

A BRIGHT FUTURE

Kaipara District Council Long Term Plan 2018/2028

Part Two
Finances
Policies



Kaipara te Orangakui • Two Oceans Two Harbours

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Audit Opinion



To the reader:

INDEPENDENT AUDITOR'S REPORT ON KAIPARA DISTRICT COUNCIL'S 2018/2028 LONG-TERM PLAN

I am the Auditor-General's appointed auditor for Kaipara District Council (the Council). Section 94 of the Local Government Act 2002 (the Act) requires an audit report on the Council's long-term plan (the plan). Section 259C of the Act requires a report on disclosures made under certain regulations. We have carried out this work using the staff and resources of Deloitte Limited. We completed our report on 26 June 2018.

Opinion

In my opinion:

- the plan provides a reasonable basis for:
 - long-term, integrated decision-making and co-ordination of the Council's resources; and
 - accountability of the Council to the community;
- the information and assumptions underlying the forecast information in the plan are reasonable; and
- the disclosures on pages 16 to 18 (LTP Part 2) represent a complete list of the disclosures required by Part 2 of the Local Government (Financial Reporting and Prudence) Regulations 2014 (the Regulations) and accurately reflect the information drawn from the plan.

This opinion does not provide assurance that the forecasts in the plan will be achieved, because events do not always occur as expected and variations may be material. Nor does it guarantee the accuracy of the information in the plan.

Basis of opinion

We carried out our work in accordance with the International Standard on Assurance Engagements (New Zealand) 3000 (Revised): *Assurance Engagements Other Than Audits or Reviews of Historical Financial Information*. In meeting the requirements of this standard, we took into account particular elements of the Auditor-General's Auditing Standards and the International Standard on Assurance Engagements 3400: *The Examination of Prospective Financial Information* that were consistent with those requirements.

We assessed the evidence the Council has to support the information and disclosures in the plan and the application of its policies and strategies to the forecast information in the plan. To select appropriate procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the plan.

Our procedures included assessing whether:

- the Council's financial strategy, and the associated financial policies, support prudent financial management by the Council;
- the Council's infrastructure strategy identifies the significant infrastructure issues that the Council is likely to face during the next 30 years;
- the information in the plan is based on materially complete and reliable information;
- the Council's key plans and policies are reflected consistently and appropriately in the development of the forecast information;
- the assumptions set out in the plan are based on the best information currently available to the Council and provide a reasonable and supportable basis for the preparation of the forecast information;
- the forecast financial information has been properly prepared on the basis of the underlying information and the assumptions adopted, and complies with generally accepted accounting practice in New Zealand;
- the rationale for the Council's activities is clearly presented and agreed levels of service are reflected throughout the plan;
- the levels of service and performance measures are reasonable estimates and reflect the main aspects of the Council's intended service delivery and performance; and
- the relationship between the levels of service, performance measures, and forecast financial information has been adequately explained in the plan.

We did not evaluate the security and controls over the electronic publication of the plan.

Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements affecting its procedures, decisions, consultation, disclosures, and other actions relating to the preparation of the plan;
- presenting forecast financial information in accordance with generally accepted accounting practice in New Zealand; and
- having systems and processes in place to enable the preparation of a plan that is free from material misstatement.

I am responsible for expressing an independent opinion on the plan and the disclosures required by the Regulations, as required by sections 94 and 259C of the Act. I do not express an opinion on the merits of the plan's policy content.

Independence

In carrying out our work, we complied with the Auditor-General's:

- independence and other ethical requirements, which incorporate the independence and ethical requirements of Professional and Ethical Standard 1 (Revised); and
- quality control requirements, which incorporate the quality control requirements of Professional and Ethical Standard 3 (Amended).

Other than our work in carrying out all legally required external audits and the provision of an independent whistle-blowing hotline service, we have no relationship with or interests in the Council.



Peter Gulliver

Partner

for Deloitte Limited

On behalf of the Auditor-General

Auckland, New Zealand

Prospective Financial Statements



Prospective Statement of Comprehensive Revenue and Expense

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
	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
30 June											
Revenue											
Rates	33,421	35,029	37,154	39,022	40,378	41,530	43,787	44,681	45,842	47,569	48,862
Subsidies and grants	14,182	12,860	12,154	12,865	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	6,100	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	339	346	354	361	368	376	383	392	403	412
Total revenue	53,979	55,926	57,504	60,748	62,141	62,977	66,562	66,918	69,528	70,580	72,763
Expenses											
Activity costs	23,338	22,287	24,124	24,699	23,977	24,819	25,796	26,311	27,127	28,570	29,310
Employee benefits	9,466	10,828	11,022	11,210	11,412	11,618	11,839	12,065	12,306	12,552	12,815
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	9,882	10,423	10,997	11,613	12,283	12,872	13,355	13,851	14,419	15,031
Total expenses	45,744	45,947	48,349	49,606	49,612	51,320	52,957	53,851	55,254	57,441	58,906
Surplus/(deficit) for the period	8,235	9,979	9,155	11,142	12,529	11,657	13,605	13,067	14,274	13,139	13,857
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	23,015	22,466	24,410	26,407	25,681	28,246	28,337	30,174	29,188	31,142

Prospective Statement of Changes in Net Asset/Equity

For the year ended:	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
Balance at 1 July	581,013	616,072	639,087	661,553	685,963	712,369	738,050	766,296	794,633	824,808	853,995
Comprehensive revenue and expense for the period											
Surplus/(deficit) for the period	8,235	9,979	9,155	11,142	12,529	11,657	13,605	13,067	14,274	13,139	13,857
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	23,015	22,466	24,410	26,407	25,681	28,246	28,337	30,174	29,188	31,142
Balance at 30 June	604,169	639,087	661,553	685,963	712,369	738,050	766,296	794,633	824,808	853,995	885,137

Prospective Statement of Financial Position

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
Net assets/equity											
Accumulated comprehensive revenue and expense	403,732	412,449	423,221	433,861	445,396	455,297	468,646	479,317	492,881	506,075	520,143
Asset revaluation reserves	212,860	238,230	251,542	264,809	278,688	292,711	307,352	322,622	338,522	354,571	371,856
Restricted reserves	5,673	5,427	5,525	5,625	5,732	5,846	5,969	6,094	6,228	6,370	6,516
Council created reserves	-18,096	-17,019	-18,735	-18,332	-17,447	-15,804	-15,671	-13,400	-12,823	-13,021	-13,378
Total net assets/equity	604,169	639,087	661,553	685,963	712,369	738,050	766,296	794,633	824,808	853,995	885,137
<i>represented by</i>											
Current assets											
Cash and cash equivalents	583	500	563	629	702	780	865	939	1,012	1,086	1,159
Trade and other receivables	8,448	6,778	7,012	7,263	7,536	7,830	8,149	8,425	8,701	8,977	9,253
Accrued revenue	1,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875
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	10,454	10,751	11,068	11,414	11,786	12,190	12,540	12,889	13,239	13,588
<i>less</i>											
Current liabilities											
Trade and other payables	9,886	10,016	10,313	10,630	10,977	11,347	11,752	12,102	12,452	12,801	13,150
Provisions	139	145	145	145	145	145	145	145	145	145	145
Employee entitlements	449	458	467	476	487	498	509	521	533	546	558
Public debt	19,127	226	606	332	0	3,367	3,433	2,874	2,990	3,817	2,572
Total current liabilities	29,601	10,845	11,531	11,583	11,609	15,357	15,839	15,642	16,120	17,309	16,425
Working capital/(deficit)	-18,394	-391	-780	-515	-195	-3,571	-3,649	-3,102	-3,231	-4,070	-2,837
<i>plus</i>											
Non current assets											
Property, plant, equipment	668,138	693,085	716,699	739,686	764,436	788,205	812,464	834,588	860,781	886,620	913,725
LGFA Borrower notes	688	643	643	643	643	643	643	643	643	643	643
Biological assets	3,644	500	500	500	500	500	500	500	500	500	500
Other financial assets	276	276	276	276	276	276	276	276	276	276	276
Total non current assets	672,746	694,504	718,118	741,105	765,855	789,624	813,883	836,007	862,200	888,039	915,144
<i>less</i>											
Non current liabilities											
Public debt	39,168	46,044	46,810	45,665	44,349	39,085	35,050	29,419	25,344	21,191	18,423
Provisions	4,567	4,786	4,779	4,766	4,746	4,722	4,692	4,657	4,621	4,587	4,551
Derivative financial liabilities	6,448	4,196	4,196	4,196	4,196	4,196	4,196	4,196	4,196	4,196	4,196
Total non current liabilities	50,183	55,026	55,785	54,627	53,291	48,003	43,938	38,272	34,161	29,974	27,170
Net assets	604,169	639,087	661,553	685,963	712,369	738,050	766,296	794,633	824,808	853,995	885,137

Prospective Cash Flow Statement

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
Cash Flow from Operating Activities											
<i>Receipts:</i>											
Rates	33,421	35,029	37,154	39,022	40,378	41,530	43,787	44,681	45,842	47,569	48,862
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	12,860	12,154	12,865	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
<i>sub total</i>	53,890	55,926	57,504	60,748	62,141	62,977	66,562	66,918	69,528	70,580	72,763
<i>Payments:</i>											
Suppliers and employees	32,697	33,055	35,082	35,846	35,326	36,373	37,568	38,325	39,382	41,071	42,075
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
<i>sub total</i>	35,864	36,005	37,862	38,546	37,936	38,973	40,018	40,445	41,352	42,971	43,825
Net Cash Flow from/(to) Operating Activities	18,027	19,922	19,642	22,202	24,205	24,004	26,543	26,473	28,176	27,608	28,938
Cash Flow from Investing Activities											
<i>Receipts:</i>											
Sale of Property, plant and equipment	150	175	179	182	186	190	194	199	204	209	214
<i>sub total</i>	150	175	179	182	186	190	194	199	204	209	214
<i>Payments:</i>											
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	23,529	20,904	20,898	22,671	22,219	22,683	20,408	24,347	24,418	25,065
<i>sub total</i>	20,128	23,529	20,904	20,898	22,671	22,219	22,683	20,408	24,347	24,418	25,065
Net Cash Flow from/(to) Investing Activities	-19,978	-23,354	-20,726	-20,716	-22,485	-22,029	-22,489	-20,210	-24,144	-24,210	-24,851
Cash Flow from Financing Activities											
<i>Payments:</i>											
Loans repayment (Net)	-3,832	-1,969	1,146	-1,420	-1,647	-1,897	-3,970	-6,190	-3,959	-3,325	-4,013
Net Cash Flow from/(to) Financing Activities	-3,832	-1,969	1,146	-1,420	-1,647	-1,897	-3,970	-6,190	-3,959	-3,325	-4,013
Net Increase/(Decrease) in cash and cash equivalents	-5,783	-5,402	63	67	73	78	85	74	74	74	74
and cash equivalents at beginning of period	6,366	5,902	500	563	629	702	780	865	939	1,012	1,086
Cash and cash equivalents at end of period	583	500	563	629	702	780	865	939	1,012	1,086	1,159

Whole of Council – Prospective Funding Impact Statement

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, uniform annual general charges, rate penalties	22,041	22,930	24,412	26,289	27,585	27,939	29,397	29,746	30,373	31,341	31,925
Targeted rates	11,380	12,099	12,743	12,734	12,793	13,591	14,390	14,935	15,469	16,228	16,937
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	5,203	5,318	5,436	5,557	5,680	5,840	5,975	6,100	6,248	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	45,156	47,718	49,823	51,395	52,798	55,351	56,526	57,965	59,997	61,633
Application of operating funding											
Payments to staff and suppliers	34,063	33,548	35,584	36,365	35,750	36,798	38,013	38,764	39,829	41,525	42,536
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	36,498	38,364	39,065	38,360	39,398	40,463	40,884	41,799	43,425	44,286
Surplus (deficit) of operating funding	7,184	8,658	9,354	10,758	13,035	13,400	14,888	15,642	16,166	16,572	17,347

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 for capital expenditure	8,287	8,276	7,255	7,854	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	1,037	-227	-606	-332	194	-3,366	-3,434	-2,873	-2,991	-3,817
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	5,793	11,982	9,738	10,501	10,600	10,563	8,038	7,158	8,894	7,801	7,526
Applications of capital funding											
Capital expenditure											
- to meet additional demand	1,610	5,593	3,036	2,825	3,917	4,158	4,090	2,087	3,911	4,472	4,607
Capital expenditure											
- to improve the level of service	5,505	5,969	6,204	6,158	7,633	6,772	4,753	4,904	5,524	6,282	5,252
Capital expenditure											
- to replace existing assets	11,749	11,532	11,224	11,462	10,768	10,942	13,480	13,052	14,540	13,284	14,817
Increase (decrease) in reserves	-5,888	-2,454	-1,372	814	1,315	2,091	603	2,757	1,085	335	197
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	12,976	20,640	19,092	21,259	23,635	23,963	22,926	22,800	25,060	24,373	24,873
Surplus (deficit) of capital funding	-7,184	-8,658	-9,354	-10,758	-13,035	-13,400	-14,888	-15,642	-16,166	-16,572	-17,347
Funding Balance	0	0	0	0	0	0	0	0	0	0	0

Reconciliation of Funding Impact Statement to Statement of Revenue and Expense

For period 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
Revenue											
Statement of Comprehensive Revenue and Expense											
<i>Total revenue</i>	53,979	55,926	57,504	60,748	62,141	62,977	66,562	66,918	69,528	70,580	72,763
Funding Impact Statement											
Total operating funding	44,416	45,156	47,718	49,823	51,395	52,798	55,351	56,526	57,965	59,997	61,633
Total sources of capital funding	9,475	10,770	9,786	10,925	10,746	10,179	11,211	10,392	11,563	10,583	11,130
add Provisions	89	0	0	0	0	0	0	0	0	0	0
<i>Total revenue</i>	53,979	55,926	57,504	60,748	62,141	62,977	66,562	66,918	69,528	70,580	72,763
Expenses											
Statement of Comprehensive Revenue and Expense											
<i>Total expenses</i>	45,744	45,947	48,349	49,606	49,612	51,320	52,957	53,851	55,254	57,441	58,906
Funding Impact Statement											
Total applications of operating funding	37,232	36,498	38,364	39,065	38,360	39,398	40,463	40,884	41,799	43,425	44,286
deduct Internal charges and recoveries	-1,264	-435	-440	-453	-351	-347	-360	-365	-373	-380	-388
add Depreciation expense	9,771	9,882	10,423	10,997	11,613	12,283	12,872	13,355	13,851	14,419	15,031
add Provisions	5	2	2	-3	-10	-14	-18	-23	-23	-23	-23
<i>Total expenses</i>	45,744	45,947	48,349	49,606	49,612	51,320	52,957	53,851	55,254	57,441	58,906

Targeted Rates for Metered Water Supply

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
<i>Targeted Rates for metered water supply</i>											
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

Prospective Depreciation Summary

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
<i>by Groups of activities</i>											
Community Activities	176	182	192	210	224	243	249	255	261	267	274
Regulatory Management	14	14	15	15	15	15	16	16	17	17	17
District Leadership, Finance and Internal Services	411	466	672	884	1,097	1,291	1,416	1,455	1,496	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	6,251	6,442	6,645	6,874	7,132	7,396	7,680	7,981	8,301	8,641
Stormwater Drainage	371	371	384	402	422	444	469	495	522	551	582
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	1,181	1,225	1,298	1,360	1,396	1,433	1,472	1,514
Total Groups of activities depreciation	9,771	9,882	10,423	10,997	11,613	12,283	12,872	13,355	13,851	14,419	15,031

Prospective Statement of Financial Reserves

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
	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
30 June											
Accumulated Funds											
Opening Balance	394,366	399,774	412,449	423,221	433,861	445,396	455,297	468,646	479,317	492,881	506,075
Transfers in	30,410	30,521	29,858	31,313	33,579	33,240	37,684	35,830	39,425	39,884	41,482
Transfers out	-21,043	-17,846	-19,086	-20,673	-22,044	-23,339	-24,335	-25,159	-25,861	-26,690	-27,414
Accumulated Funds	<u>403,732</u>	<u>412,449</u>	<u>423,221</u>	<u>433,861</u>	<u>445,396</u>	<u>455,297</u>	<u>468,646</u>	<u>479,317</u>	<u>492,881</u>	<u>506,075</u>	<u>520,143</u>
Asset Revaluation Reserves											
Opening Balance	197,938	225,194	238,230	251,542	264,809	278,688	292,711	307,352	322,622	338,522	354,571
Transfers in	14,922	13,036	13,312	13,267	13,879	14,023	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	<u>212,860</u>	<u>238,230</u>	<u>251,542</u>	<u>264,809</u>	<u>278,688</u>	<u>292,711</u>	<u>307,352</u>	<u>322,622</u>	<u>338,522</u>	<u>354,571</u>	<u>371,856</u>
Restricted Reserves											
Mangawhai Endowment Lands Account											
Opening Balance	5,672	5,326	5,427	5,525	5,625	5,732	5,846	5,969	6,094	6,228	6,370
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	<u>5,673</u>	<u>5,427</u>	<u>5,525</u>	<u>5,625</u>	<u>5,732</u>	<u>5,846</u>	<u>5,969</u>	<u>6,094</u>	<u>6,228</u>	<u>6,370</u>	<u>6,516</u>
Council Created Reserves											
Opening Balance	-16,964	-14,222	-17,019	-18,735	-18,332	-17,447	-15,804	-15,671	-13,400	-12,823	-13,021
Transfers in	6,375	7,910	8,607	9,748	10,515	11,153	11,571	11,925	12,139	12,410	12,533
Transfers out	-7,506	-10,707	-10,323	-9,345	-9,630	-9,510	-11,438	-9,654	-11,562	-12,608	-12,890
Council Created Reserves	<u>-18,096</u>	<u>-17,019</u>	<u>-18,735</u>	<u>-18,332</u>	<u>-17,447</u>	<u>-15,804</u>	<u>-15,671</u>	<u>-13,400</u>	<u>-12,823</u>	<u>-13,021</u>	<u>-13,378</u>

Prospective Statement of Reserve Funds

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	2018-2028	2018-2028	2018-2028	2018-2028	2018-2028	2018-2028	2018-2028	2018-2028	2018-2028
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Council Created Reserves										
Depreciation Reserve										
<i>Opening Balance</i>	80	17	143	498	1	2,052	711	30	968	4,500
Deposited	2,356	157	1,156	11,904	283	28,604	15,357	4,334	12,866	77,017
Withdrawn	-1,671	0	0	-3,691	0	-28,604	-10,325	-3,782	-17,822	-65,896
Closing Balance	765	174	1,298	8,711	284	2,052	5,742	582	-3,987	15,621
Development Contribution Reserve										
<i>Opening Balance</i>	0	0	0	-12	0	114	-25,230	-48	29	-25,146
Deposited	0	0	0	0	0	741	22,925	67	0	23,733
Withdrawn	0	0	0	0	0	-5,217	-24,329	-346	0	-29,893
Closing Balance	0	0	0	-12	0	-4,363	-26,634	-326	29	-31,306
Financial Contribution Reserve										
<i>Opening Balance</i>	5,212	0	0	-70	0	774	0	0	0	5,916
Deposited	3,744	0	0	0	0	209	0	0	0	3,952
Withdrawn	-8,003	0	0	0	0	-265	0	0	0	-8,268
Closing Balance	953	0	0	-70	0	717	0	0	0	1,600
Provision Expenditure Reserve										
<i>Opening Balance</i>	0	0	0	0	419	0	90	0	0	509
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	1,685	0	-979	0	0	706
Restricted Council Reserves										
Restricted Reserves										
Mangawhai Endowment Lands Account										
<i>Opening Balance</i>	0	0	0	5,326	0	0	0	0	0	5,326
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	6,516	0	0	0	0	0	6,516

Prospective Rating Base Information

At end of preceding financial year	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
Rating Units	14,658	14,376	14,521	14,668	14,816	14,966	15,117	15,270	15,424	15,580	15,738

Long Term Plan Disclosure Statement for period commencing 01 July 2018

What is the purpose of this Statement?

The purpose of this statement is to disclose the council’s planned financial performance in relation to various benchmarks to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

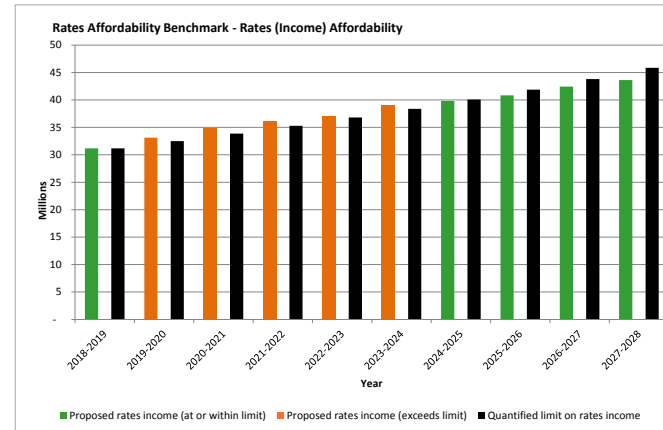
The council is required to include this statement in its long-term plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the **regulations**). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

Rates affordability benchmark

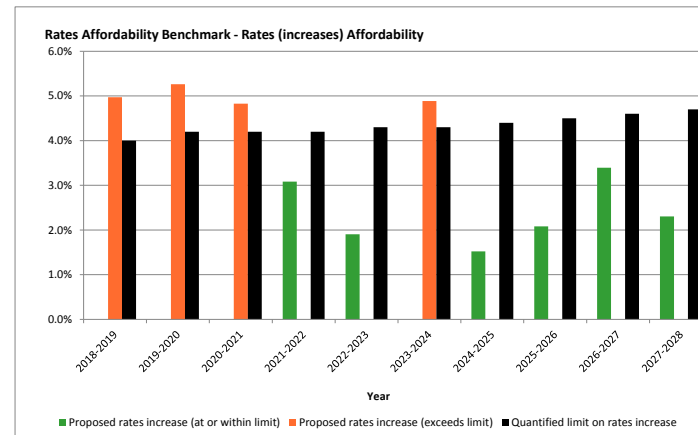
The council meets the rates affordability benchmark if –

- its planned rates income equals or is less than each quantified limit on rates; and
- its planned rates increases equal or are less than each quantified limit on rates increases.

The following graph compares the council’s planned rates with a quantified limit on rates contained in the financial strategy included in this long-term plan. The quantified limit is the projected rates for 2018/2019 followed by the Local Government Cost Index plus 2% for the remainder of the plan, measured in \$ millions.



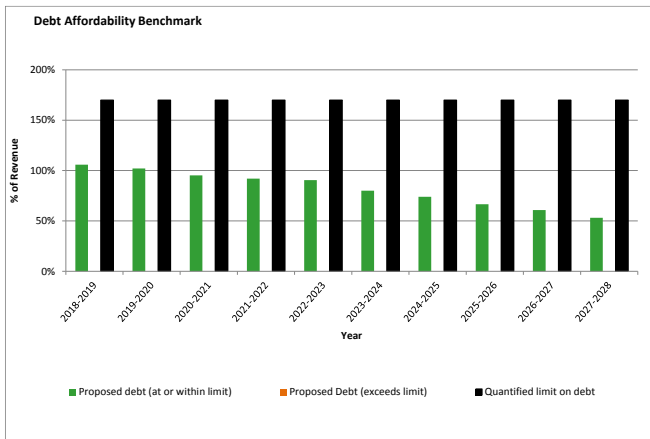
The following graph compares the council’s planned rates increases with a quantified limit on rates increases contained in the financial strategy included in this long-term plan. The quantified limit is 4% for 2018/2019 followed by the Local Government Cost Index plus 2% for the remainder of the plan, measured in percentage terms.



Debt affordability benchmark

The council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

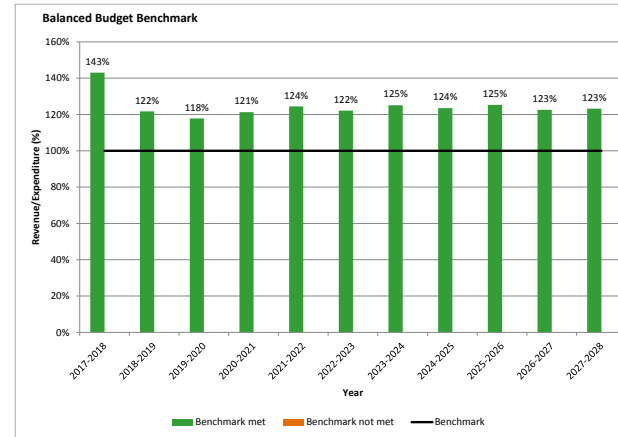
The following graph compares the council’s planned debt with a quantified limit on borrowing contained in the financial strategy included in this long-term plan. The quantified limit is the quantified limits are a preferred limit of 170% of total revenue (excluding development and financial contributions, vested assets and non-cash revenue) and a maximum limit of 250% of the total revenue measure.



Balanced budget benchmark

The following graph displays the council’s planned revenue (excluding Development Contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant or equipment) as a proportion of planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant or equipment).

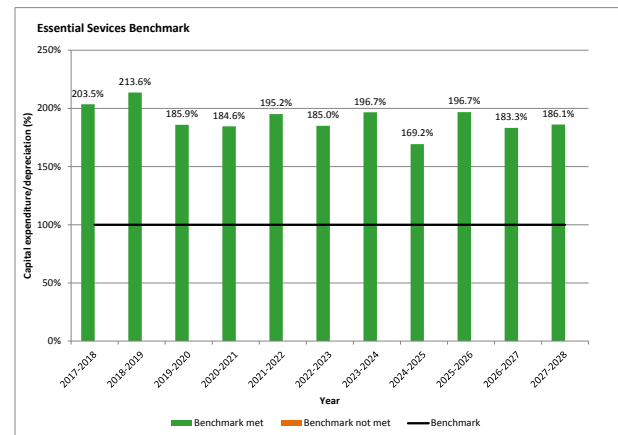
The council meets the balanced budget benchmark if its planned revenue equals or is greater than its planned operating expenses.



Essential services benchmark

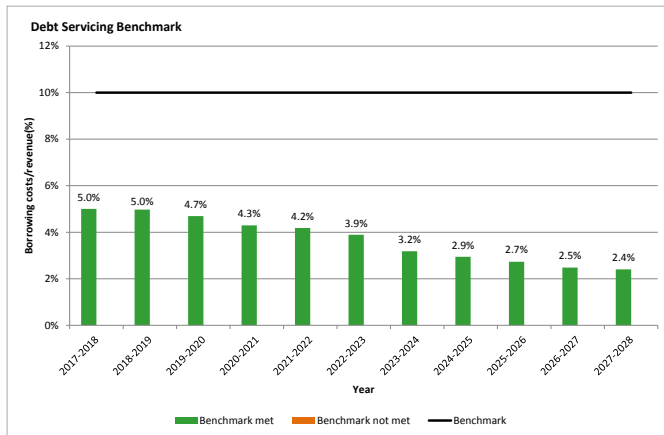
The following graph displays the council’s planned capital expenditure on network services as a proportion of expected depreciation on network services.

