people are preferring to move to a more digitally operated service. A consolidated model that combines our services in multi-purpose centres would support our district more effectively.

What is the issue?

A number of buildings are used for one purpose only, whether that is as a service centre, library or isite.

The options

We have included the positive and negative impacts for each option as well as how that impacts service, ratepayers and debt. We also have a preferred option that we think would work best while still continuing to provide this service to our communities.

Some provide combined services but not in entirety. This means customers may have to travel to several locations for council services.

Each building has associated operating costs which continue to increase over the years due to inflationary impacts, interest rates and day-to-day operations.

As we become more digitally connected, our communities needs will change and we will require less service centres. We are looking at options now to consider how we will continue to provide these services in the future in the most cost-effective way.

This activity contributes to these community outcomes



OPTION 1: Provide multi-purpose centres: two for Bay of Islands-Whangaroa, one each for Kaikohe-Hokianga, and Te Hiku

Positive impacts

- **Cost Savings:** Reduces overhead costs by operating and maintaining two service centres in the future.
- **Resource Optimisation:** Allows for the consolidation of resources into fewer locations, potentially improving efficiency.
- **Focus on Digital Services:** Encourages further investment and development of online platforms to meet the shifting demands of the population.

Negative impacts

- **Operational costs:** This will have additional costs in the first year to ensure setup is correct.
- **Capital investment:** The initial cost to setup will have an impact.
- **Reduced Accessibility:** Removes physical service points from certain areas, potentially disenfranchising those who rely on face-to-face interactions.
- **Customer Disruption:** May inconvenience existing clients who are accustomed to utilising the now-closed service centres.
- **Community Impact:** Closure of service centres may lead community dissatisfaction, particularly in areas where closed centres provide essential support.

Impact on level of service

Nil

Impact to ratepayer

There will likely be some operational costs involved but this has not been quantified yet

Impact on debt

There will likely be some capital expenditure required but this has not been quantified yet

Note: If we do decide to go with our preferred option, we will not be implementing any changes until we have spoken to our communities about any potential changes and when they will occur.



OPTION 1 IS OUR PREFERRED OPTION

OPTION 2: Provide a multi-purpose centre for each ward

Positive impacts

- **Cost Savings:** Reduced costs associated with operating and maintaining just one service centre in the future.
- **Resource Optimisation:** Allows for the consolidation of resources into fewer locations, potentially improving efficiency.
- **Focus on Digital Services:** Encourages further investment and development of online platforms to meet the shifting demands of the population.

Negative impacts

- **Operational costs:** This will have additional costs in the first year to ensure setup is correct.
- **Capital investment:** The initial cost to setup will have an impact.
- **Reduced Accessibility:** Removes physical service points from certain areas, potentially disenfranchising those who rely on face-to-face interactions.
- **Customer Disruption:** May inconvenience existing clients who are accustomed to utilising the now-closed service centres.
- **Community Impact:** Closure of service centres may lead to community dissatisfaction, particularly in areas where closed centres provide essential support.

Impact on level of service

Nil

Impact to ratepayer

There will likely be some operational costs involved but this has not been quantified yet

Impact on debt

There will likely be some capital expenditure required but this has not been quantified yet

Note: If we do decide to go with our preferred option, we will not be implementing any changes until we have spoken to our communities about any potential changes and when they will occur.

OPTION 3: Status quo

Positive impacts

- **Continuity:** Maintains the current setup without disrupting existing operations.
- **Accessibility:** Ensures continued physical presence in all locations, potentially reaching those who prefer or lack access to digital services.
- **Familiarity:** Customers are accustomed to the current service centre locations and may find comfort in their accessibility.

Negative impacts

- **Cost Inefficiency:** Maintaining the service centres, libraries and sites might be financially burdensome, especially if face-to-face interactions continue to decline.
- **Resource Allocation:** Spread resources thinly across multiple locations, potentially impacting the quality of service provided.
- **Lack of Adaptability:** Fails to capitalise on the trend towards digital services and may not align with changing consumer preferences.

Impact on level of service

Nil

Impact to ratepayer

No change

Impact on debt

Nil

What do you think?

What do you think? Do you agree with our preferred option or choose another?

Then let us know. Complete a submission form online at www.fndc.govt.nz/ltp2024-27



HE KŌRERO ATU ANŌ

OTHER INFORMATION

As well as providing your thoughts on the proposals in this document, we also welcome feedback on any of the supporting information mentioned below.

- Proposed forecast financial statements
- Proposed funding impact statements
- Proposed funding impact statement (rates)
- Proposed fees and charges schedule 2024/25
- Proposed forecast reserve funds
- Proposed community outcomes
- Proposed groups and activities
- Proposed Financial Strategy
- Proposed Infrastructure Strategy
- Proposed Policies
 - Accounting Policies
 - Rating Relief Policies
 - Revenue and Financing Policy
 - Treasury, Liability and Investment Policies
- Proposed capital works programme
- Proposed significant forecasting assumption

Our adopted Significance and Engagement Policy 2021 and Te Mahi Tahi me te Māori | Working with Māori document underpin the supporting information.

Supporting information can be viewed in paper versions at either Kaikohe, Kaitiāia or Kerikeri services centres or found on our website: www.fndc.govt.nz/ltp2024-27

Copies of the consultation document and submission form can be picked up from any service centre, isite / information centre or library.

MĀMĀ NOA IHO TE WHAKAPĀ MAI! MAKING A SUBMISSION IS EASY!



You can submit online at:
www.fndc.govt.nz/ltp2024-27
Online submissions saves cost and time!



You can email your feedback to:
submissions@fndc.govt.nz



You can come and fill in a printed form at a service centre near you, complete it there or take it away and post it back to us.



You can post your form back to us at:
LTP submissions
Far North District Council
Private Bag 752
Kaikohe 0440



You can catch up with us in person at one of our planned 'pop ups' in Kaikohe, Kaitiāia or Kerikeri, throughout April. Go to our website for information on when and where these will be held.

KIA MAHARA ANŌ,
ME TONO MAI Ā
KOUTOU KŌRERO I
MUA I TE 28 O NGĀ
RĀ O ĀPEREIRA

REMEMBER WE NEED
YOUR FEEDBACK BY
28 APRIL

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

WHAKAPĀ MAI
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