The council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.



Debt servicing benchmark

The following graph displays the council’s planned borrowing costs as a proportion of planned revenue (excluding Development Contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant or equipment).



Because Statistics New Zealand projects the council’s population will grow more slowly than the national population is projected to grow, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 10% of its planned revenue.

Additional information or comment

The council meets all of the benchmarks for each of the 10 years of the long-term plan with the exception of the rates affordability measures for four of the 10 years. On average, over the term of the plan, rates affordability falls within the limits.

Notes to Financial Statements

1 Accounting Policies

Reporting Entity

The Council is a territorial local authority governed by the Local Government Act 2002.

The primary objective of the Council is to meet the current and future needs of communities for provision of good quality local infrastructure, local public services and performance of regulatory functions rather than making a financial return. Accordingly, Council has designated itself as a Public Sector Public Benefit Entity (PS PBE). Council will be classified as a "Tier 1" entity.

Basis of Preparation

The Council, who is authorised and responsible for the Prospective Financial Statements, believe the assumptions underlying the statements are appropriate and, as such, adopted the Long Term Plan 2018/2028 on 26 June 2018.

The Council will update and adopt an Annual Plan for each of years 2 and 3 of the Long Term Plan 2018/2028 before the commencement of these years. The Council will adopt a new Long Term Plan before the commencement of year 4 of the Long Term Plan 2018/2028.

No actual financial results have been incorporated within the Prospective Financial Statements.

Cautionary Note

The information in the Prospective Financial Statements is uncertain and the preparation requires the exercise of judgement. Actual financial results achieved for the period covered are likely to vary from the events and information presented and the variations may be material. Events and circumstances may not occur as expected or may not have been predicted or the Council may subsequently take actions that differ from the proposed courses of action on which the Prospective Financial Statements are based.

The information contained within these Prospective Financial Statements may not be suitable for use in another capacity.

Statement of Compliance

The Prospective Financial Statements of Kaipara District Council have been prepared in accordance with the requirements of the Local Government Act 2002, Part 6, section 95 and Part 2 of Schedule 10, which includes the requirement to comply with NZGAAP.

In preparation of these Prospective Financial Statements, Kaipara District Council has adopted the accounting standards for local and regional authorities for Public Benefit Entities (PS PBE) and has complied with PBE FRS-42. No changes have been made to these policies.

Measurement Base

The Prospective Financial Statements have been prepared on an historical cost basis, modified by the revaluation of certain infrastructural assets, biological assets and other financial assets.

Functional and Presentation Currency

The Prospective Financial Statements are presented in New Zealand dollars and all values are rounded to the nearest thousand dollars (\$'000). The functional currency of Kaipara District Council is New Zealand dollars.

Significant Accounting Policies

Revenue

Revenue is recognised to the extent that it is probable that the economic benefits or service potential will flow to the Council and the revenue can be reliably measured, regardless of when the payment is being made.

Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duty.

The specific recognition criteria described below must also be met before revenue is recognised.

Revenue from non-exchange transactions

General and targeted rates

General and targeted rates are set annually and invoiced within the year. The Council recognises revenue from rates when the Council has struck the rate and provided the rates assessment. Rates revenue is measured at the amount assessed, which is the fair value of the cash received or receivable.

Government grants and funding

Revenue from non-exchange transactions with the Government and Government agencies is recognised when the Council obtains control of the transferred asset (cash, goods, services, or property); and

- It is probable that the economic benefits or service potential related to the asset will flow to the Council and can be measured reliably; and
- The transfer is free from conditions that require the asset to be refunded or returned to the Government if the conditions are not fulfilled.

Revenue from Government grants and funding is measured at the fair value of the assets (cash, goods, services, or property) transferred over to the Council at the time of transfer.

To the extent that there is a condition attached that would give rise to a liability to repay the grant amount or to return the granted asset, a deferred revenue liability is recognised instead of revenue. Revenue is then recognised only once the Council has satisfied these conditions.

Fines

The Council recognises revenue from fines when the notice of infringement or breach is served by the Council.

Direct charges – subsidised

Rendering of services – subsidised

Rendering of services at a price that is not approximately equal to the value of the service provided by the Council is considered a non-exchange transaction. This includes rendering of services where the price does not allow the Council to fully recover the cost of providing the service and where the shortfall is subsidised by income from other activities, such as rates. Generally there are no conditions attached to such revenue. Revenue from such subsidised services is recognised when the Council issues the invoice or bill for the service. Revenue is recognised at the amount of the invoice or bill, which is the fair value of the cash received or receivable for the service. Revenue is recognised by reference to the stage of completion of the service to the extent that the Council has an obligation to refund the cash received from the service (or to the extent that the customer has the right to withhold payment from the Council for the service) if the service is not completed.

Sale of goods – subsidised

A sale of goods at a price that is not approximately equal to the value of the goods provided by the Council is considered a non-exchange transaction. This includes sales of goods where the price does not allow the Council to fully recover the cost of producing the goods and where the shortfall is subsidised by income from other activities such as rates. Revenue from the sale of such subsidised goods is recognised when the Council issues the invoice or bill for the goods. Revenue is recognised at the amount of the invoice or bill, which is the fair value of the cash received or receivable for the goods.

Revenue from exchange transactions

Direct charges – full cost recovery

Rendering of other services – full cost recovery

Revenue from the rendering of services is recognised by reference to the stage of completion of the service. Stage of completion is measured by reference to labour hours incurred to date as a percentage of total estimated labour hours for each contract. When the contract outcome cannot be measured reliably, revenue is recognised only to the extent that the expenses incurred are eligible to be recovered.

Sale of goods – full cost recovery

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually on delivery of the goods, and when the amount of revenue can be measured reliably and it is probable that the economic benefits or service potential associated with the transaction will flow to the Council.

Interest revenue

For all financial instruments measured at amortised cost and interest-bearing financial assets classified as available-for-sale, interest income is recorded using the effective interest rate. Effective interest rate is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset or liability. Interest income is included in finance income in the *Statement of Comprehensive Revenue and Expense*.

Dividends

Revenue is recognised when the Council's right to receive the payment is established, which is generally when shareholders approve the dividend.

Rental revenue

Rental revenue arising from operating leases is accounted for on a straight-line basis over the lease terms and is included in revenue in the *Statement of Comprehensive Revenue and Expense* due to its operating nature.

Other gains and losses

Other gains and losses include fair value gains and losses on financial instruments at fair value through surplus/(deficit), and realised gains and losses on the sale of property, plant and equipment (PP&E) held at cost.

Vested Assets

Where a physical asset is acquired for nil or nominal consideration the fair value of the asset received is recognised as revenue. Assets vested in Council are recognised as revenue when control over the asset is obtained.

Development Contributions

The revenue recognition point for Development and Financial Contributions is when Council provides or is able to provide the service for which the contribution was levied. Otherwise, Development or Financial Contributions are recognised as liabilities until such time as the Council provides, or is able to provide, the service.

Borrowing Costs

Borrowing costs are recognised as an expense in the period in which they are incurred.

Grant Expenditure

Non-discretionary grants are those grants that are awarded if the grant application meets the specified criteria and are recognised as expenditure when an application that meets the specified criteria for the grant has been received.

Discretionary grants are those grants where Council has no obligation to award on receipt of the grant application and are recognised as expenditure when a successful applicant has been notified of the Council's decision.

Operating Leases

An operating lease is a lease that does not transfer substantially all the risks and rewards incidental to ownership of an asset. Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

Cash and Cash Equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks and other short term highly liquid investments with original maturities of three months or less.

Trade and Other Receivables

Trade and other receivables are initially measured at fair value, less any provision for impairment.

A provision for impairment of receivables is established when there is objective evidence that the Council will not be able to collect all amounts due according to the original terms of receivables. Significant financial difficulties of the debtor, probability that the debtor will enter into bankruptcy, receivership or liquidation, and default in payments are considered indicators that the debt is impaired. The amount of the provision is the difference between the assets carrying amount and the present value of estimated future cash flows, discounted using the effective interest method. The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is reflected in the surplus/(deficit). When the receivable is uncollectable, it is written off against the allowance account. Overdue receivables that have been negotiated are reclassified as current (that is, not past due).

Financial Assets

The Council classifies its financial assets into the following four categories: financial assets at fair value through surplus/(deficit), held-to-maturity investments, and loans and

receivables. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and re-evaluates this designation at every reporting date.

Financial assets and liabilities are initially measured at fair value plus transaction costs unless they are carried at fair value through profit or loss in which case the transaction costs are recognised in the surplus/(deficit).

Purchases and sales of investments are recognised on trade-date, the date on which Council commits to purchase or sell the asset. Financial assets are de-recognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Council has transferred substantially all the risks and rewards of ownership.

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date. The quoted market price used is the current bid price.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Council uses a variety of methods and makes assumptions that are based on market conditions existing at each balance date. Quoted market prices or dealer quotes for similar instruments are used for long term debt instruments held.

Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The four categories of financial assets are:

1 Financial Assets at Fair Value through Surplus/(Deficit)

After initial recognition assets in this category are measured at their fair values. Gains or losses on re-measurement are recognised in the surplus/(deficit).

2 Loans and Receivables

These are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

After initial recognition they are measured at amortised cost using the effective interest method, less impairment. Gains and losses when the asset is impaired or de-recognised are recognised in the surplus/(deficit).

Loans, including loans to community organisations made by Council at nil, or below-market interest rates are initially recognised at the present value of their expected future cash flows, discounted at the current market rate of return for a similar asset/investment. They are subsequently measured at amortised cost using the effective interest method. The difference between the face value and present value of expected future cash flows of the loan is recognised in the Statement of Comprehensive Revenue and Expense as a grant.

3 Held to Maturity Investments

Held to maturity investments are assets with fixed or determinable payments and fixed maturities that Council has the positive intention and ability to hold to maturity.

After initial recognition they are measured at amortised cost using the effective interest method, less impairment. Gains and losses when the asset is impaired or derecognised are recognised in the surplus/(deficit).

4 Available for Sale

This category encompasses:

- Investments that Council intends to hold long term but which may be realised before maturity; and
- Shareholdings that Council holds for strategic purposes.

After initial recognition these investments are measured at their fair value.

Gains and losses are recognised directly in other comprehensive income except for impairment losses, which are recognised in the surplus/(deficit).

On de-recognition the cumulative gain or loss previously recognised in equity is recognised in the surplus/(deficit).

Impairment of Financial Assets

At each balance sheet date Council assesses whether there is any objective evidence that a financial asset or group of financial assets is impaired. Any impairment losses are recognised in the surplus/(deficit). The impairment test is applied to loans and other receivables, and quoted and unquoted equity investments, as follows:

- **Loans and Other Receivables**

Impairment of a loan or a receivable is established when there is objective evidence that Council will not be able to collect amounts due according to the original terms. Significant financial difficulties of the debtor/issuer, probability that the debtor/issuer will enter into bankruptcy, and default in payments are considered indicators that the asset is impaired. The amount of the impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted using the original effective interest rate. For debtors and other receivables, the carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the surplus/(deficit). When the receivable is uncollectable, it is written off against the allowance account. Overdue receivables that have been renegotiated are reclassified as current (i.e. not past due). For term deposits, local authority stock, Government stock and community loans, impairment losses are recognised directly against the instruments carrying amount.

Impairment of term deposits, local authority stock, Government stock, and related party and community loans is established when there is objective evidence that the Council will not be able to collect amounts due to the original terms of the instrument. Significant financial difficulties of the issuer, probability the issuer will enter into bankruptcy, and default in payments are considered indicators that the instrument is impaired.

- **Quoted and Unquoted Equity Investments**

For equity investments classified available for sale, a significant or prolonged decline in the fair value of the investment below its cost is considered an indicator of impairment. If such evidence exists the cumulative loss (measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in other comprehensive income) is removed from equity and recognised in the surplus/(deficit). Impairment losses recognised in the surplus/(deficit) on equity investments are not reversed through the surplus/(deficit).

Accounting for Derivative Financial Instruments and Hedging Activities

The Council's activities expose it primarily to the financial risks of changes in interest rates. The Council uses interest rate swaps to manage its exposure. Derivative financial instruments are recognised initially at fair value. The Council has elected not to hedge account for these derivative financial instruments. Changes in the fair value of the derivative financial instruments are recognised in the surplus/(deficit).

Non-Current Assets Held for Sale

Non-current assets held for sale are classified as held for sale if their carrying amount will be recovered principally through a sale transaction, not through continuing use. Non-current assets held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

Any impairment losses for write-downs of non-current assets held for sale are recognised in the surplus/(deficit).

Any increases in fair value (less costs to sell) are recognised up to the level of any impairment losses that have been previously recognised.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised.

Property, Plant and Equipment

Property, Plant and Equipment consist of:

- *Operational Assets*

These include land, buildings, plant and equipment, and motor vehicles.

- *Restricted Assets*

Restricted assets are community housing and parks and reserves owned by the Council which provide a benefit or service to the community and cannot be disposed of because of legal or other restrictions.

- *Infrastructure Assets*

Infrastructure assets are the fixed utility systems owned by Council. Each asset class includes all items that are required for the network to function, for example, sewer reticulation includes reticulation piping and sewer pump stations.

Property, plant and equipment are shown at cost or valuation, less accumulated depreciation and impairment losses.

- *Additions*

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to Council and the cost of the item can be measured reliably.

In most instances, an item of property, plant and equipment is recognised at its cost. Where an asset is acquired at no cost, or for a nominal cost such as a vested asset, it is recognised at fair value as at the date of acquisition.

Work in progress is recognised at cost less impairment and is not depreciated.

- *Disposals*

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are included in the surplus/(deficit). When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to accumulated funds.

- *Subsequent Costs*

Costs incurred subsequent to initial acquisition are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to Council and the cost of the item can be measured reliably.

Assets under Construction

Assets under construction are not depreciated. The total cost of a project is transferred to the relevant asset class on its completion and then depreciated.

Revaluation

Infrastructural assets are revalued with sufficient regularity by independent valuers to ensure that their carrying amount does not differ materially from fair value and at least every three years. All other asset classes are carried at depreciated historical cost.

The carrying values of revalued assets are assessed annually to ensure that they do not differ materially from the assets' fair values. If there is a material difference, then the off-cycle asset classes are revalued.

Revaluations of property, plant and equipment are accounted for on a class-of-asset basis.

The net revaluation results are credited or debited to other comprehensive income and are accumulated to an asset revaluation reserve in equity for that class of asset. Where this would result in a debit balance in the asset revaluation reserve, this balance is not recognised in other comprehensive revenue and expense but is recognised in the surplus/(deficit). Any subsequent increase on revaluation that reverses a previous decrease in value recognised in the surplus/(deficit) will be recognised first in the surplus/(deficit) up to the amount previously expensed, and then recognised in other comprehensive revenue and expense.

Depreciation

Depreciation is provided on a straight-line basis on all property, plant and equipment other than land, at rates that will write off the cost (or valuation) of the assets to their estimated residual values over their useful lives. The useful lives and associated depreciation rates of major classes of assets have been estimated as follows:

	Expected Life Years	Depreciation Straight-Line		Expected Life Years	Depreciation Straight-Line
Roading			Water Supply	20-80	1.25%-4%
Top Surface (seal)	4-20	5%-25%	Wastewater	14-80	1.25%-7%
Pavement (basecourse)			Stormwater	40-80	1.25%-2.5%
• Urban Sealed	40-80	1.25%-2.5%	Landfills and Transfer Stations	33.3	3.0%
• Rural Sealed	40-80	1.25%-2.5%	Halls	50	2%
• Unsealed	20-60	5%	Community Housing	50	2%
Foundation and Unsealed Subgrade	n/a ¹	-	Plant, Equipment and Motor Vehicles	5-10	10%- 20%
Culverts	25-100	1%-4%	Buildings	50	2%
Kerb and Channel	25-80	1%-1.25%	Building Contents	10	10%
Bridges	40-100	1%-2.5%	Other Plant	5	20%

¹Not depreciated

	Expected Life Years	Depreciation Straight-Line		Expected Life Years	Depreciation Straight-Line
Signs	12	8.3%	Computer and Office Equipment	5	20%
Streetlights	15-40	2.5%-6%	Library Collection	5	20%
Footpaths	25-80	1.25%-4%			
Drainage	15-100	1%-6%			

The residual value and useful life of an asset is reviewed, and adjusted if applicable, at each financial year end.

Intangible Assets

Intangible Assets consists of:

Software Acquisition and Development

Acquired computer software licences are capitalised on the basis of the costs incurred to acquire and bring to use the specific software.

Costs associated with maintaining computer software are recognised as an expense when incurred. Costs that are directly associated with the development of software for internal use by Council, are recognised as an intangible asset. Direct costs include the software development employee costs and an appropriate portion of relevant overheads.

Easements

Easements are recognised at cost, being the costs directly attributable in bringing the asset to its intended use. Easements have an indefinite useful life and are not amortised, but are instead tested for impairment annually.

Amortisation

The carrying value of an intangible asset with a finite life is amortised on a straight-line basis over its useful life. Amortisation begins when the asset is available for use and ceases at the date that the asset is de-recognised. The amortisation charge for each period is recognised in the surplus/(deficit).

The useful lives and associated amortisation rates of major classes of intangible assets have been estimated as follows:

Computer software	three years	33%
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Biological (Forestry Assets)

Forestry assets are independently revalued annually at fair value less estimated point of sale costs. Fair value is determined based on the present value of expected net cash flows discounted at a current market determined pre-tax rate.

Gains or losses arising on initial recognition of biological assets at fair value less estimated point of sale costs and from a change in fair value less estimated point of sale costs are recognised in the surplus/(deficit).

The costs to maintain the forestry assets are included in the surplus/(deficit).

New Zealand Units (Forestry) – Emissions Trading Scheme

Emission Trading Units (ETU) allocated under the Emissions Trading Scheme (ETS) are recognised at deemed cost based on the fair value at the date of receipt (that is, historic value). The credits are recognised when they have been received and are recognised as income in the Statement of Comprehensive Revenue and Expense. Gains and losses on disposal are determined by comparing the disposal proceeds with the carrying amount of the New Zealand Units (NZU). Gains and losses on disposals are reported in the surplus/(deficit).

After initial recognition, ETS credits are measured at cost less impairment.

Impairment of Non-Financial Assets

Non-financial assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that have a finite useful life are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

Value in use is depreciated replacement cost for an asset where the future economic benefits or service potential of the asset are not primarily dependent on the assets ability to generate net cash in-flows and where the entity would, if deprived of the asset, replace its remaining future economic benefits or service potential.

The value in use for cash-generating assets is the present value of expected future cash flows.

If an asset's carrying amount exceeds its recoverable amount the asset is impaired and the carrying amount is written down to the recoverable amount.

For revalued assets the impairment loss is recognised against the revaluation reserve for that class of asset. Where that results in a debit balance in the revaluation reserve, the balance is recognised in the surplus/(deficit).

For assets not carried at a revalued amount, the total impairment loss is recognised in the surplus/(deficit).

The reversal of an impairment loss on a revalued asset is credited to the revaluation reserve. However, to the extent that an impairment loss for that class of asset was previously recognised in the surplus/(deficit), a reversal of the impairment loss is also recognised in the surplus/(deficit).

Creditors and Other Payables

Creditors and other payables are initially measured at fair value and subsequently measured at amortised cost using the effective interest method.

Employee Benefits

Employee benefits that District Council expects to be settled within 12 months of balance date are measured at nominal values based on accrued entitlements at current rates of pay. These include salaries and wages accrued up to balance date, annual leave earned to, however not yet taken at balance date.

Superannuation Schemes - Defined Contribution Schemes

Obligations for contributions to defined contribution superannuation schemes are recognised as an expense in the Statement of Comprehensive Revenue and Expense.

Provisions

The Council recognises a provision for future expenditure of uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event, it is probable that expenditures will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense and is included in "Finance Costs".

Financial Guarantee Contracts

A financial guarantee contract is a contract that requires Council to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due.

Financial guarantee contracts are initially recognised at fair value. If a financial guarantee contract was issued in a stand-alone arms-length transaction to an unrelated party, its fair value at inception is equal to the consideration received. When no consideration is received a provision is recognised based on the probability Council will be required to reimburse a holder for a loss incurred discounted to present value. The portion of the guarantee that remains unrecognised, prior to discounting at fair value, is disclosed as a contingent liability.

Financial guarantees are subsequently measured at the initial recognition amount less any amortisation, however if Council assessed that it is probable that expenditure will be required to settle a guarantee, then the provision for the guarantee is measured at the present value of the future expenditure.

Borrowings

Borrowings are initially recognised at their fair value. After initial recognition, all borrowings are measured at amortised cost using the effective interest method.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after balance date or if the borrowings are expected to be settled within 12 months of balance date.

Net Assets/Equity

Net Assets/Equity is the community's interest in the Council and is measured as the difference between total assets and total liabilities. Net Assets/Equity is disaggregated and classified into a number of reserves.

The components of net assets/equity are:

- Accumulated comprehensive revenue and expense
- Restricted reserves
- Council created reserves
- Asset revaluation reserves.

Restricted and Council Created Reserves

Restricted and Council created reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by Council.

These reserves are subject to specific conditions accepted as binding by Council and which may not be revised by Council without reference to the Courts or a third party. Transfers from these reserves may be made only for certain specified purposes or when certain specified conditions are met.

Also included are reserves restricted by Council decision. The Council may alter them without references to any third party or the Courts. Transfers to and from these reserves are at the discretion of the Council.

Asset Revaluation Reserves

This reserve relates to the revaluation of property, plant and equipment to fair value.

Goods and Services Tax (GST)

All items in the Financial Statements are stated exclusive of GST, except for receivables and payables, which are stated on a GST inclusive basis. Where GST is not recoverable as input tax then it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the Inland Revenue Department (IRD) is included as part of receivables or payables in the balance sheet.

The net GST paid to, or received from the Inland Revenue Department, including the GST relating to investing and financing activities, is classified as an operating cash flow in the Statement of Cash Flows. Commitments and contingencies are disclosed exclusive of GST.

Budget Figures

The budget figures have been prepared in accordance with NZGAAP, using accounting policies that are consistent with those adopted by Council for the preparation of the Financial Statements.

Cost Allocation

The Council has derived the cost of service for each significant activity of Council using the cost allocation system outlined below:

- Direct costs are those costs directly attributable to a significant activity. Indirect costs are those costs, which cannot be identified in an economically feasible manner, with a specific significant activity
- Direct costs are charged directly to significant activities. Indirect costs are charged to significant activities using appropriate cost allocations determined by management.

Critical Accounting Estimates and Assumptions

In preparing these prospective Financial Statements Council has made estimates and assumptions concerning the future. These estimates and assumptions may differ from the subsequent actual results.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations or future events that are believed to be reasonable under the circumstances. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Closure and Post-Closure Provisions

All Council landfills are now closed. Provision has been made for the future costs of closing the Dargaville and Hakaru landfills being the aftercare of the landfill for the prescribed period. Estimated costs, adjusted for inflation, have been built up on an item by item basis. The provision held, at each balance date, represents the net present value of the estimated future costs. A detailed reassessment and the anticipated remaining lives of the landfills are performed regularly.

The impact of changes to the provision arising from the reassessment of the life of the landfill and estimated future costs are capitalised to deferred closure and post-closure costs within property, plant and equipment in the Statement of Financial Position. The annual change in the net present value of the provision due to the passage of time is recorded as the time value adjustment of provisions in the Statement of Comprehensive Revenue and Expense. Financial reporting standards require this to be disclosed as an interest cost in the Statement of Comprehensive Revenue and Expense.

Infrastructural Assets

There are a number of assumptions and estimates used when performing Depreciated Replacement Cost valuations over infrastructural assets. These include:

- the physical deterioration and condition of an asset, for example the Council could be carrying an asset at an amount that does not reflect its actual condition. This is particularly so for those assets which are not visible, for example water supply, stormwater and wastewater pipes that are underground. This risk is minimised by Council performing a combination of physical inspections and condition modelling assessments of underground assets;
 - estimating any obsolescence or surplus capacity of an asset; and
- estimates are made when determining the remaining useful lives over which the asset will be depreciated. These estimates can be impacted by the local conditions, for example weather patterns and traffic growth. If useful lives do not reflect the actual consumption of the benefits of the asset, then Council could be over or under estimating the annual depreciation charge recognised as an expense in the Statement of Comprehensive Revenue and Expense. To minimise this risk Council's infrastructural asset useful lives have been determined with reference to the New Zealand Infrastructural Asset Valuation and Depreciation Guidelines published by the National Asset Management Steering Group, and have been adjusted for local conditions based on past experience. Asset inspections, deterioration and condition modelling are also carried out regularly as part of the Council's Asset Management planning activities, which gives Council further assurance over its useful life estimates.

Experienced independent valuers perform the Council's infrastructural asset revaluations.

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 pages 09 and 10 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.

General Rates

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 and regions.

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 than land within the identified Mangawhai Harbour Restoration area.
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. Other than land within the Mangawhai Harbour Restoration area.

Differential Category	Definition
Residential and small sized lifestyle properties Mangawhai Harbour Restoration area	All land within the Mangawhai Harbour Restoration area that is used exclusively, or almost exclusively, for residential purposes including investment flats or used for lifestyle purposes and is less than two hectares. A map of the Mangawhai Harbour Restoration area can be viewed in the Appendix (page 60) of this document.
Other - Mangawhai Harbour Restoration area	All land within the Mangawhai Harbour Restoration area that has not been 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. 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 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 \$111.11 (including GST) contribution towards the capital costs of the Mangawhai Community Wastewater Scheme (MCWWS);
- A differential rate in the dollar on land value.

Area	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)
Rest of District	Residential and small sized lifestyle properties	5,723	100%	0.002391	\$1,642,300	\$3,623,100
	Other	3,604	155%	0.003706	\$7,082,900	\$2,281,300
Mangawhai Harbour Restoration area	Residential and small sized lifestyle properties	3,417	101%	0.002413	\$2,988,900	\$2,163,100
	Other	1,094	156%	0.003740	\$1,780,700	\$692,500
	All properties	13,838			\$13,494,800	\$8,760,000

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 \$22,254,800 (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 \$5.84 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 \$701.41 (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		Units capable of connection to the relevant wastewater network, as at 30 June 2018 ¹		Units connected to the relevant wastewater network, not primarily used as a residence ²		All units
		Number of units	Charge ³ (incl GST)	Number of units or SUIPs	Charge ³ (incl GST)	Number of pans	Charge per pan (incl GST)	Number of units contribution to wastewater targeted rate (excl GST)
Dargaville	Residence	1,837	\$1,024.00	112	\$768.00	10	\$512.00	\$1,715,000
	Other	281	\$1,024.00	49	\$768.00	477	\$512.00	\$495,300
Total								\$2,210,300
Glirks Gully	Residence	24	\$1,250.80	1	\$938.10	0	\$625.40	\$26,900
	Other	1	\$1,250.80	0	\$938.10	0	\$625.40	\$1,100
Total								\$28,000
Kaiwaka	Residence	145	\$1,183.20	18	\$887.40	0	\$591.60	\$163,100
	Other	28	\$1,183.20	1	\$887.40	27	\$591.60	\$43,500
Total								\$206,600
Mangawhai	Residence	1,983	\$1,281.10	443	\$960.80	8	\$640.55	\$2,583,600
	Other	52	\$1,281.10	21	\$960.80	149	\$640.55	\$158,500
Total								\$2,742,100
Maungaturoto Township and Maungaturoto Station Village	Residence	321	\$1,280.30	28	\$960.20	0	\$640.15	\$380,700
	Other	64	\$1,280.30	14	\$960.20	93	\$640.15	\$134,700
Total								\$515,400
Te Kopuru	Residence	189	\$688.30	22	\$516.20	4	\$344.15	\$124,200
	Other	10	\$688.30	3	\$516.20	5	\$344.15	\$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 11) 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 12 and 13) 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 14 and 15) 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 \$45,341 (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 16 and 17) 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 \$13,984 (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 18 to 22) 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	0.001617	\$56,700
Dargaville	0.002603	\$479,200
Kaiwaka	0.000844	\$20,600
Mangawhai	0.000727	\$816,500
Te Kopuru	0.001517	\$16,900
Total		\$1,389,900

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 23 to 25) 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	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%	0.002560	\$357,400	91%
Raupo District B	7%	0.000217	\$1,900	<1%
Raupo Township	100%	0.003078	\$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 29 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 29 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 N°1
- Arapohue N°2
- Aratapu Swamp
- Aratapu Village
- Awakino Point
- Awakino Valley
- Greenhill
- Hoanga
- Horehore
- Kaihu
- Kopuru Swamp
- Koremoa
- Mangatara
- Manganui
- Mititai
- Notorious
- Oruariki
- Otiria
- Owairangi
- Tangowahine N°1
- Tangowahine N°2
- Tangowahine Valley
- Tatarariki N°1
- Tatarariki N°2
- Tatarariki N°3
- Te Hapai
- Tikinui
- Whakahara

Maps of the areas of the respective land drainage schemes can be viewed in the Appendix (pages 26 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	0.001671	\$3,100
Arapohue No 1	0.000142	\$1,400
Arapohue No 2	0.000328	\$4,000
Aratapu Swamp	0.001491	\$33,200
Aratapu Village	0.000381	\$3,100
Awakino Point	0.000563	\$10,700
Awakino Valley	0.000562	\$34,400
Greenhill	0.000231	\$1,800
Hoanga	0.002129	\$20,800
Horehore	0.000608	\$26,700
Kaihu	0.000462	\$28,200
Kopuru Swamp	0.001310	\$12,400

Land Drainage Scheme	Rate in the Dollar on Land Value for 2018/2019 (including GST)	Revenue From Land Drainage Targeted Rates (excluding GST)
Koremoa	0.000561	\$3,900
Mangatara	0.000451	\$12,600
Manganui	0.000120	\$10,500
Mititai	0.000515	\$4,700
Notorious	0.000805	\$16,800
Oruariki	0.001403	\$18,300
Otiria	0.000468	\$2,600
Owairangi	0.000487	\$5,200
Tangowahine No 1	0.001102	\$8,000
Tangowahine No 2	0.000899	\$4,100
Tangowahine Valley	0.000156	\$2,500
Tatarariki 1	0.000473	\$5,800
Tatarariki 2	0.000907	\$7,200
Tatarariki 3	0.000909	\$7,800
Te Hapai	0.001052	\$7,390
Tikinui	0.000878	\$2,400
Whakahara	0.000491	\$3,200
Total		\$302,790

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)	\$274.43	\$3.53	\$205.83	\$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 \$80.00 (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 \$299,130 (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 \$38.33 (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 Roding Targeted Rate

Background

The Forestry Roding 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 rate has been extended to 2027/2028. 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 Roding Targeted Rate area.

A map of the Forestry Roding Targeted Rate area can be viewed in the Appendix (pages 62 and 63) 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 Roding Targeted Rate area) of \$0.007289 (including GST).

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

Rating Information

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 1	20 August 2018
Instalment 2	20 November 2018
Instalment 3	20 February 2019
Instalment 4	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 2019; 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	20 August 2018	21 August 2018
	January 2019	20 February 2019	21 February 2019
Dargaville (Station and Beach Roads) and Mangawhare	August 2018	20 September 2018	21 September 2018
	February 2019	20 March 2019	21 March 2019
Dargaville Township East	September 2018	20 October 2018	21 October 2018
	March 2019	20 April 2019	21 April 2019
Dargaville (Awakino Road and Main Street) and Ruawai	October 2018	20 November 2018	21 November 2018
	April 2019	20 May 2019	21 May 2019
Dargaville (Ranfurly, Plunket and Tirarau Streets) and Maungaturoto Railway; Maungaturoto Township, and Mangawhai	November 2018	20 December 2018	21 December 2018
	May 2019	20 June 2019	21 June 2019
North Dargaville to Kaihu, Awakino Point and Baylys	December 2018	20 January 2019	21 January 2019
	June 2019	20 July 2019	21 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	676	728	204	1,281	0	76	2,965	516	21%		
Previous land value: \$185,000							Current land value: \$320,000										
542	728	186	1,134	0	71	2,661	772	728	233	1,281	0	76	3,090	429	16%		
Previous land value: \$275,000							Current land value: \$430,000										
806	728	277	1,134	0	71	3,016	1,038	728	313	1,281	0	76	3,436	420	14%		
Previous land value: \$770,000							Current land value: \$970,000										
2,258	728	775	1,134	0	71	4,965	2,341	728	705	1,281	0	76	5,131	166	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 Dargaville																	
Previous land value: \$51,000							Current land value: \$65,000										
150	728	208	942	0	0	2,027	155	728	169	1,024	0	0	2,077	49	2%		
Previous land value: \$59,000							Current land value: \$80,000										
173	728	240	942	0	0	2,083	191	728	208	1,024	0	0	2,152	68	3%		
Previous land value: \$57,000							Current land value: \$79,000										
167	728	232	942	0	0	2,069	189	728	206	1,024	0	0	2,147	77	4%		
Previous land value: \$81,000							Current land value: \$125,000										
237	728	330	942	0	0	2,237	299	728	325	1,024	0	0	2,376	139	6%		
Residential Properties in Maungaturoto																	
Previous land value: \$73,000							Current land value: \$126,000										
214	728	0	1,134	0	0	2,076	301	728	0	1,280	0	0	2,310	234	11%		
Previous land value: \$76,000							Current land value: \$137,000										
223	728	0	1,134	0	0	2,085	328	728	0	1,280	0	0	2,336	251	12%		
Previous land value: \$78,000							Current land value: \$135,000										
229	728	0	1,134	0	0	2,090	323	728	0	1,280	0	0	2,331	241	12%		
Previous land value: \$90,000							Current land value: \$165,000										
264	728	0	1,134	0	0	2,126	395	728	0	1,280	0	0	2,403	277	13%		
Residential Properties in Baylys																	
Previous land value: \$71,000							Current land value: \$109,000										
208	728	172	0	0	0	1,109	261	728	176	0	0	0	1,165	56	5%		
Previous land value: \$85,000							Current land value: \$116,000										
249	728	206	0	0	0	1,184	277	728	188	0	0	0	1,193	9	1%		
Previous land value: \$98,000							Current land value: \$138,000										
287	728	238	0	0	0	1,253	330	728	223	0	0	0	1,281	28	2%		
Previous land value: \$153,000							Current land value: \$215,000										
449	728	372	0	0	0	1,548	514	728	348	0	0	0	1,590	41	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	100	728	64	688	0	0	1,580	128	9%		
Previous land value: \$34,000							Current land value: \$48,000										
100	728	67	577	0	0	1,472	115	728	73	688	0	0	1,604	132	9%		
Previous land value: \$35,000							Current land value: \$50,000										
103	728	69	577	0	0	1,477	120	728	76	688	0	0	1,612	135	9%		
Previous land value: \$53,000							Current land value: \$75,000										
155	728	105	577	0	0	1,565	179	728	114	688	0	0	1,709	144	9%		
Residential Properties in Ruawai																	
Previous land value: \$25,000							Current land value: \$50,000										
73	728	0	0	122	39	962	120	728	0	0	154	38	1,040	77	8%		
Previous land value: \$27,000							Current land value: \$50,000										
79	728	0	0	132	39	978	120	728	0	0	154	38	1,040	62	6%		
Previous land value: \$27,000							Current land value: \$51,000										
79	728	0	0	132	39	978	122	728	0	0	157	38	1,045	67	7%		
Previous land value: \$32,000							Current land value: \$63,000										
94	728	0	0	157	39	1,017	151	728	0	0	194	38	1,111	94	9%		
Residential Properties in Tinopai																	
Previous land value: \$90,000							Current land value: \$127,000										
264	728	0	0	0	0	992	304	728	0	0	0	0	1,032	40	4%		
Previous land value: \$113,000							Current land value: \$157,000										
331	728	0	0	0	0	1,059	375	728	0	0	0	0	1,103	44	4%		
Previous land value: \$116,000							Current land value: \$164,000										
340	728	0	0	0	0	1,068	392	728	0	0	0	0	1,120	52	5%		
Previous land value: \$185,000							Current land value: \$260,000										
542	728	0	0	0	0	1,270	622	728	0	0	0	0	1,350	79	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									
Residential Properties in Paparoa															
Previous land value: \$69,000						Current land value: \$150,000									
202	728	0	0	0	0	930	359	728	0	0	0	0	1,087	156	17%
Previous land value: \$74,000						Current land value: \$160,000									
217	728	0	0	0	0	945	383	728	0	0	0	0	1,111	166	18%
Previous land value: \$77,000						Current land value: \$170,000									
226	728	0	0	0	0	954	406	728	0	0	0	0	1,134	181	19%
Previous land value: \$113,000						Current land value: \$225,000									
331	728	0	0	0	0	1,059	538	728	0	0	0	0	1,266	207	20%
Residential Properties in Kaiwaka															
Previous land value: \$62,000						Current land value: \$133,000									
182	728	79	989	0	0	1,978	318	728	112	1,183	0	0	2,341	363	18%
Previous land value: \$65,000						Current land value: \$140,000									
191	728	83	989	0	0	1,991	335	728	118	1,183	0	0	2,364	373	19%
Previous land value: \$79,000						Current land value: \$150,000									
232	728	101	989	0	0	2,050	359	728	127	1,183	0	0	2,396	347	17%
Previous land value: \$113,000						Current land value: \$240,000									
331	728	145	989	0	0	2,193	574	728	203	1,183	0	0	2,688	495	23%
Residential Properties in Pahi															
Previous land value: \$83,000						Current land value: \$186,000									
243	728	0	0	0	0	971	445	728	0	0	0	0	1,173	201	21%
Previous land value: \$95,000						Current land value: \$220,000									
279	728	0	0	0	0	1,007	526	728	0	0	0	0	1,254	247	25%
Previous land value: \$100,000						Current land value: \$232,000									
293	728	0	0	0	0	1,021	555	728	0	0	0	0	1,283	262	26%
Previous land value: \$162,000						Current land value: \$341,000									
475	728	0	0	0	0	1,203	815	728	0	0	0	0	1,543	340	28%

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	538	728	0	1,251	0	0	2,517	-34	-1%		
Previous land value: \$245,000							Current land value: \$245,000										
718	728	0	1,134	0	0	2,580	586	728	0	1,251	0	0	2,565	-16	-1%		
Previous land value: \$230,000							Current land value: \$225,000										
674	728	0	1,134	0	0	2,536	538	728	0	1,251	0	0	2,517	-19	-1%		
Previous land value: \$255,000							Current land value: \$255,000										
748	728	0	1,134	0	0	2,609	610	728	0	1,251	0	0	2,589	-21	-1%		
Lifestyle Properties in Mangawhai																	
Previous land value: \$165,000							Current land value: \$305,000									0.47ha	
484	728	166	0	0	74	1,452	736	728	222	0	0	71	1,757	305	21%		
Previous land value: \$205,000							Current land value: \$355,000									0.59ha	
601	728	206	0	0	74	1,609	857	728	258	0	0	71	1,914	304	19%		
Previous land value: \$257,000							Current land value: \$420,000									2.5ha	
1,168	728	259	0	0	74	2,228	1,571	728	305	0	0	71	2,675	447	20%		
Previous land value: \$650,000							Current land value: \$1,150,000									9.5ha	
2,954	728	654	0	0	74	4,410	4,301	728	836	0	0	71	5,936	1,527	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	646	728	0	0	0	0	1,374	220	19%		
Previous land value: \$175,000							Current land value: \$335,000									1.6ha	
513	728	0	0	0	0	1,241	801	728	0	0	0	0	1,529	288	23%		
Previous land value: \$185,000							Current land value: \$275,000									5.9ha	
841	728	0	0	0	0	1,569	1,019	728	0	0	0	0	1,747	179	11%		
Previous land value: \$280,000							Current land value: \$370,000									9.1ha	
1,272	728	0	0	0	0	2,000	1,371	728	0	0	0	0	2,099	99	5%		

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	430	728	0	0	0	0	1,158	143	14%		
Previous land value: \$116,000							Current land value: \$200,000							1.3ha			
340	728	0	0	0	0	1,068	478	728	0	0	0	0	1,206	138	13%		
Previous land value: \$130,000							Current land value: \$225,000							1.8ha			
381	728	0	0	0	0	1,109	538	728	0	0	0	0	1,266	157	14%		
Previous land value: \$215,000							Current land value: \$345,000							12.2ha			
977	728	0	0	0	0	1,705	1,279	728	0	0	0	0	2,007	302	18%		
Lifestyle Properties in Paparua																	
Previous land value: \$76,000							Current land value: \$160,000							0.59ha			
223	728	0	0	0	0	951	383	728	0	0	0	0	1,111	160	17%		
Previous land value: \$91,000							Current land value: \$175,000							3.5ha			
414	728	0	0	0	0	1,142	649	728	0	0	0	0	1,377	235	21%		
Previous land value: \$104,000							Current land value: \$195,000							4.0ha			
473	728	0	0	0	0	1,201	723	728	0	0	0	0	1,451	250	21%		
Previous land value: \$229,000							Current land value: \$330,000							10.0ha			
1,041	728	0	0	0	0	1,769	1,223	728	0	0	0	0	1,951	182	10%		
Pastoral Property in Waipoua																	
Previous land value: \$301,000							Current land value: \$320,000										
1,368	728	0	0	0	0	2,096	1,186	728	0	0	0	0	1,914	-182	-9%		
Pastoral Property in Kaihu 100ha																	
Previous land value: \$470,000							Current land value: \$500,000										
2,136	728	0	0	0	0	2,864	1,853	728	0	0	0	0	2,581	-283	-10%		
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	2,594	728	0	0	341	0	3,663	-436	-11%		
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	7,227	728	0	0	0	0	7,955	-1,361	-15%		

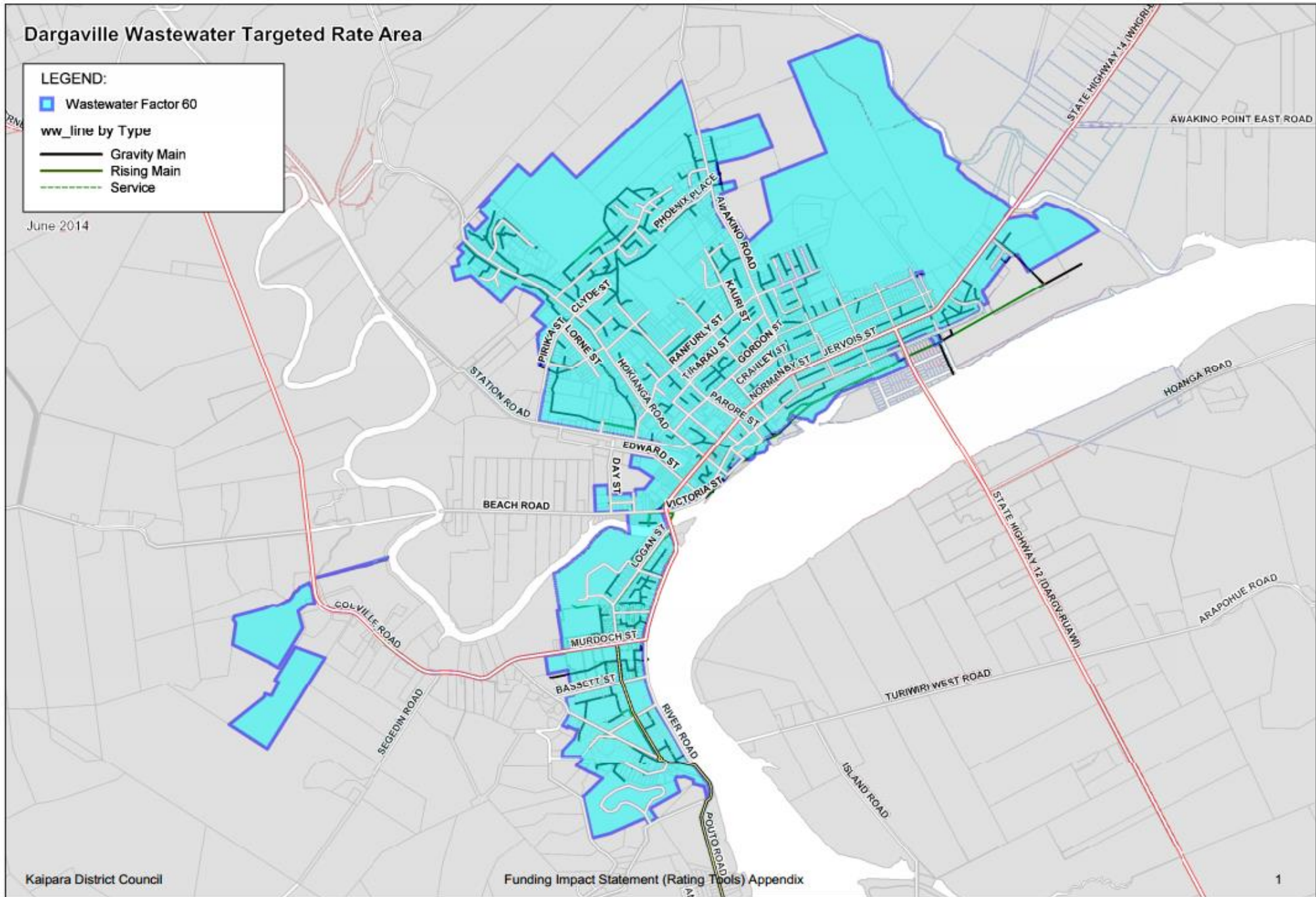
Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates & remission	Total	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total	\$ change	% change		
2017/2018							2018/2019										
Dairy Property in Maungaturoto 51ha																	
Previous land value: \$530,000							Current land value: \$670,000										
2,408	728	0	0	0	0	3,136	2,483	728	0	0	0	0	3,211	75	2%		
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	2,891	728	0	0	1,997	38	5,654	-636	-10%		
Dairy Property in Pouto 76ha																	
Previous land value: \$950,000							Current land value: \$970,000										
4,317	728	0	0	811	0	5,856	3,595	728	0	0	781	0	5,104	-752	-13%		
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	10,266	728	0	0	7,091	38	18,123	-2,009	-10%		
Horticultural Property in Central																	
Previous land value: \$320,000							Current land value: \$390,000										
1,454	728	0	0	226	0	2,408	1,445	728	0	0	237	0	2,410	2	0%		
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	1,482	728	0	0	0	2,916	5,126	-131	-2%		
Commercial Properties in Dargaville																	
Previous land value: \$77,000							Current land value: \$80,000										
350	728	314	942	0	0	2,334	296	728	208	1,024	0	0	2,257	-77	-3%		
Previous land value: \$120,000							Current land value: \$120,000										
545	728	489	1,413	0	0	3,175	445	728	312	1,536	0	0	3,021	-154	-5%		
Previous land value: \$150,000							Current land value: \$150,000										
682	728	611	1,884	0	0	3,905	556	728	390	2,048	0	0	3,722	-182	-5%		
Previous land value: \$365,000							Current land value: \$365,000										
1,659	728	1,487	3,768	0	0	7,641	1,353	728	950	4,096	0	0	7,127	-514	-7%		
Commercial Property in Mangawhai																	
Previous land value: \$410,000							Current land value: \$820,000										
1,863	728	412	2,268	0	71	5,342	3,067	728	596	2,562	0	76	7,029	1,687	32%		

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									
Industrial Property in Dargaville															
Previous land value: \$115,000						Current land value: \$115,000									
523	728	468	942	0	0	2,661	426	728	299	1,024	0	0	2,478	-183	-7%



Appendix - Targeted Rating Areas Index and Maps

Map	Page	Map	Page	Map	Page
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Mangawhai Wastewater	4	Aratapu Swamp Drainage District	29	Tangowahine Valley Drainage District	48
Maungaturoto Township and Maungaturoto Village Wastewater	5	Aratapu Village Drainage District	30	Tatarariki N°1 Drainage District	49
Te Kopuru Wastewater	6	Awakino Point Drainage District	31	Tatarariki N°2 Drainage District	50
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Raupo A Drainage District	23	Mititai Drainage District	41	Mangawhai Harbour Restoration Rate	60
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		Otiria Drainage District	44		



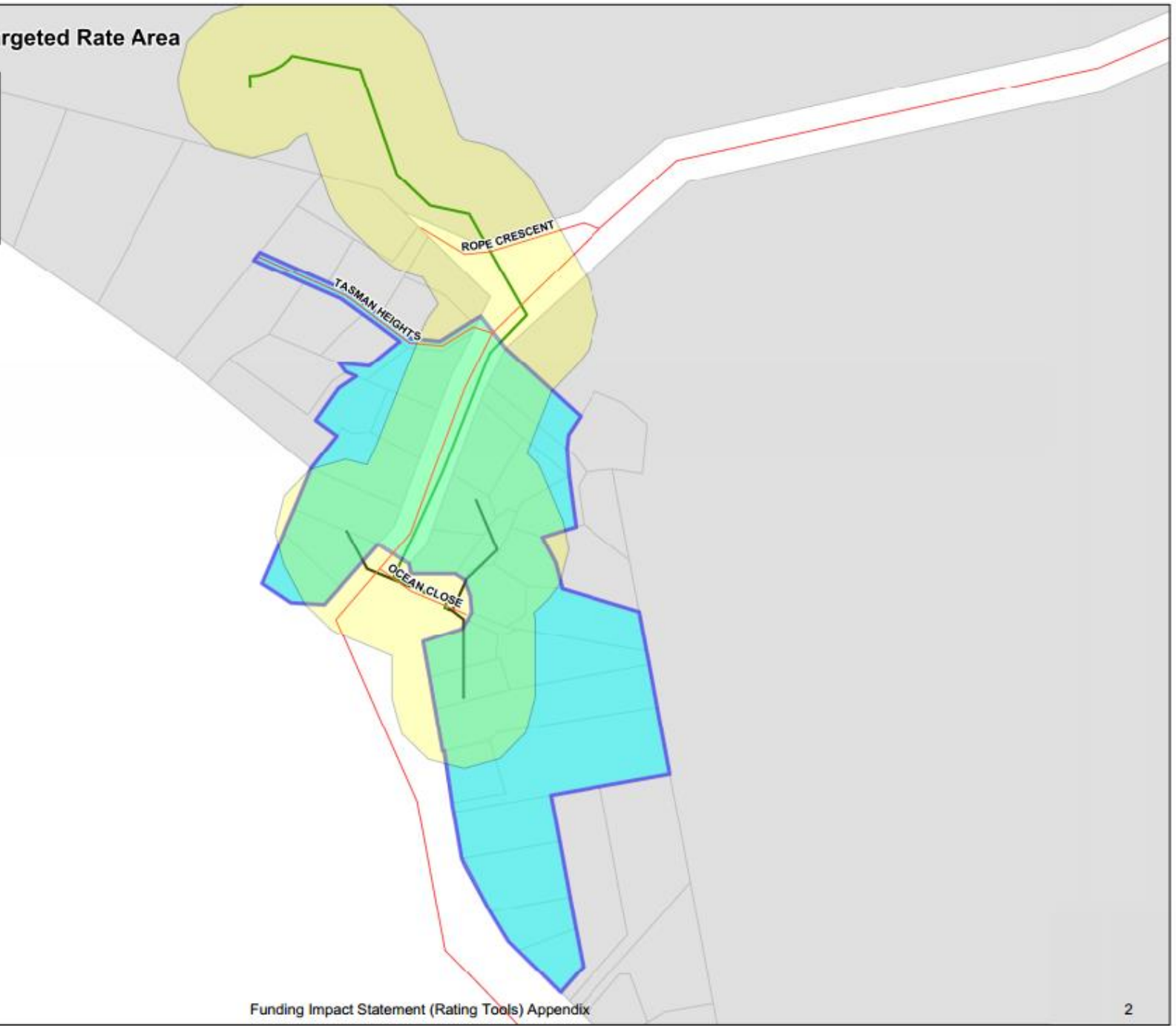
Glinks Gully Wastewater Targeted Rate Area

LEGEND:

- Glinks Gully Wastewater

ww_line by Type

—	Gravity Main	(2277)
—	Rising Main	(96)
- - -	Service	(6620)



Kaiwaka Wastewater Targeted Rate Area

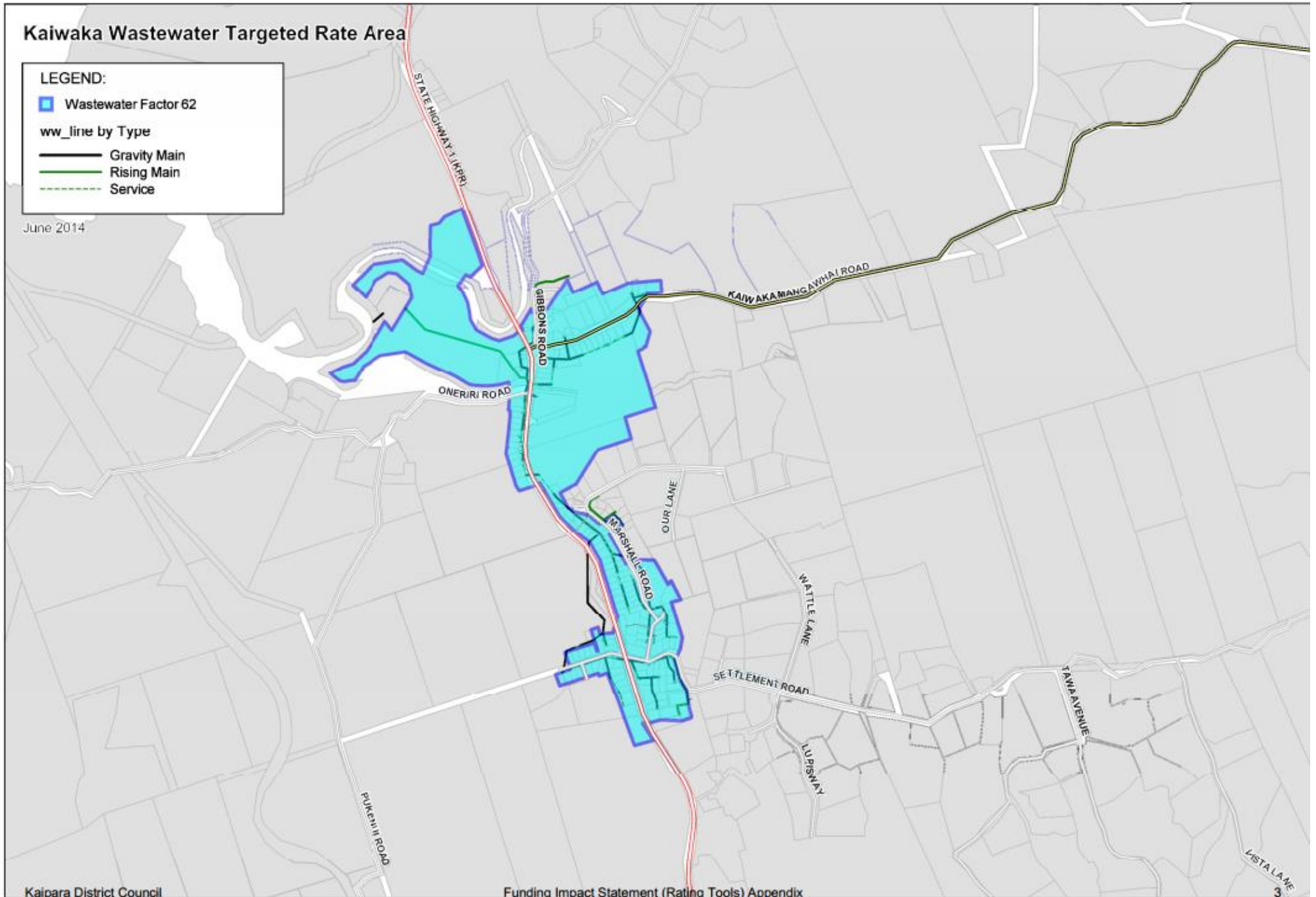
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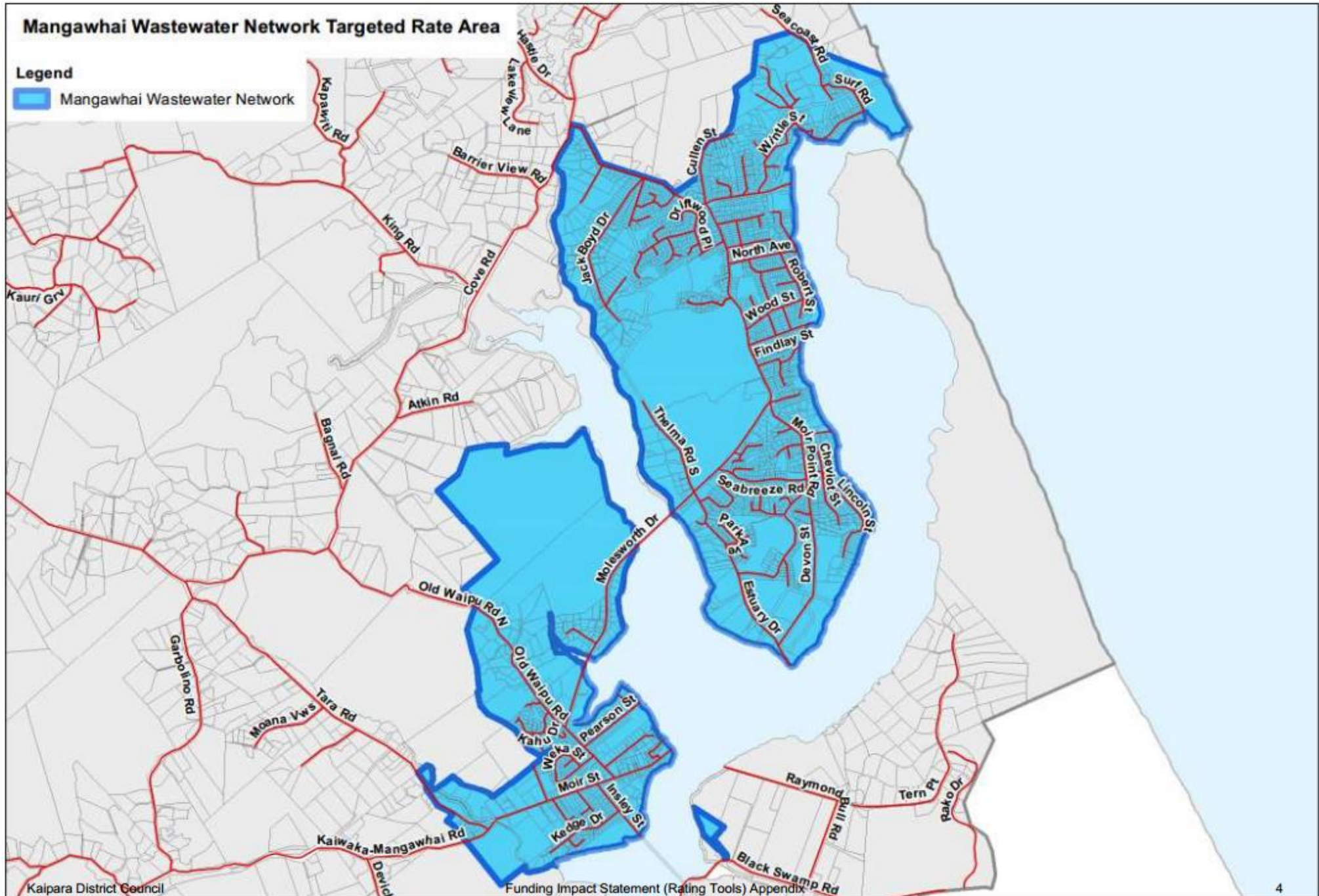
■ Wastewater Factor 62

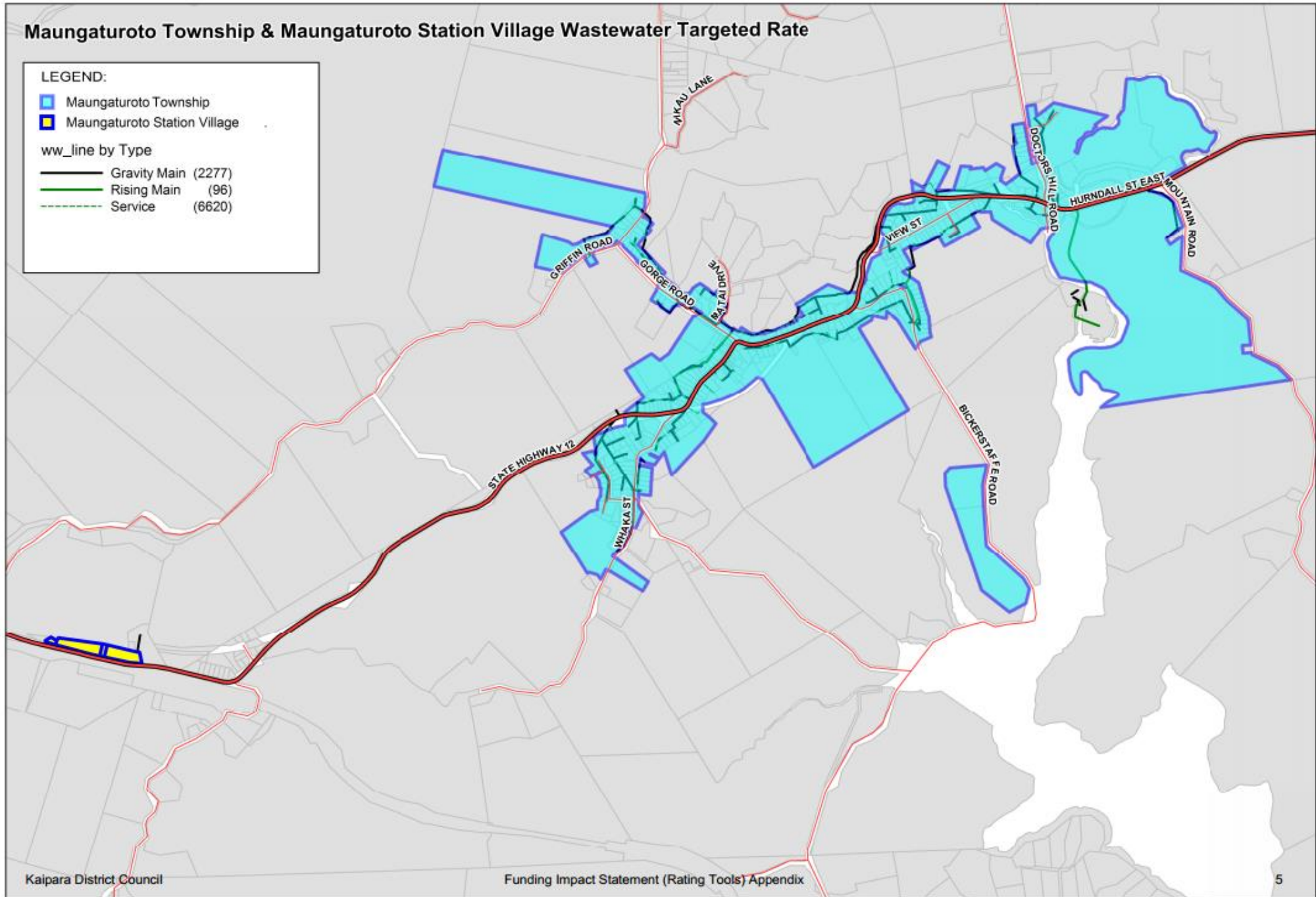
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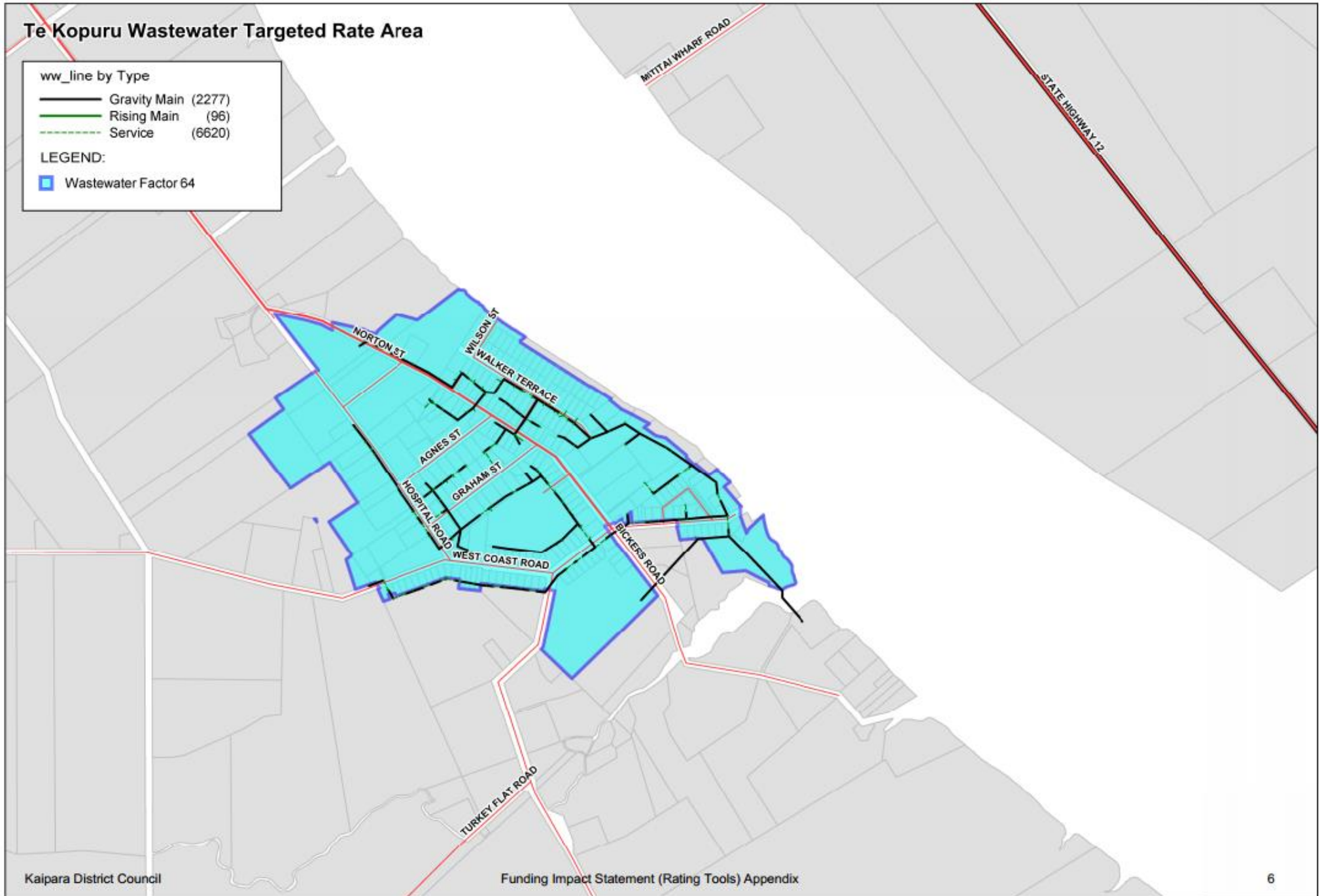
- Gravity Main
- Rising Main
- - - Service

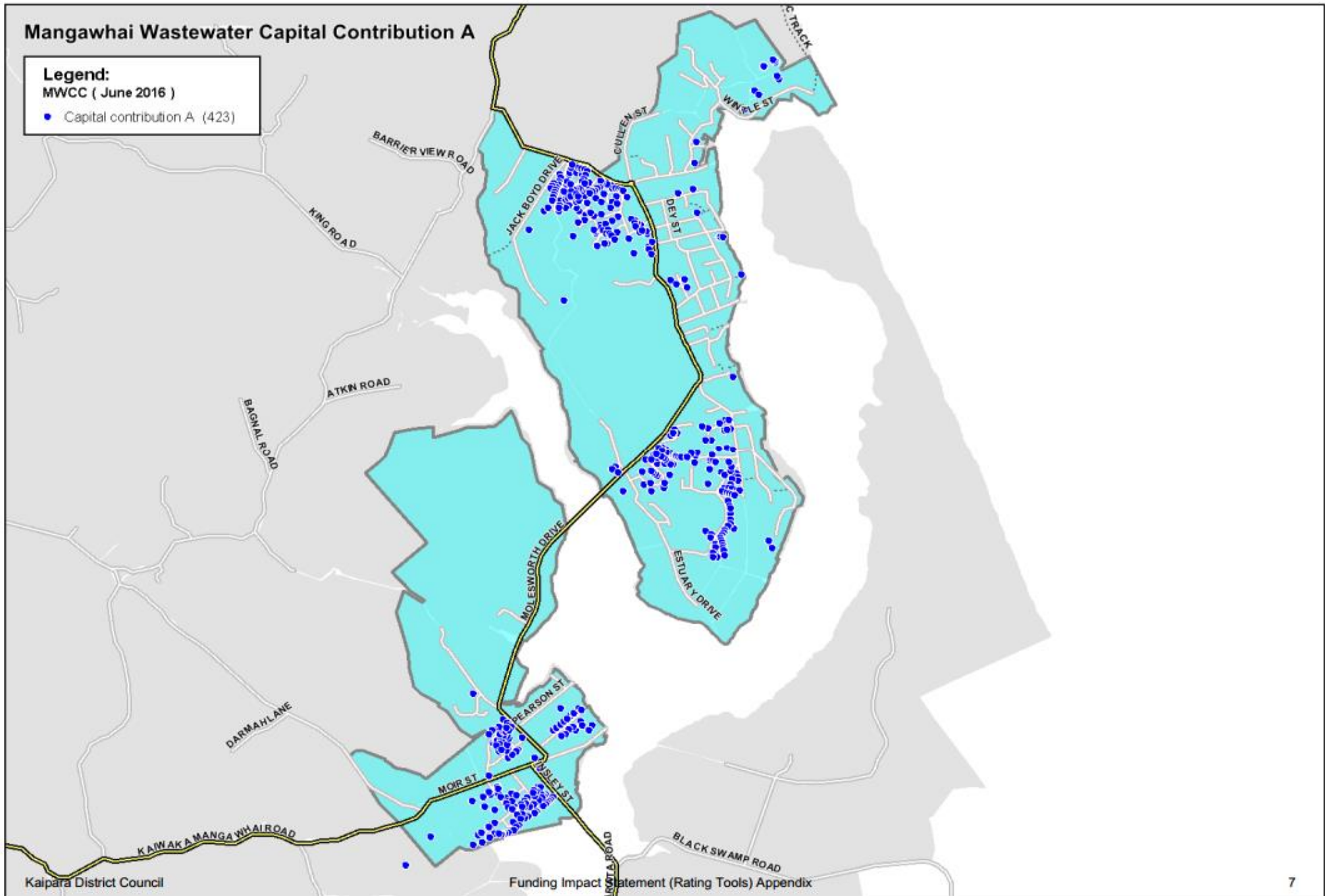
June 2014











Mangawhai Wastewater Capital Contribution A

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

Mangawhai Wastewater Capital Contribution A

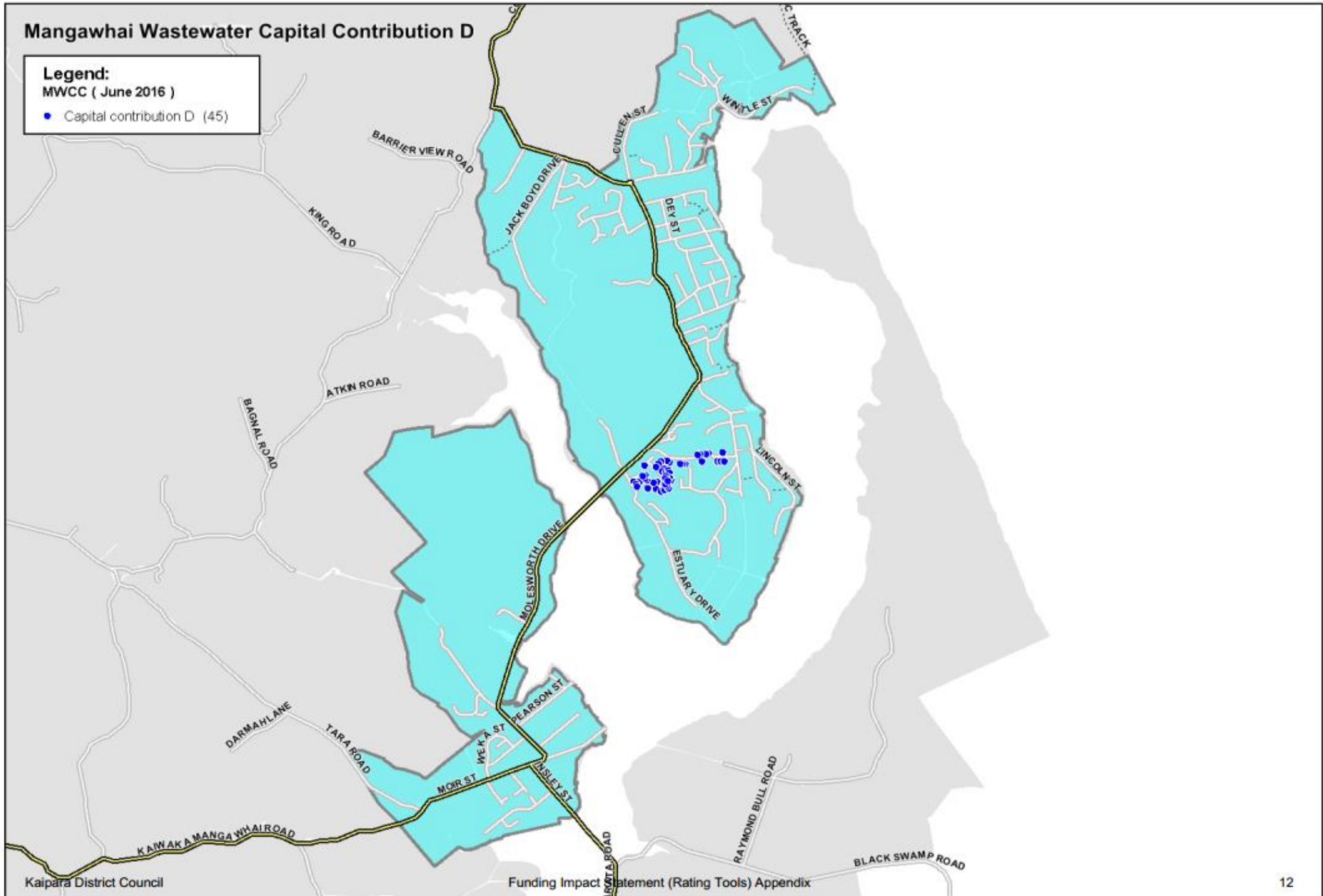
Valuation	Location	Valuation	Location	Valuation	Location
0122011812	289 Molesworth Drive, Mangawhai	0122183728	9A Cornwall Way, Mangawhai	0122183825	6 Nautical Heights, Mangawhai
0122011870	Molesworth Drive, Mangawhai	0122183729	7A Cornwall Way, Mangawhai	0122183826	4 Nautical Heights, Mangawhai
0122011871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

Mangawhai Wastewater Capital Contribution A

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

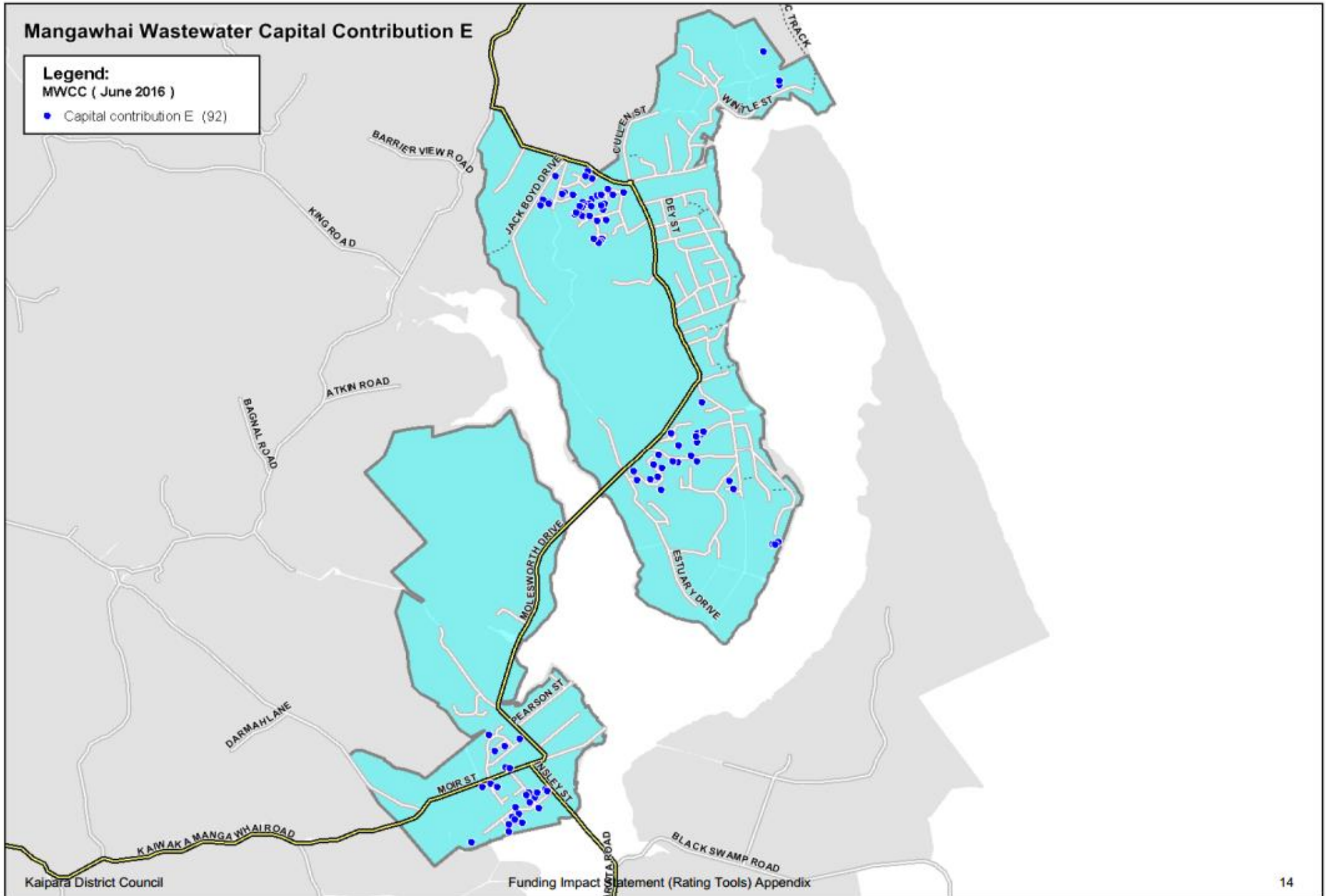
Mangawhai Wastewater Capital Contribution A

Valuation	Location	Valuation	Location
0122195621	13 Weka Street, Mangawhai	0122183726	65 Moir Point Road, Mangawhai
0122195622	11 Weka Street, Mangawhai	0122183734	12 Cornwall Way, Mangawhai
0122195623	9 Weka Street, Mangawhai	0122183740	22 Devon Street, Mangawhai
0122195624	2 Kakapo Place, Mangawhai	0122183753	Moir Point Road, Mangawhai
0122195625	4 Kakapo Place, Mangawhai	0122183767	6 Jordan Street, Mangawhai
0122195626	6 Kakapo Place, Mangawhai	0122183867	8D Norfolk Drive, Mangawhai
0122195629	9 Kakapo Place, Mangawhai	0122183903	Moir Point Road, Mangawhai
0122195630	7 Kakapo Place, Mangawhai	0122183916	40B Moir Point Road, Mangawhai
0122195633	1 Kakapo Place, Mangawhai	0122183929	36 Moir Point Road, Mangawhai
0122195634	2 Longview Street, Mangawhai	0122183947	54 Moir Point Road, Mangawhai
0122195640	8 Weka Street, Mangawhai	0122184033	42 Norfolk Drive, Mangawhai
0122195641	10 Weka Street, Mangawhai	0122184107	11 Seabreeze Road, Mangawhai
0122195642	12 Weka Street, Mangawhai	0122191604	20 Insley Street, Mangawhai
0122195643	14 Weka Street, Mangawhai	0122191617	17 Kedge Drive, Mangawhai
0122195644	4 Takahe Place, Mangawhai	0122191649	34 Kedge Drive, Mangawhai
0122195645	6A Takahe Place, Mangawhai	0122191657	48 Kedge Drive, Mangawhai
0122195646	6B Takahe Place, Mangawhai	0122191658	50 Kedge Drive, Mangawhai
0122195647	8 Takahe Place, Mangawhai	0122191670	39 Kedge Drive, Mangawhai
0122195652	7 Takahe Place, Mangawhai	0122191708	56 Kedge Drive, Mangawhai
0122195654	3B Takahe Place, Mangawhai	0122191709	52-54 Kedge Drive, Mangawhai
0122195655	3A Takahe Place, Mangawhai	0122193410	5 Ruby Lane, Mangawhai
0122195656	18 Weka Street, Mangawhai	0122194013	16 Kagan Avenue, Mangawhai
0122195659	22B Weka Street, Mangawhai	0122194025	61C Moir Street, Mangawhai
0122191100B	1 Moir Street, Mangawhai	0122195614	13 Longview Street, Mangawhai
0122191100C	1 Moir Street, Mangawhai	0122195665	26 Weka 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		



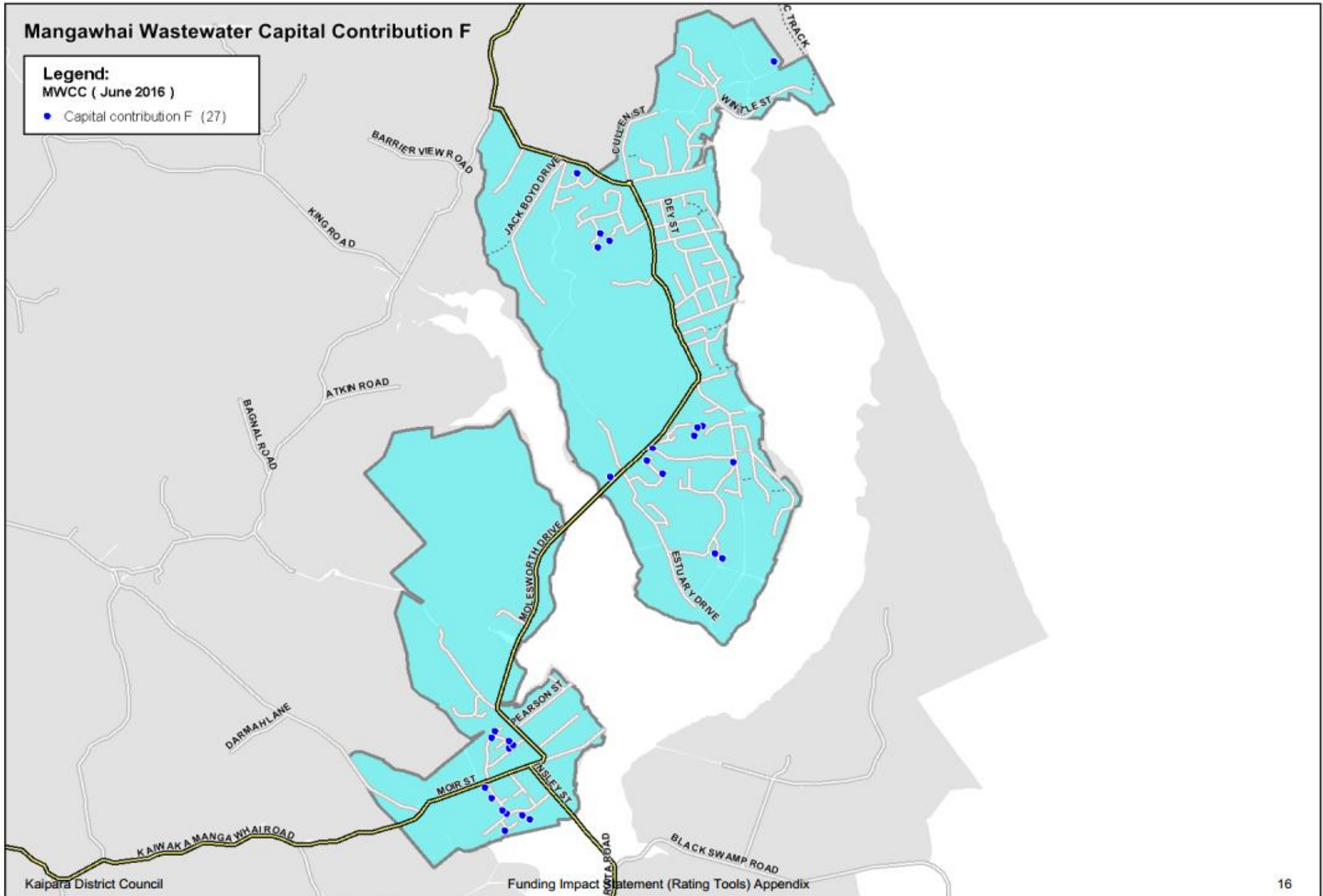
Mangawhai Wastewater Capital Contribution D

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



Mangawhai Wastewater Capital Contribution E

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

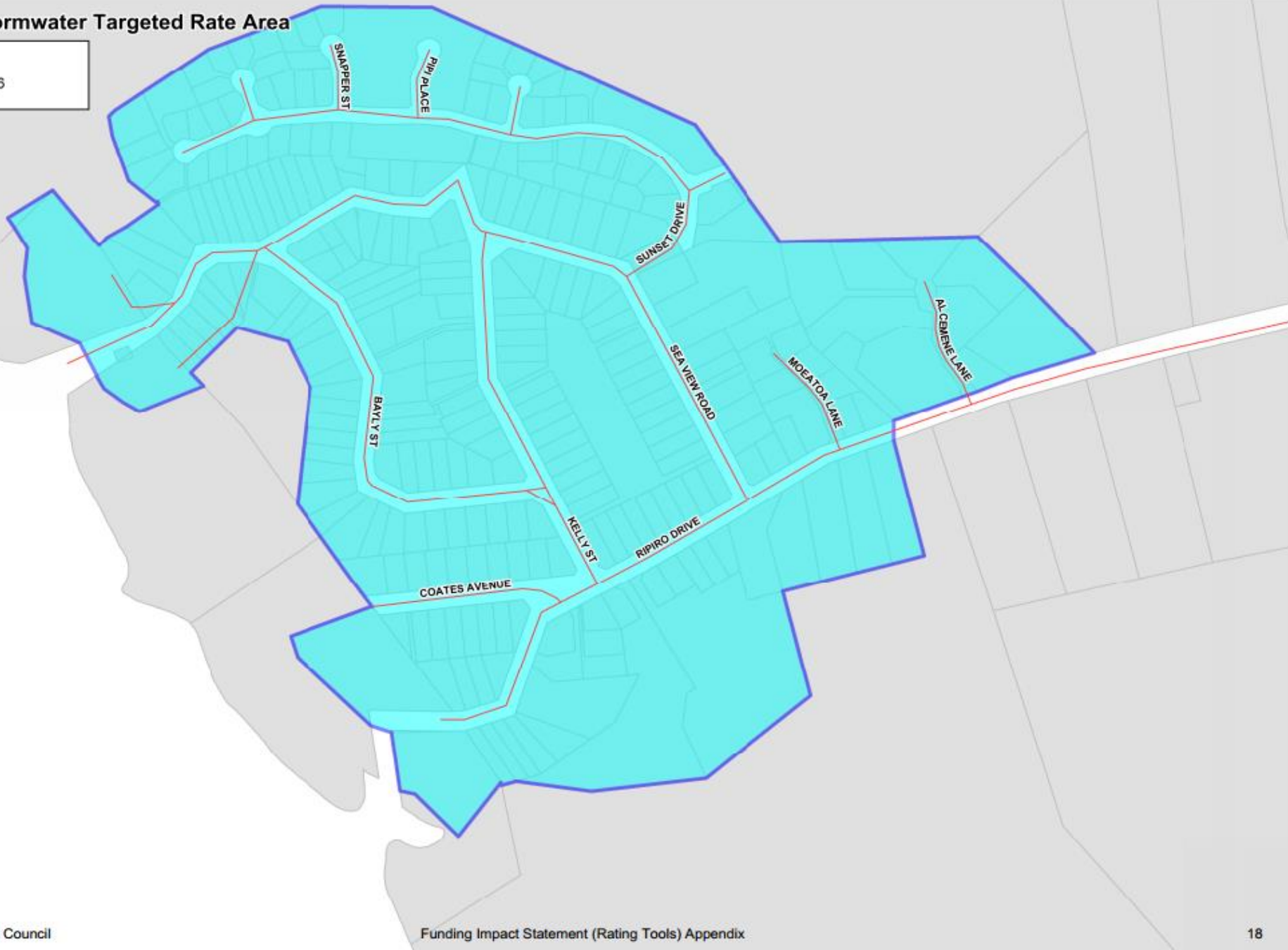


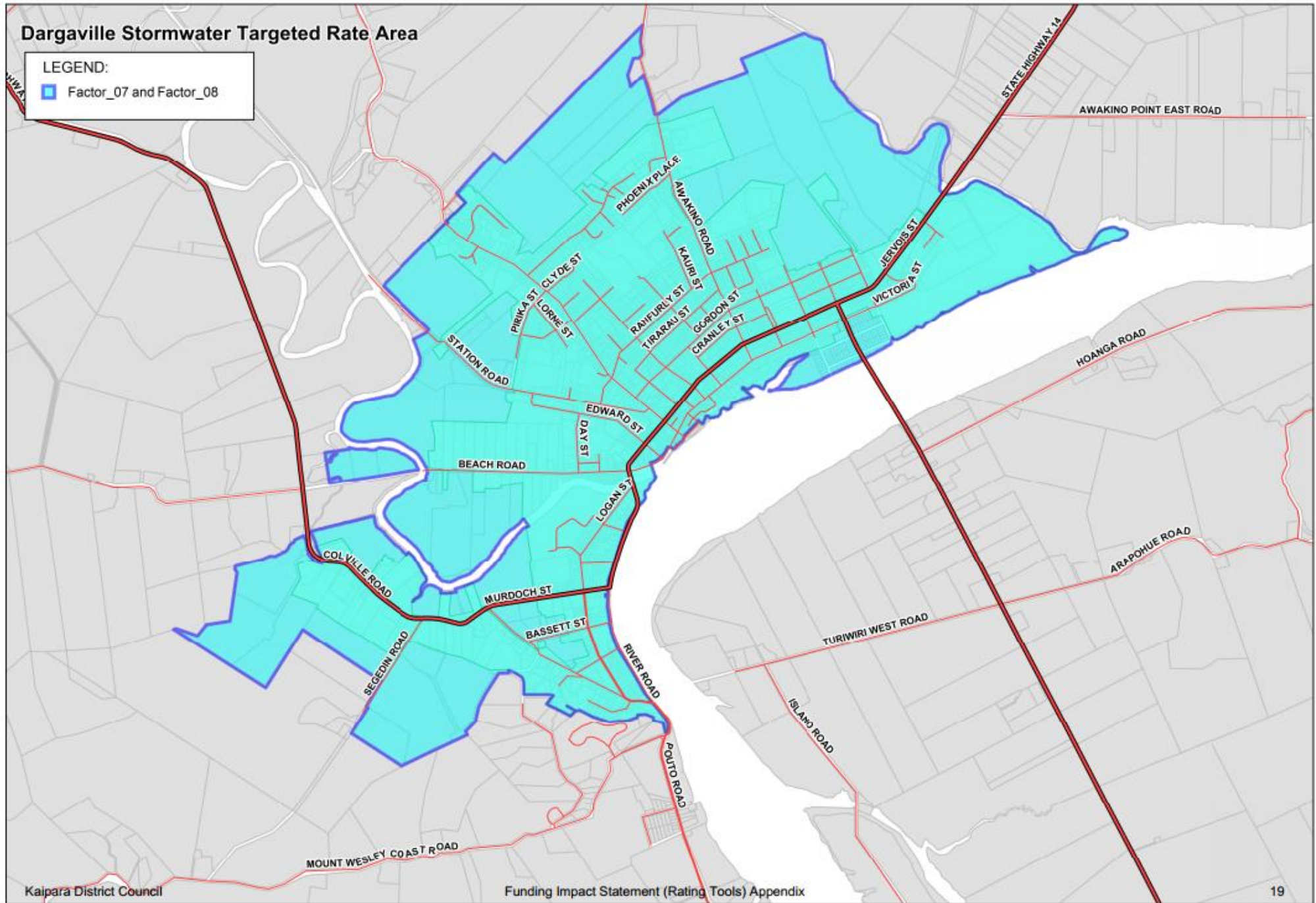
Mangawhai Wastewater Capital Contribution F

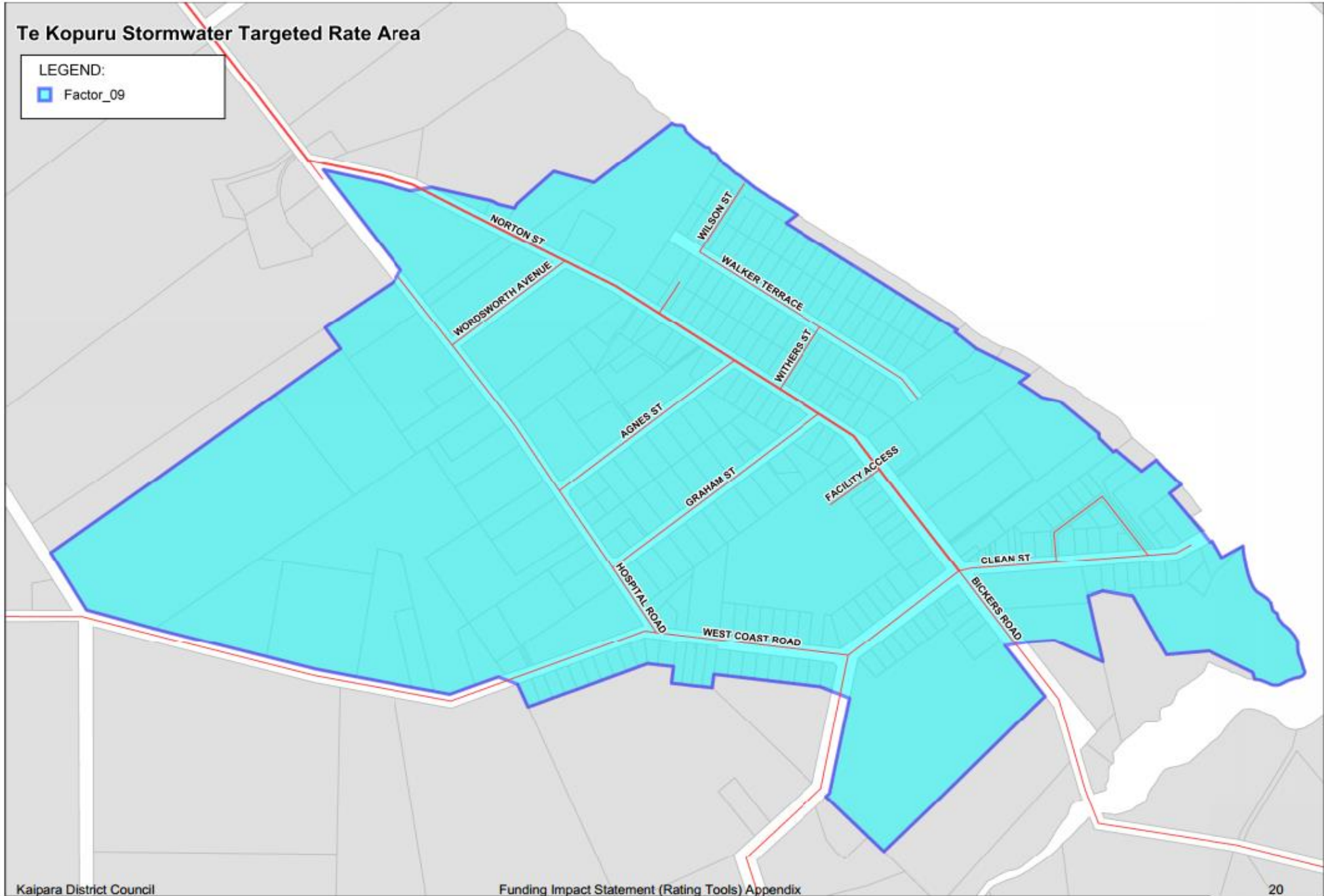
Valuation	Location
0122010225	Wintle Street, Mangawhai
0122011554	8 Hillside Avenue, Mangawhai
0122011626	11 Anchorage Road, Mangawhai
0122011631	8 Beachcomber Road, Mangawhai
0122011639	21B Anchorage Road, Mangawhai
0122012007	4A Thelma Road South, Mangawhai
0122183765	17 Jordan Street, Mangawhai
0122183769	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

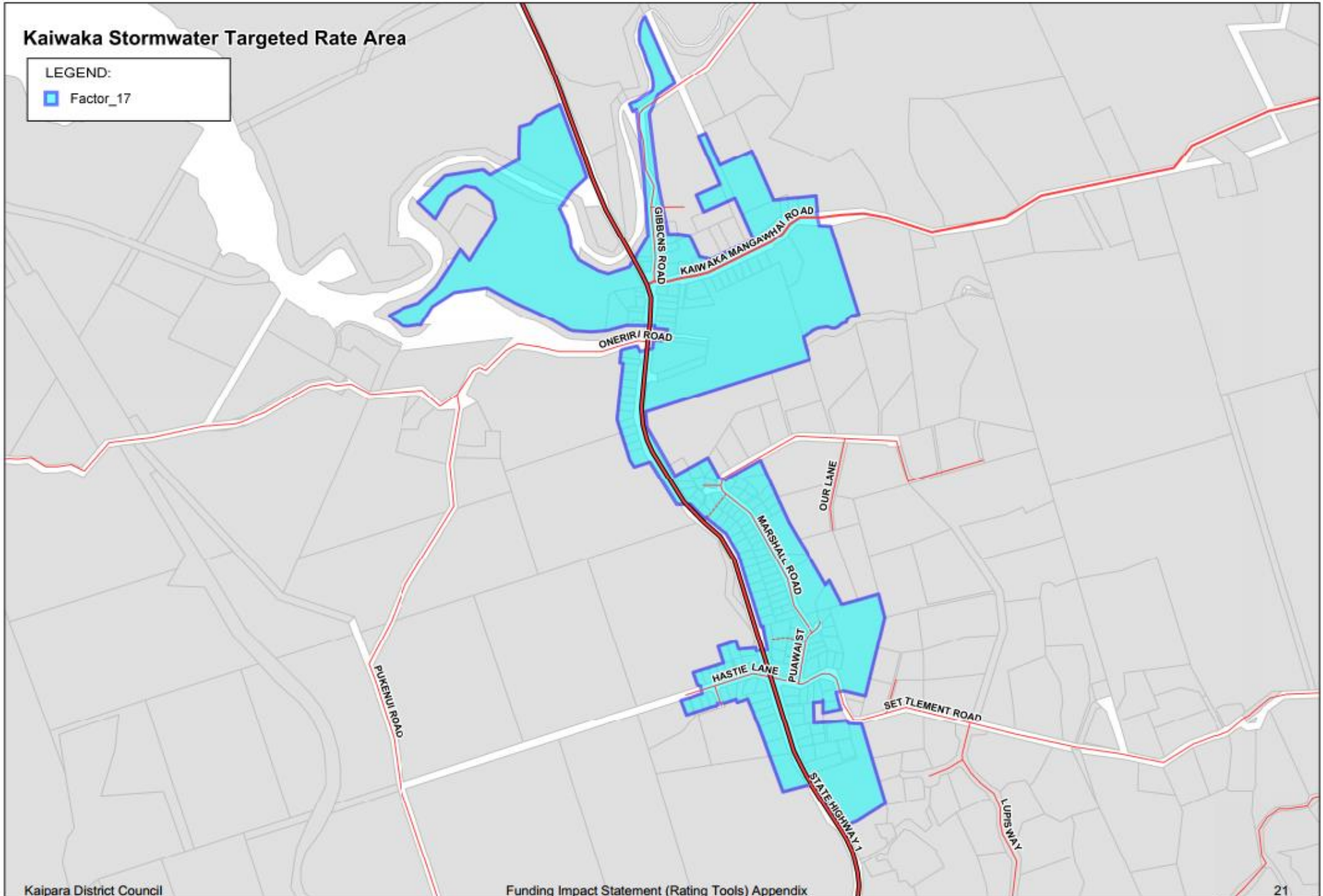
Baylys Stormwater Targeted Rate Area

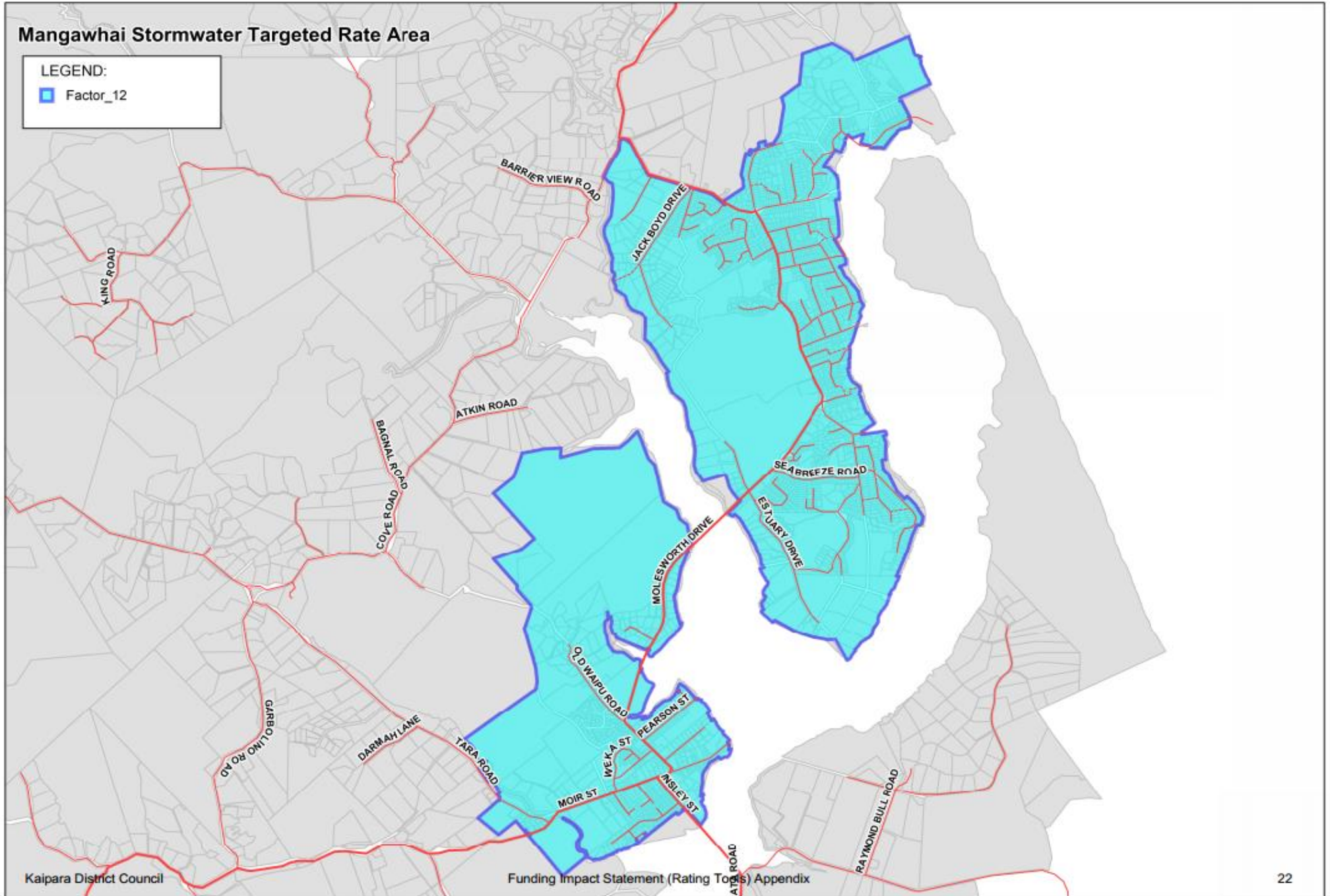
LEGEND:
■ Factor 06

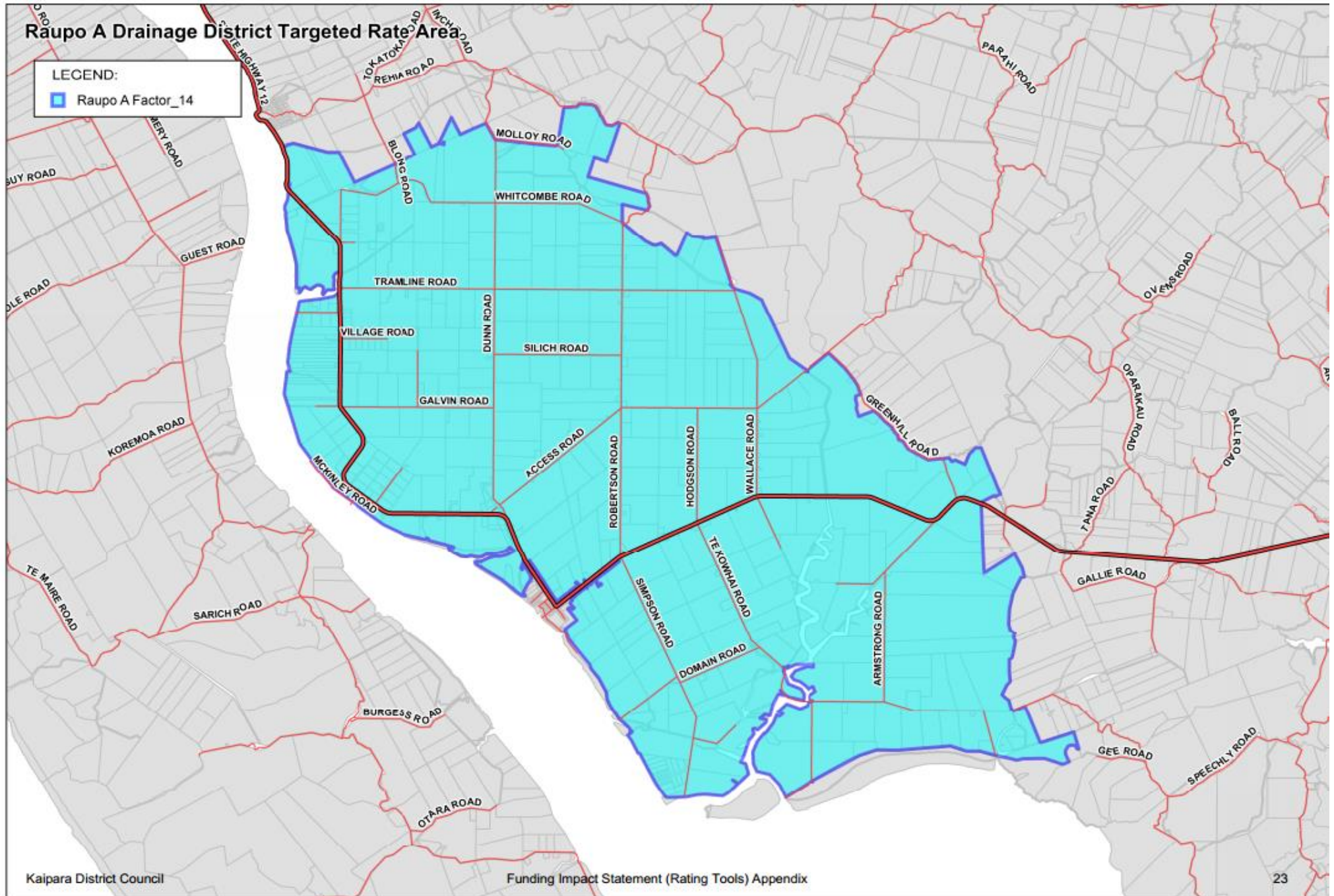


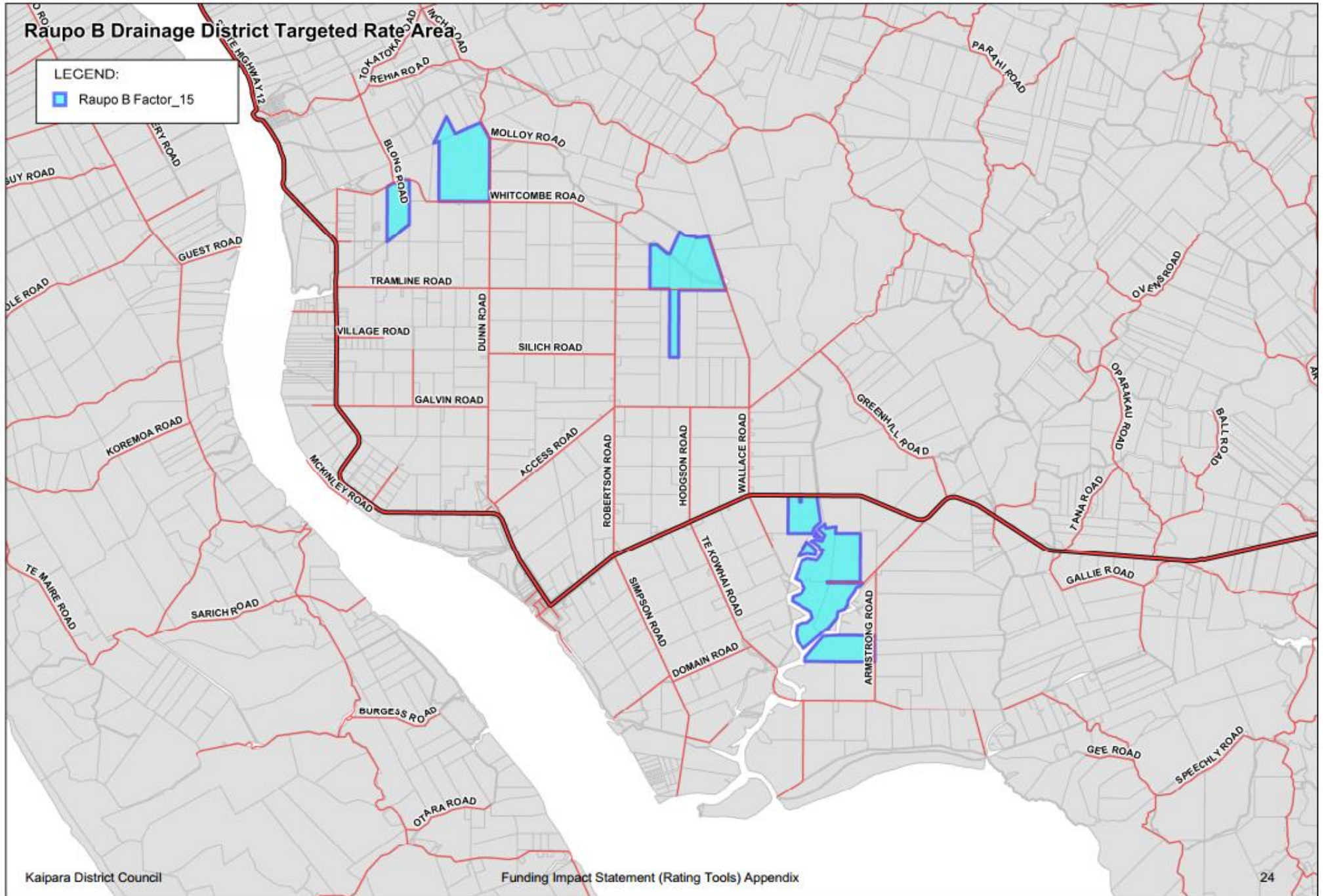


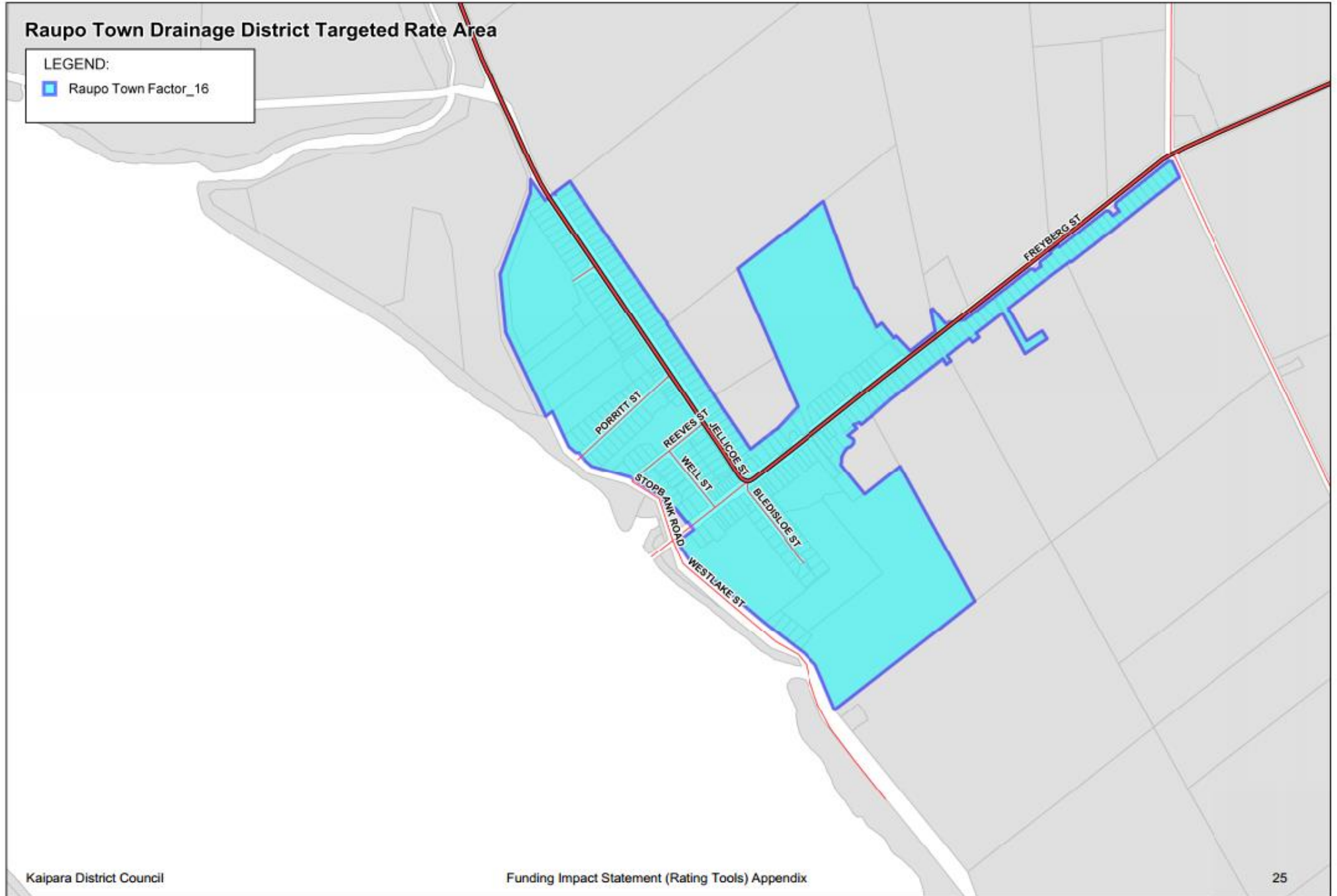


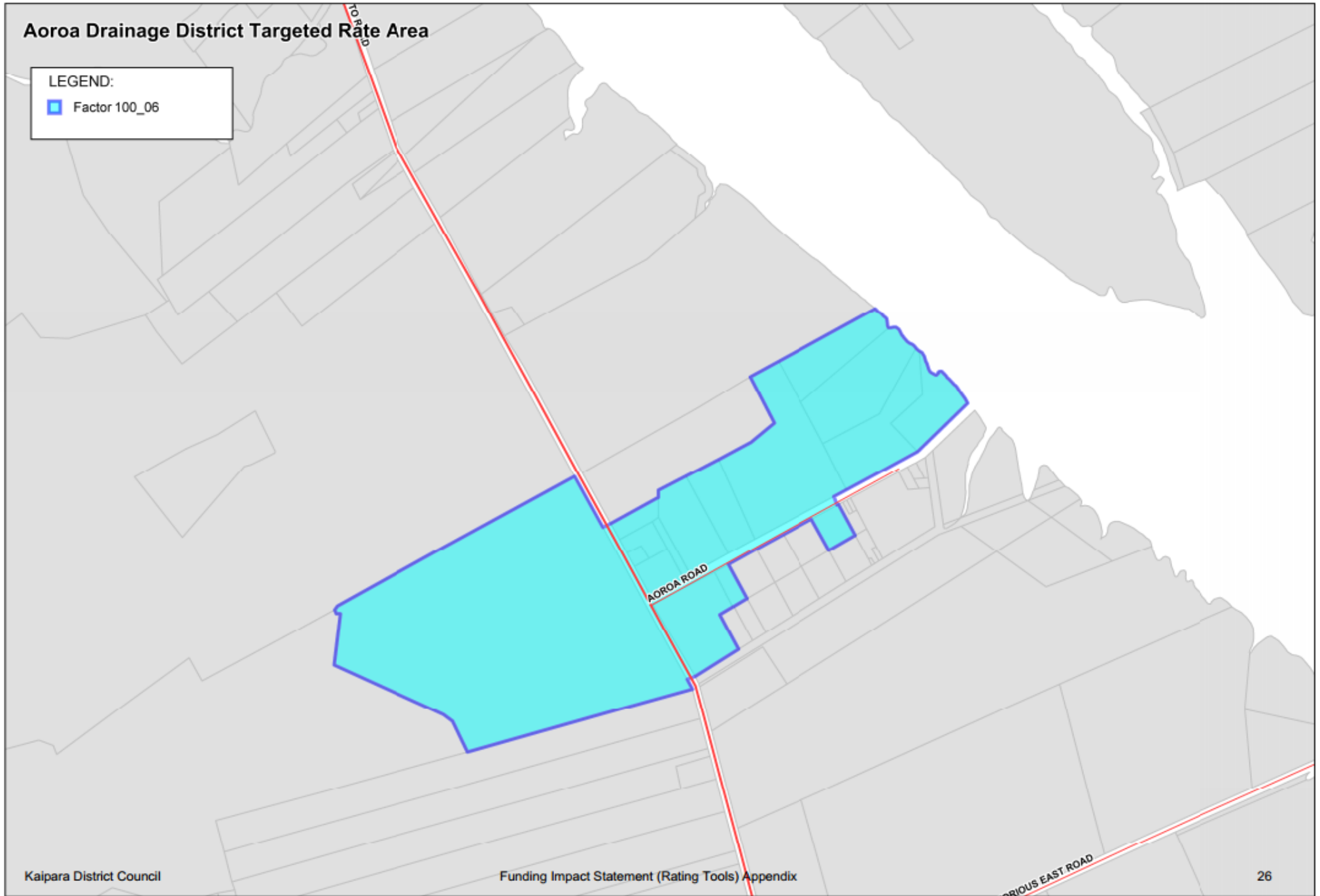


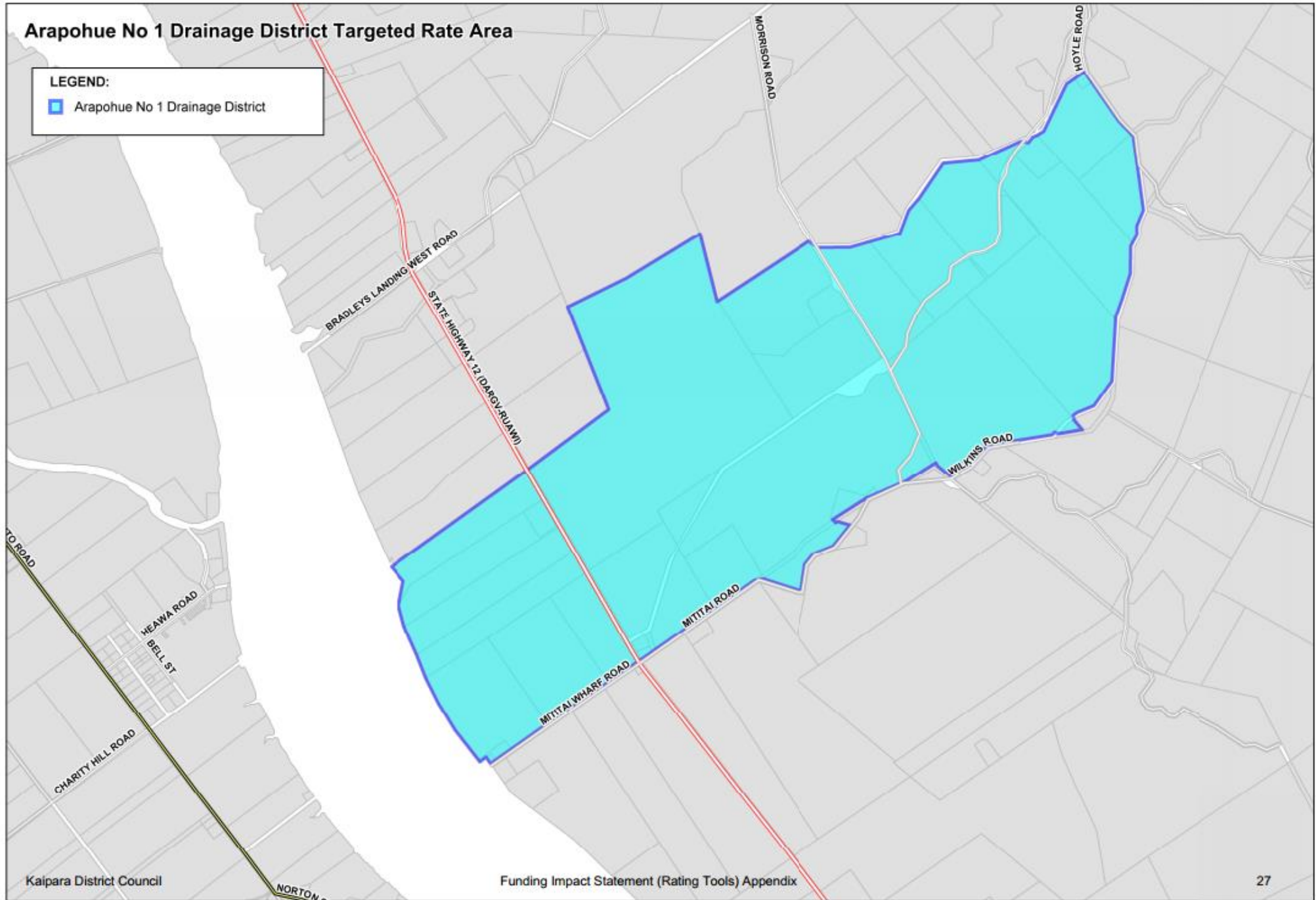


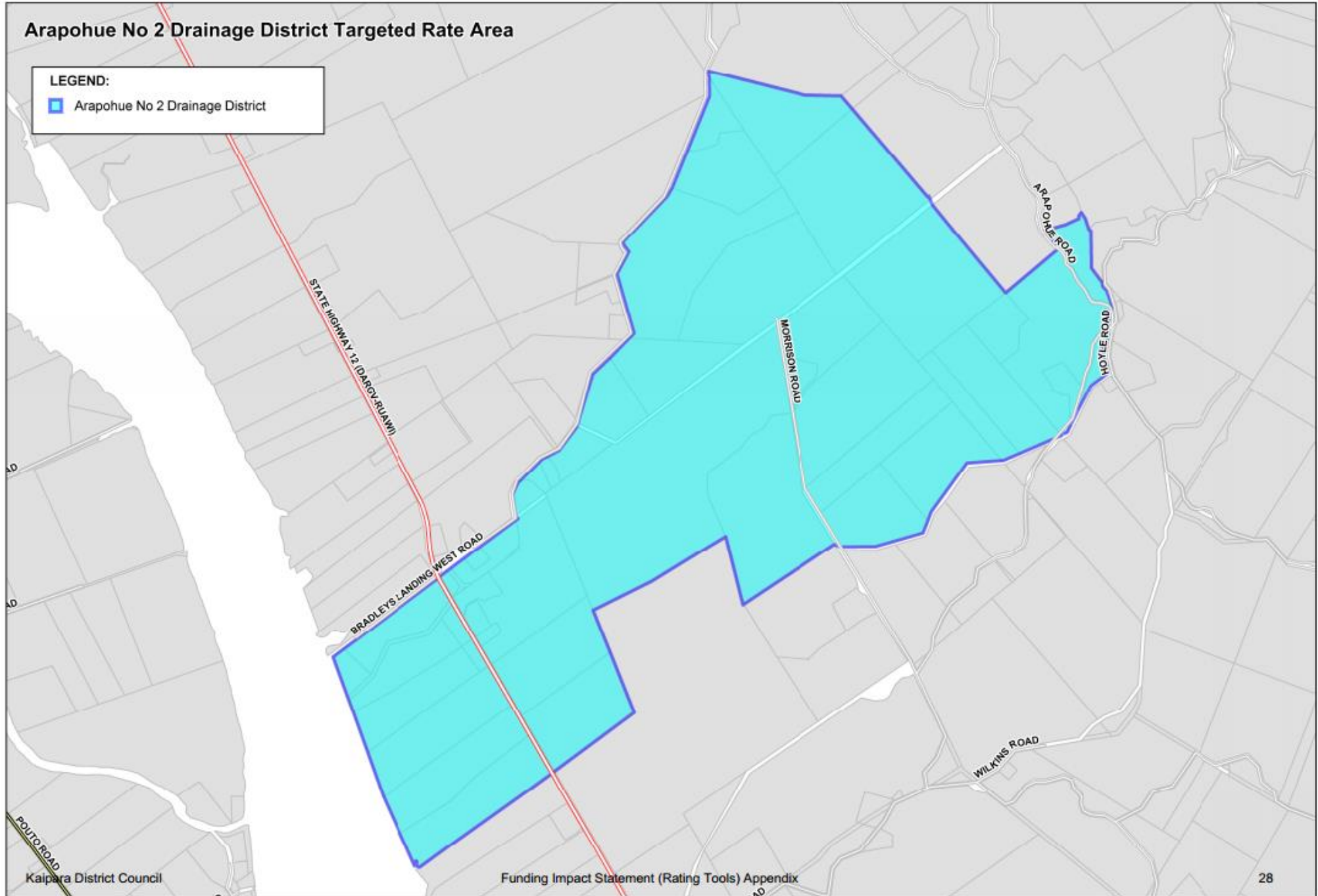


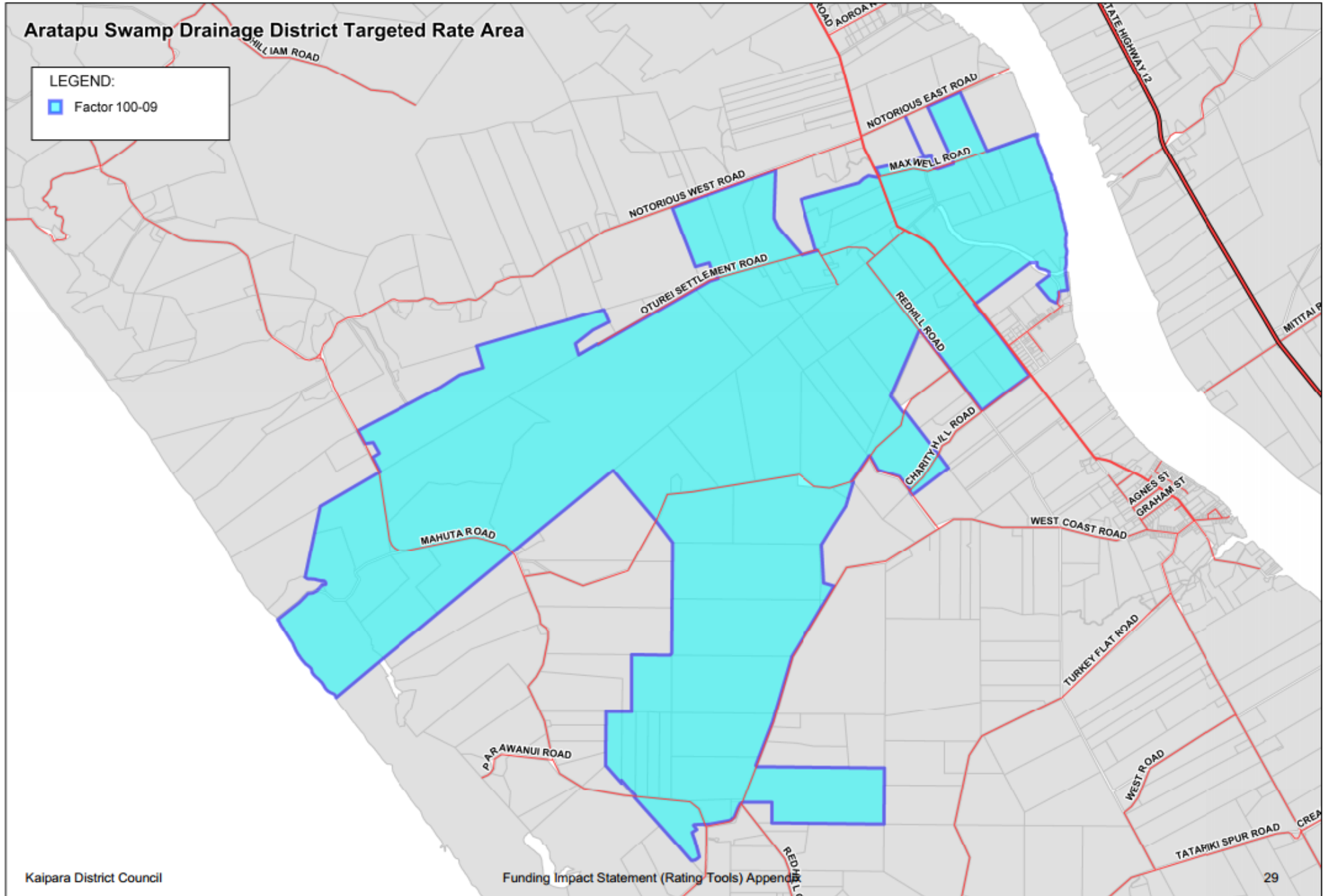


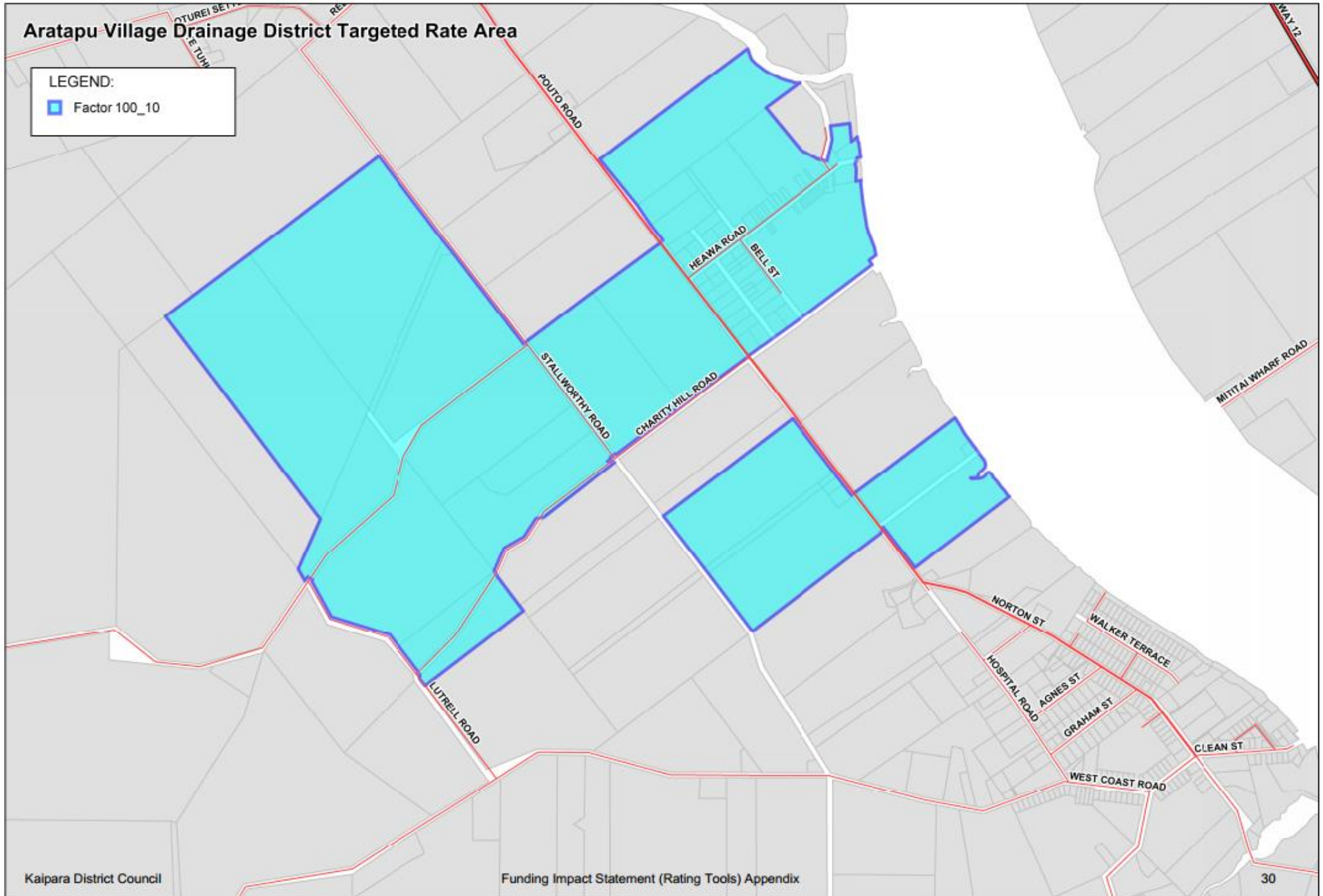


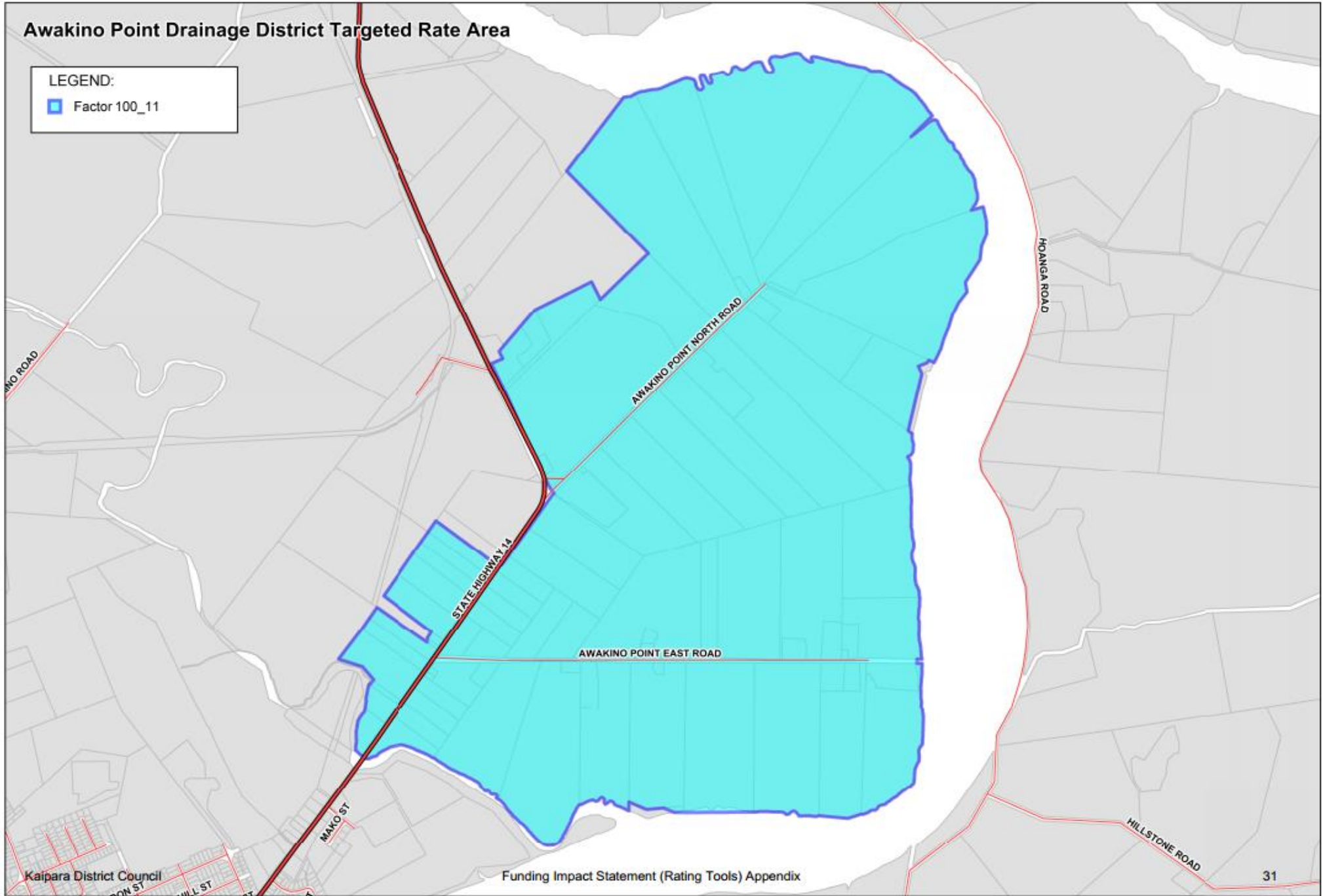


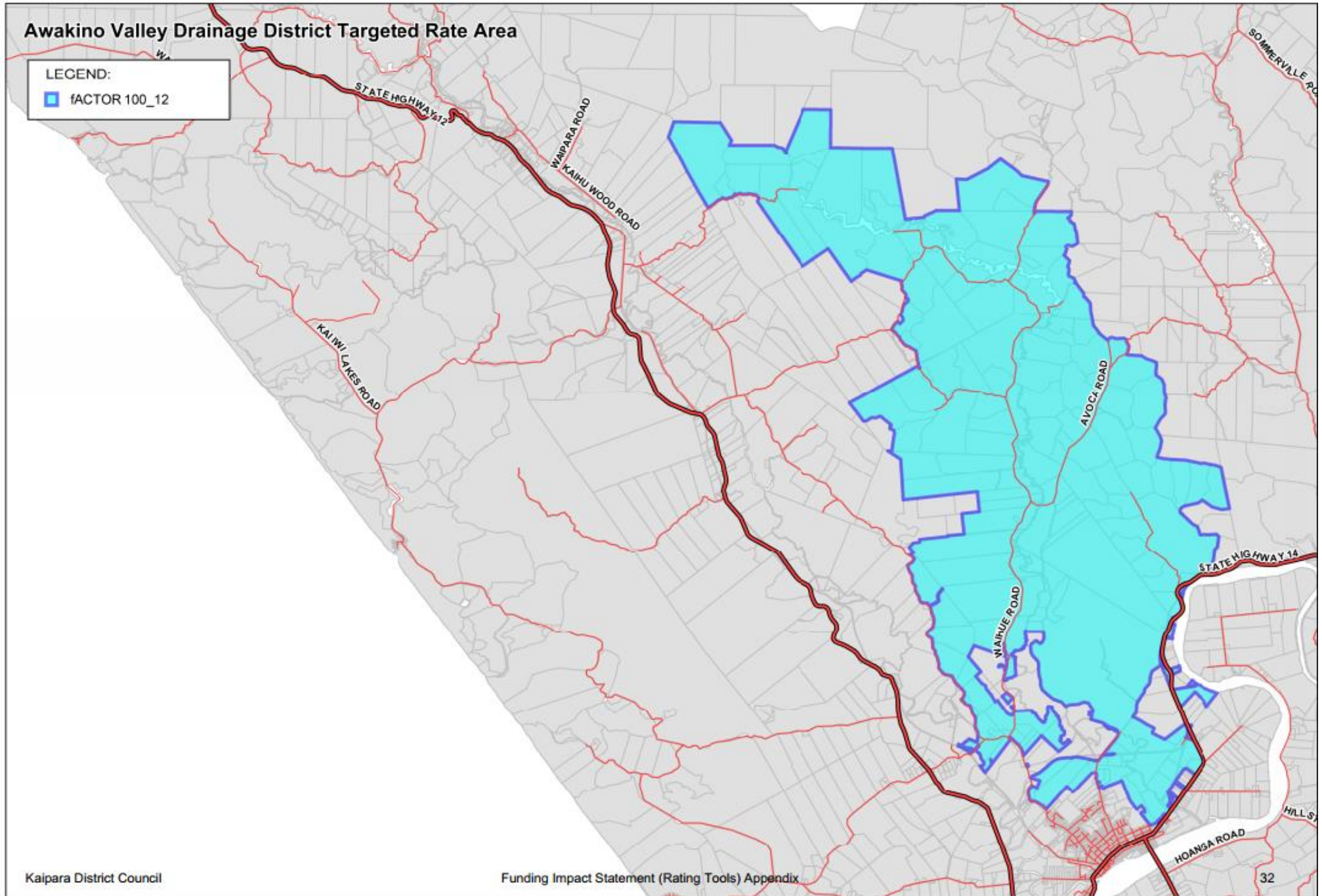


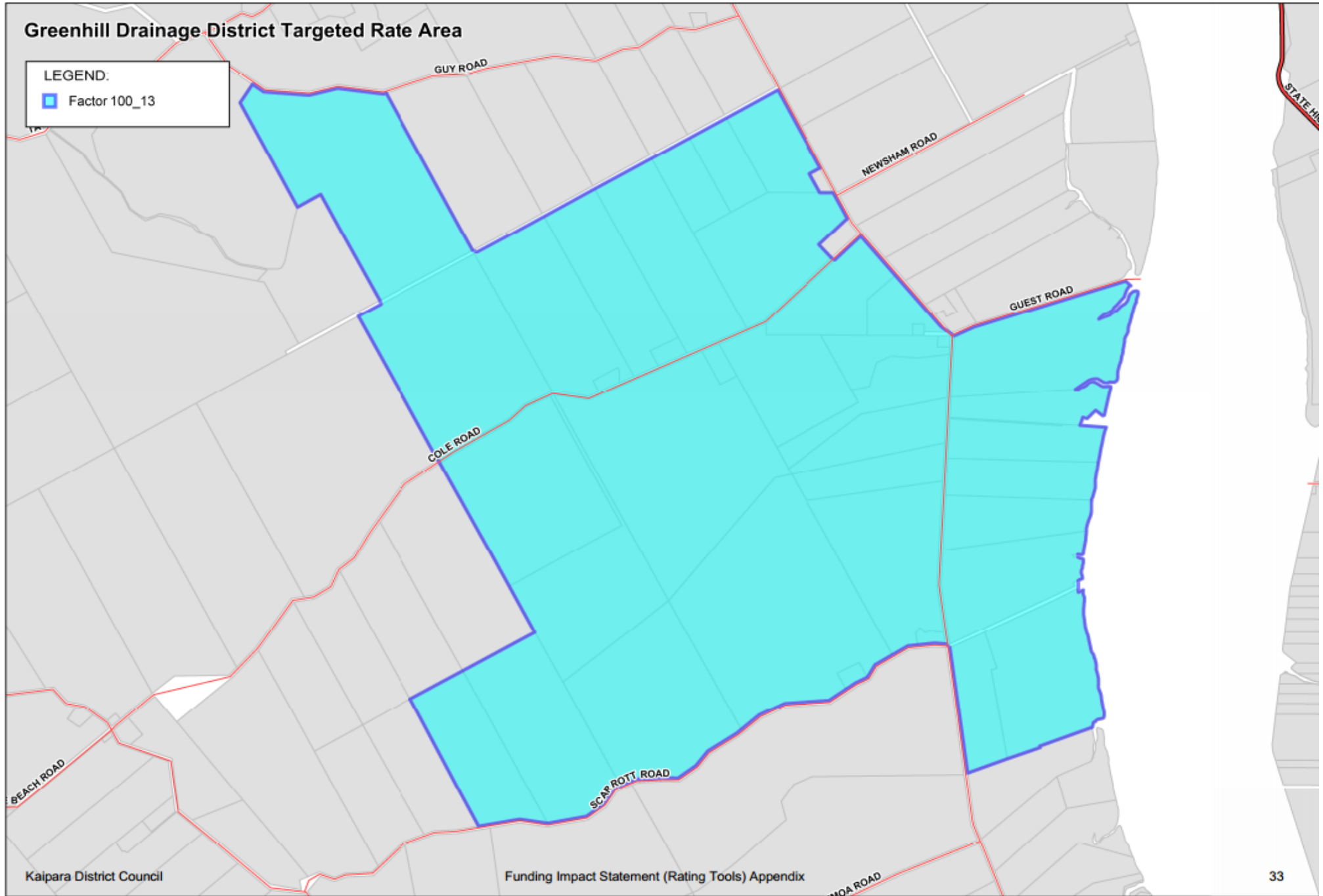


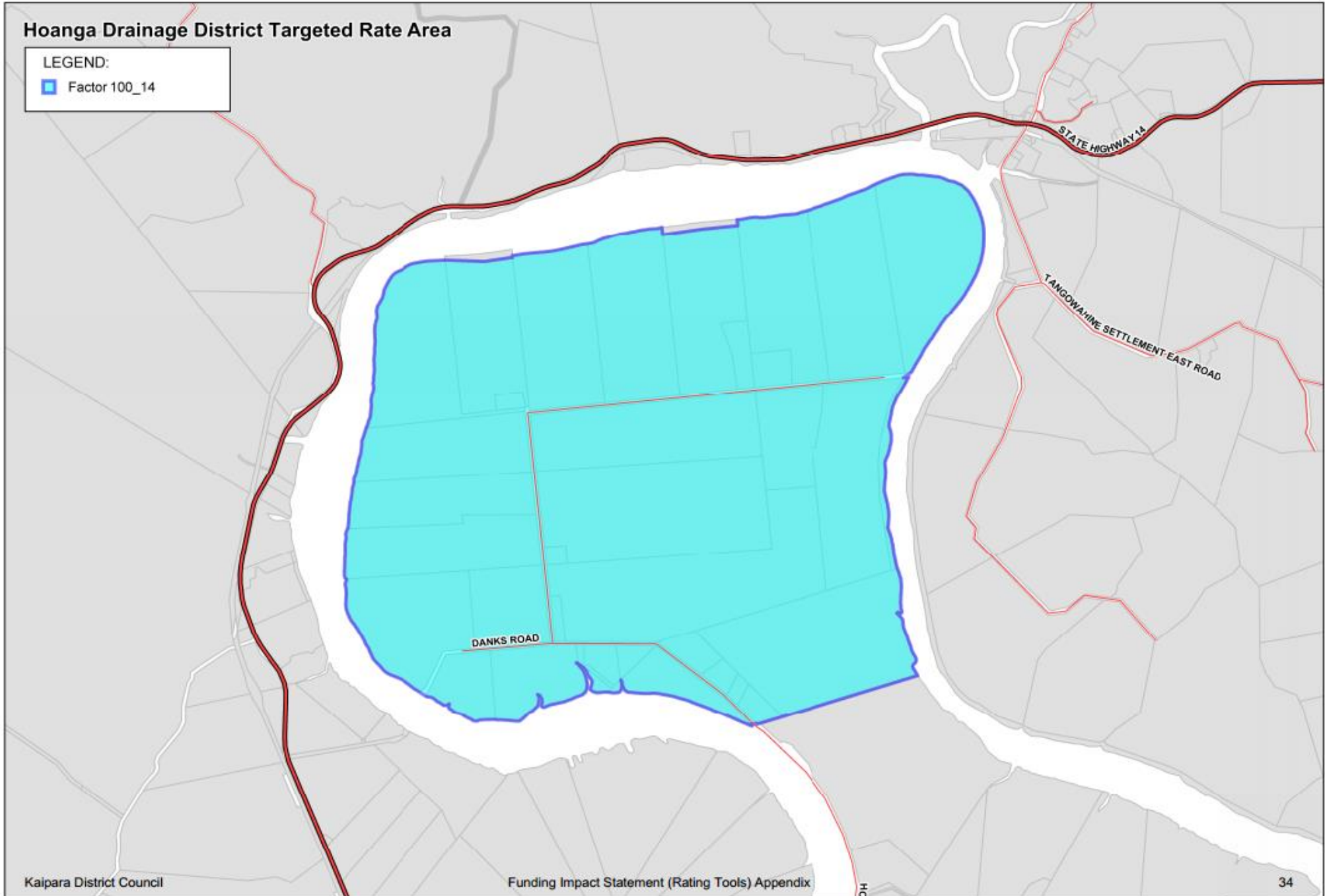


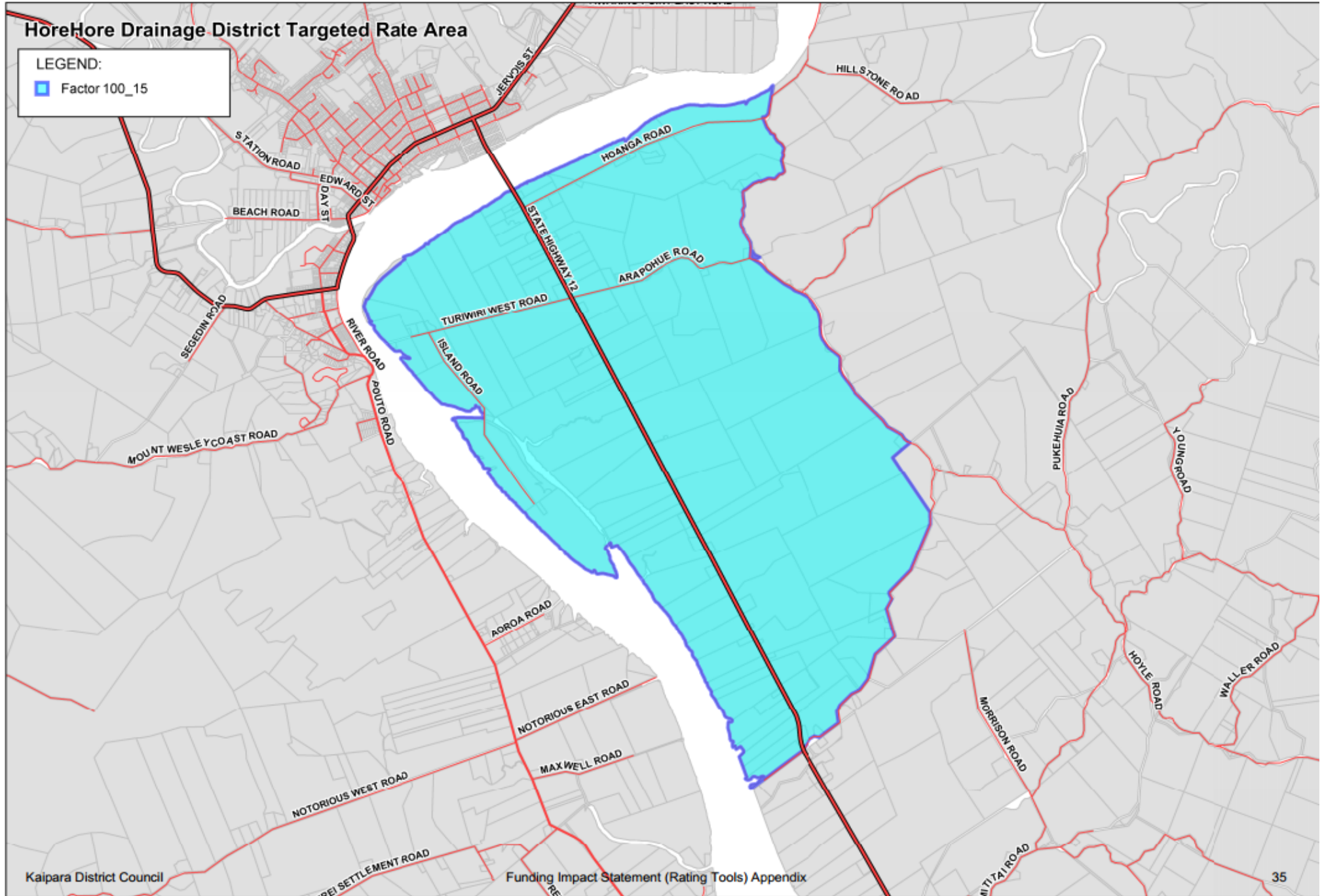


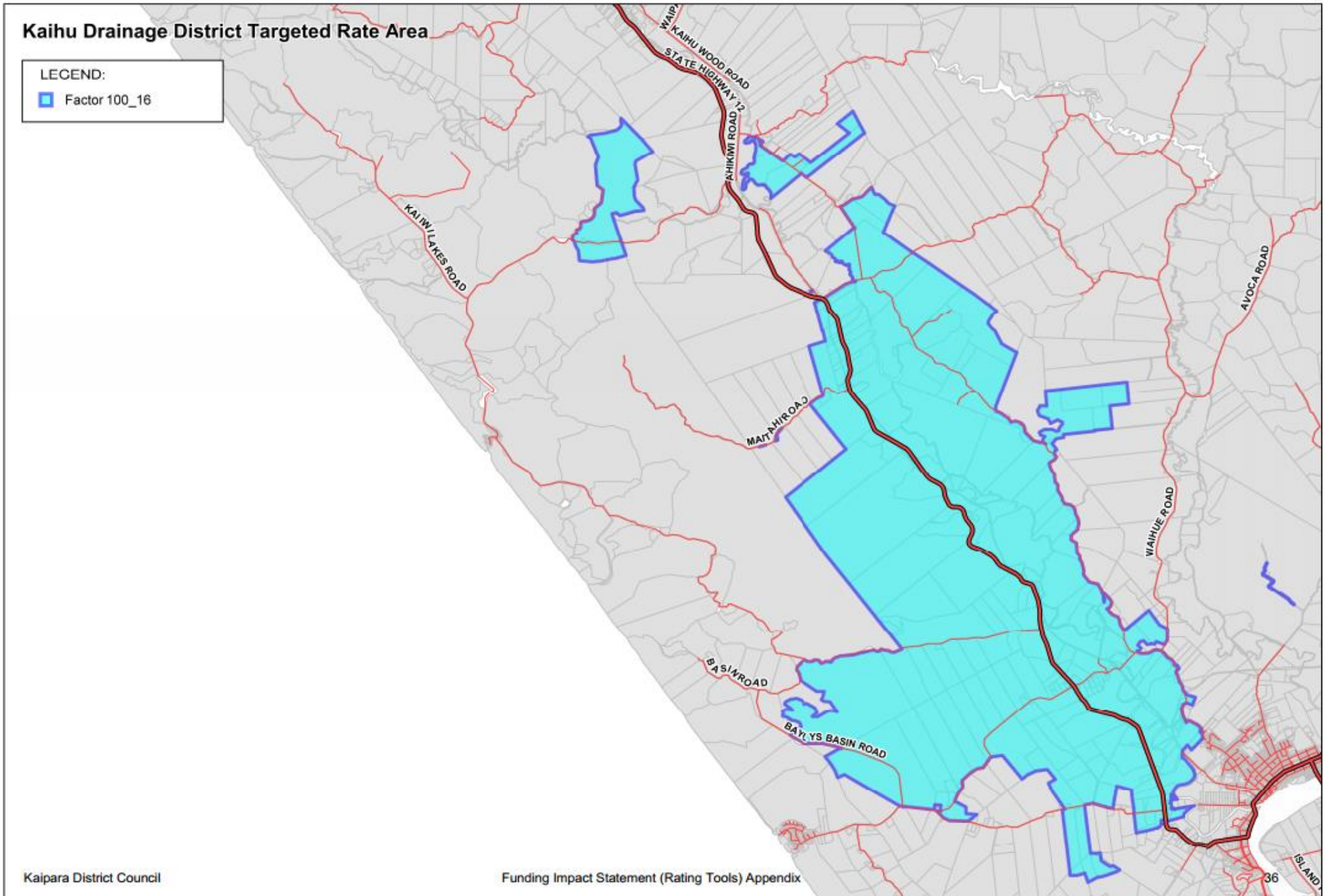


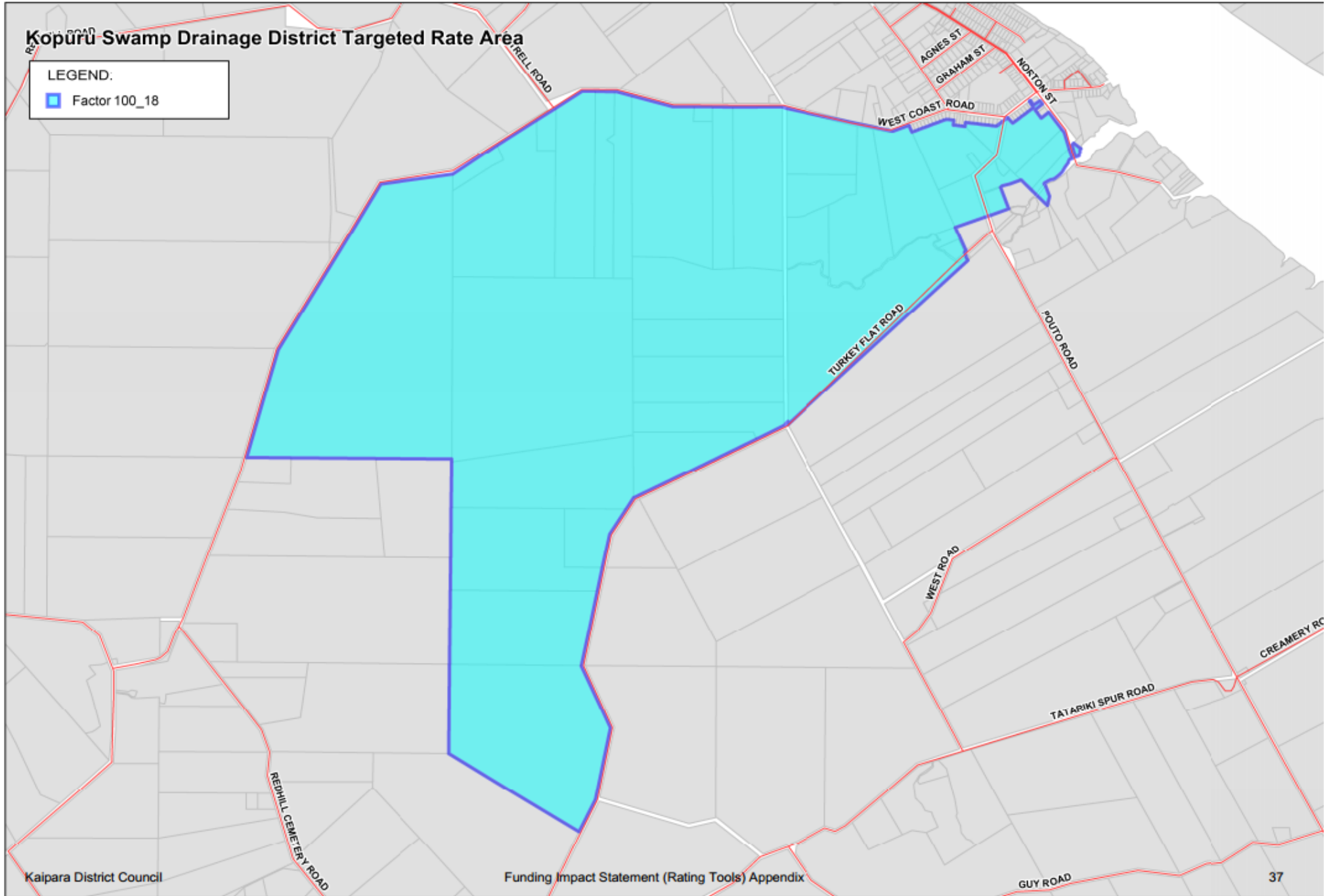


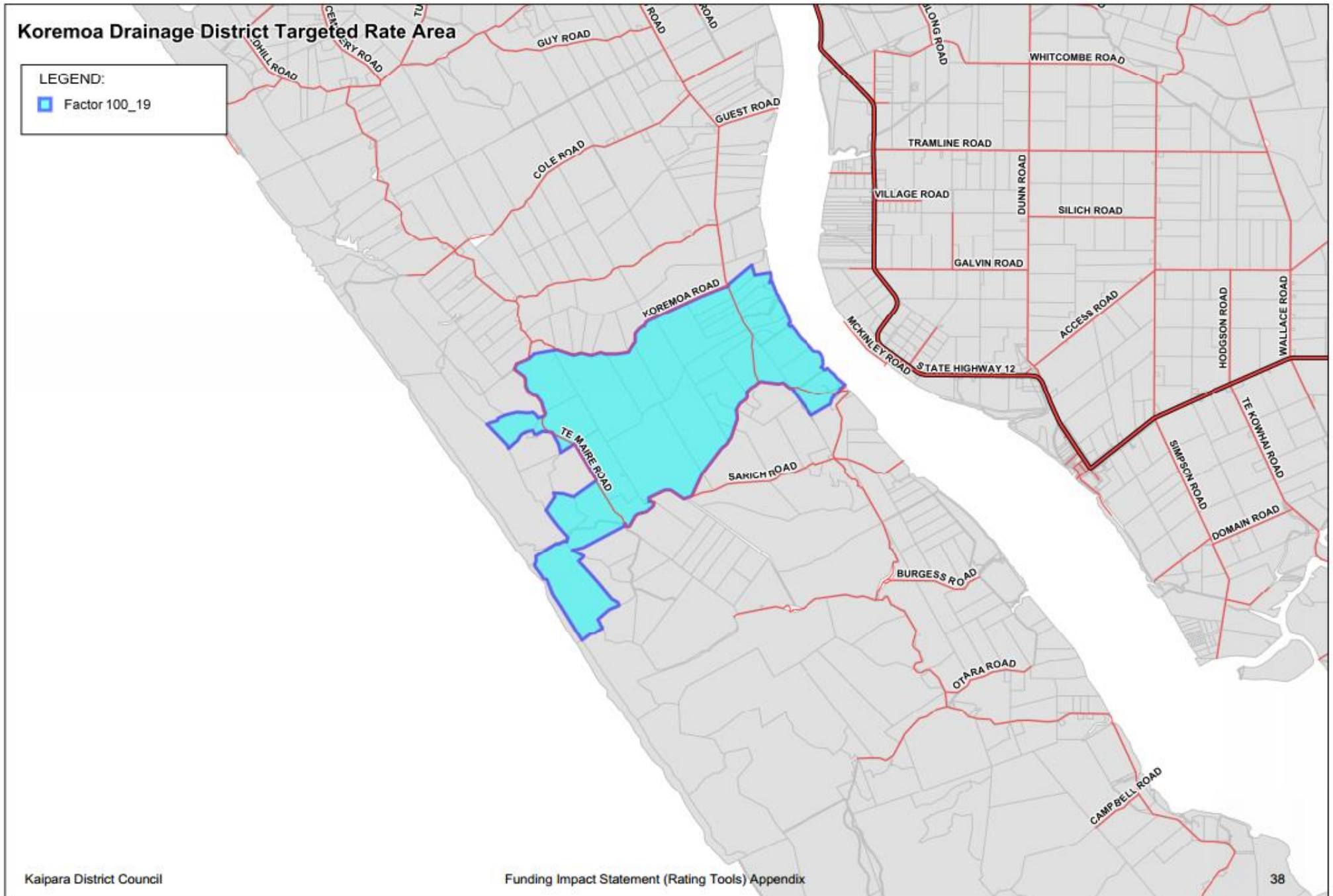


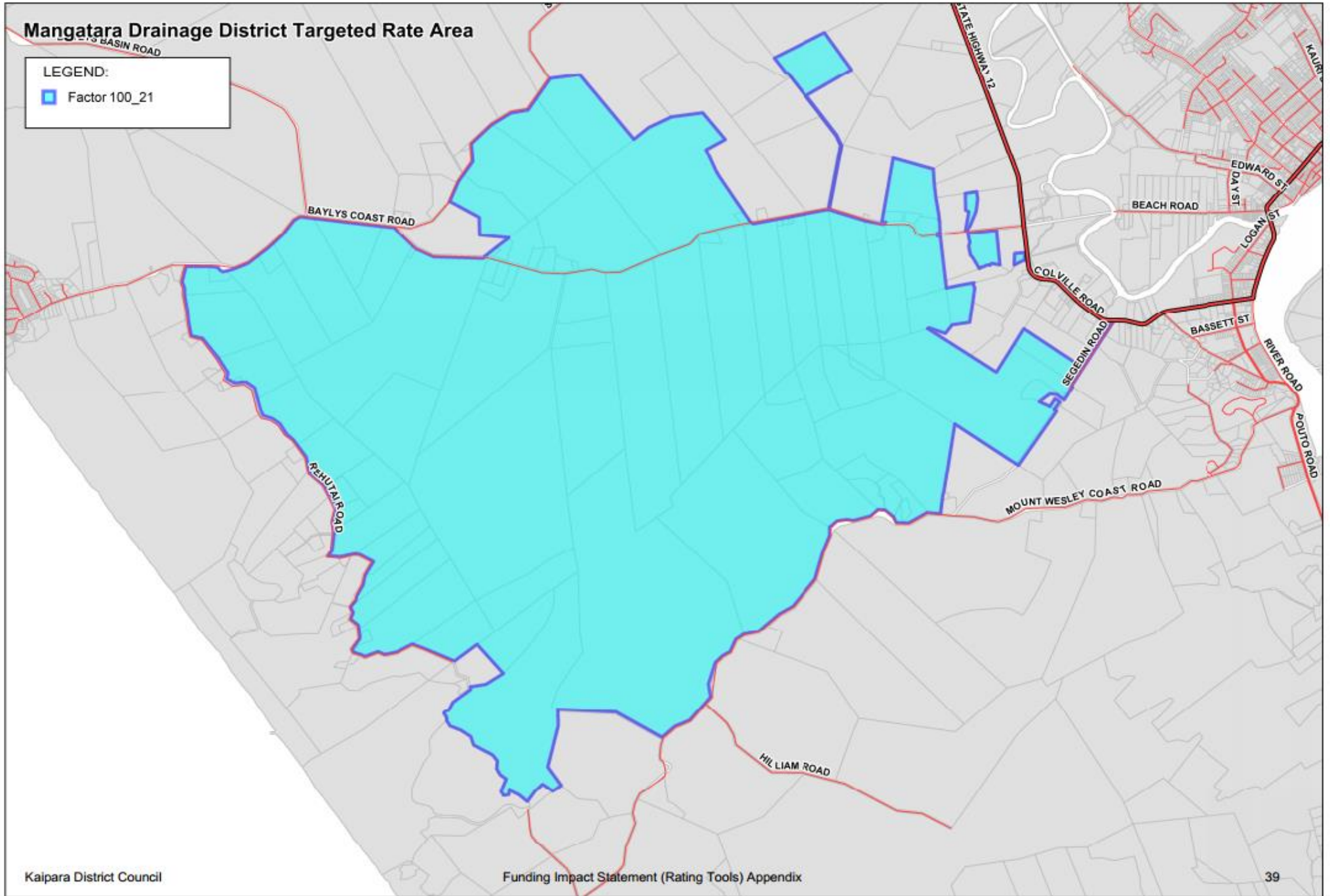


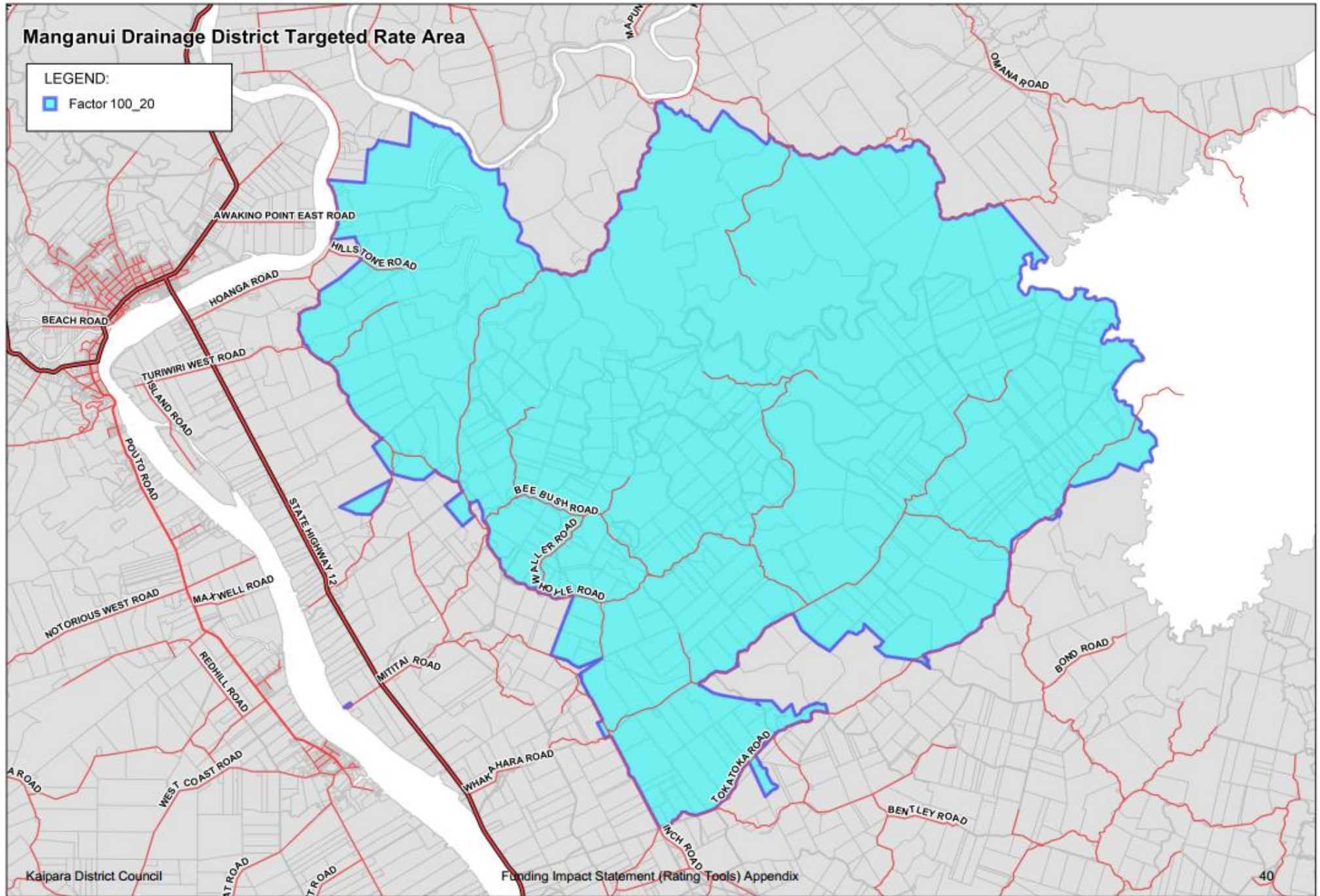


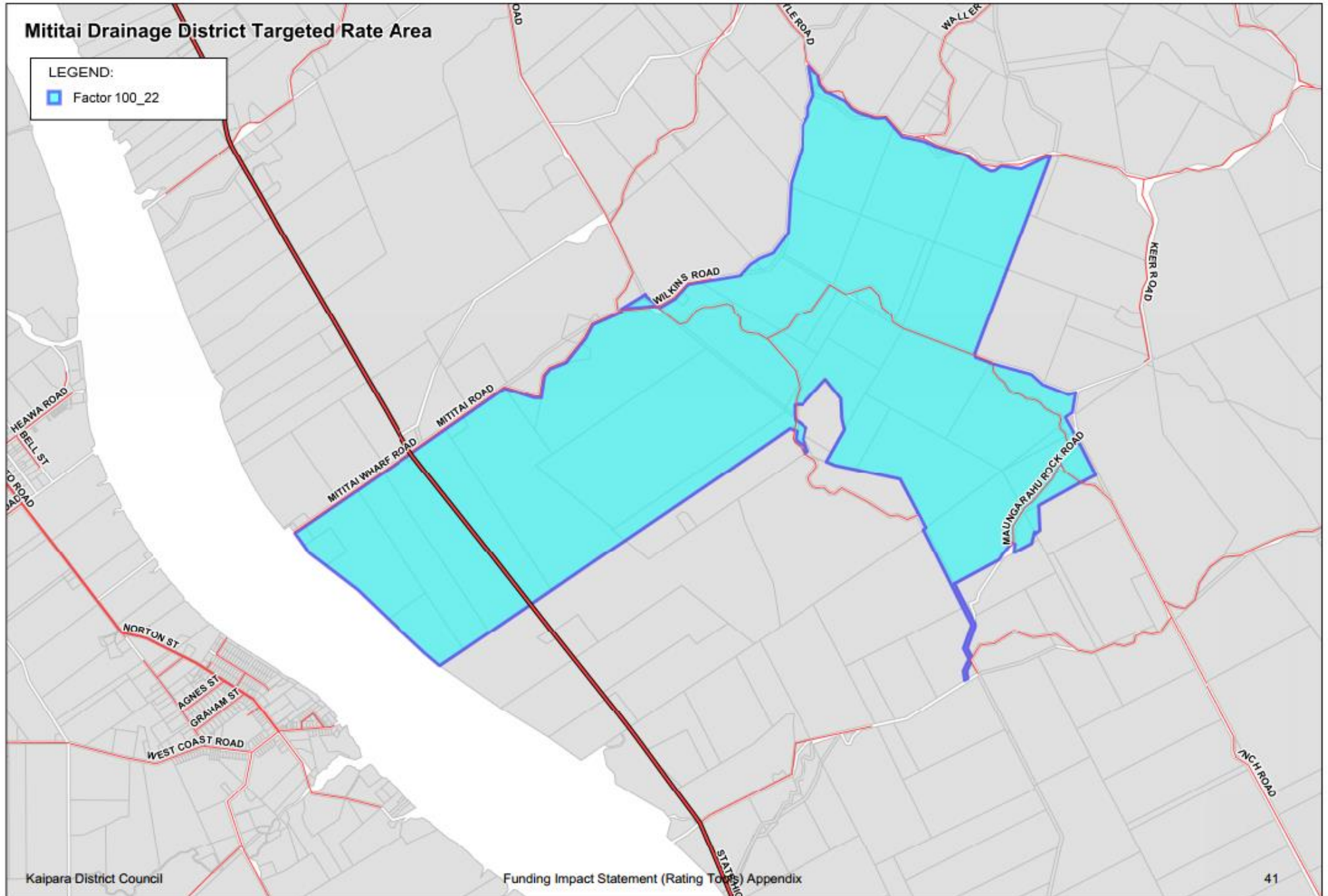


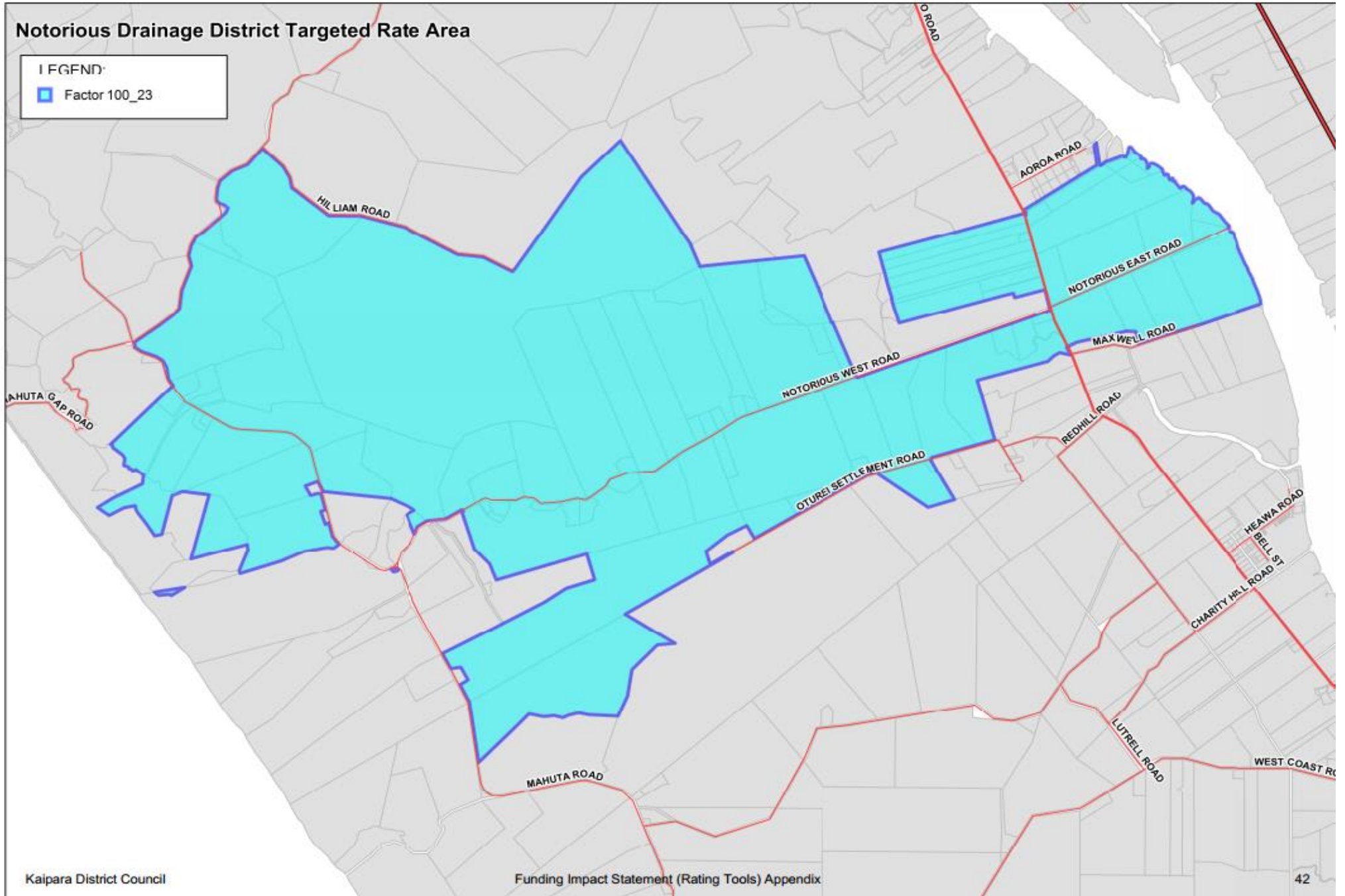


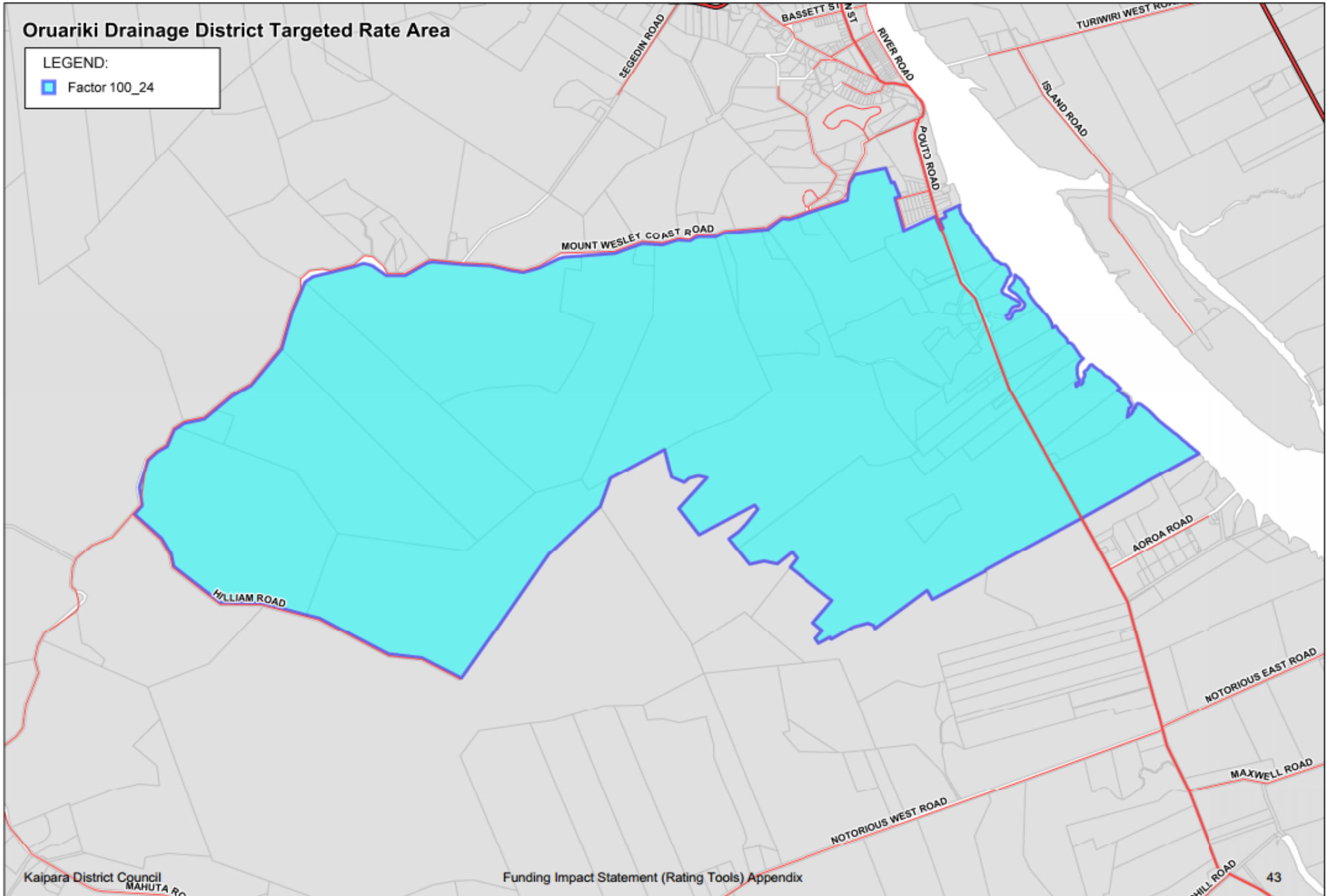


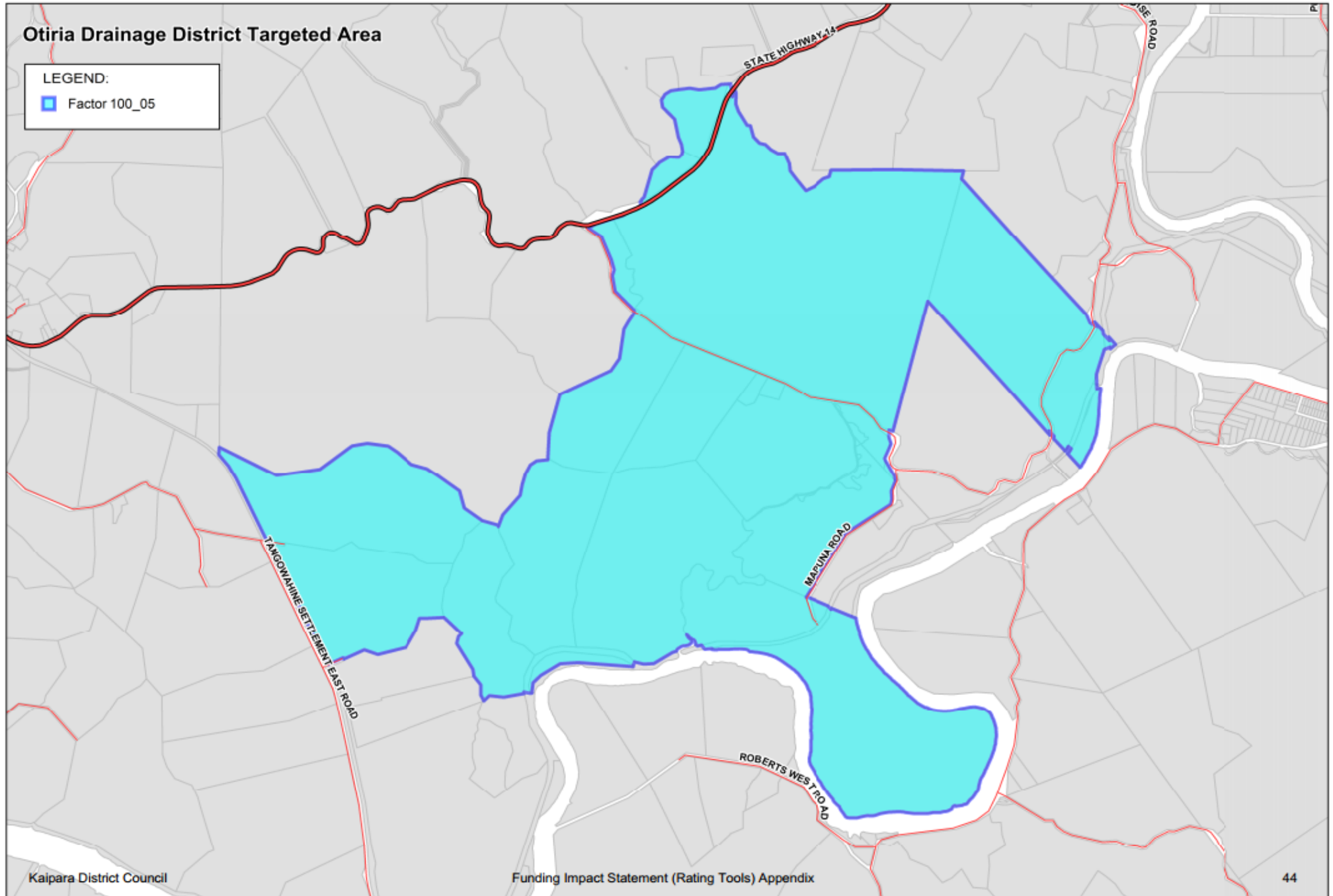


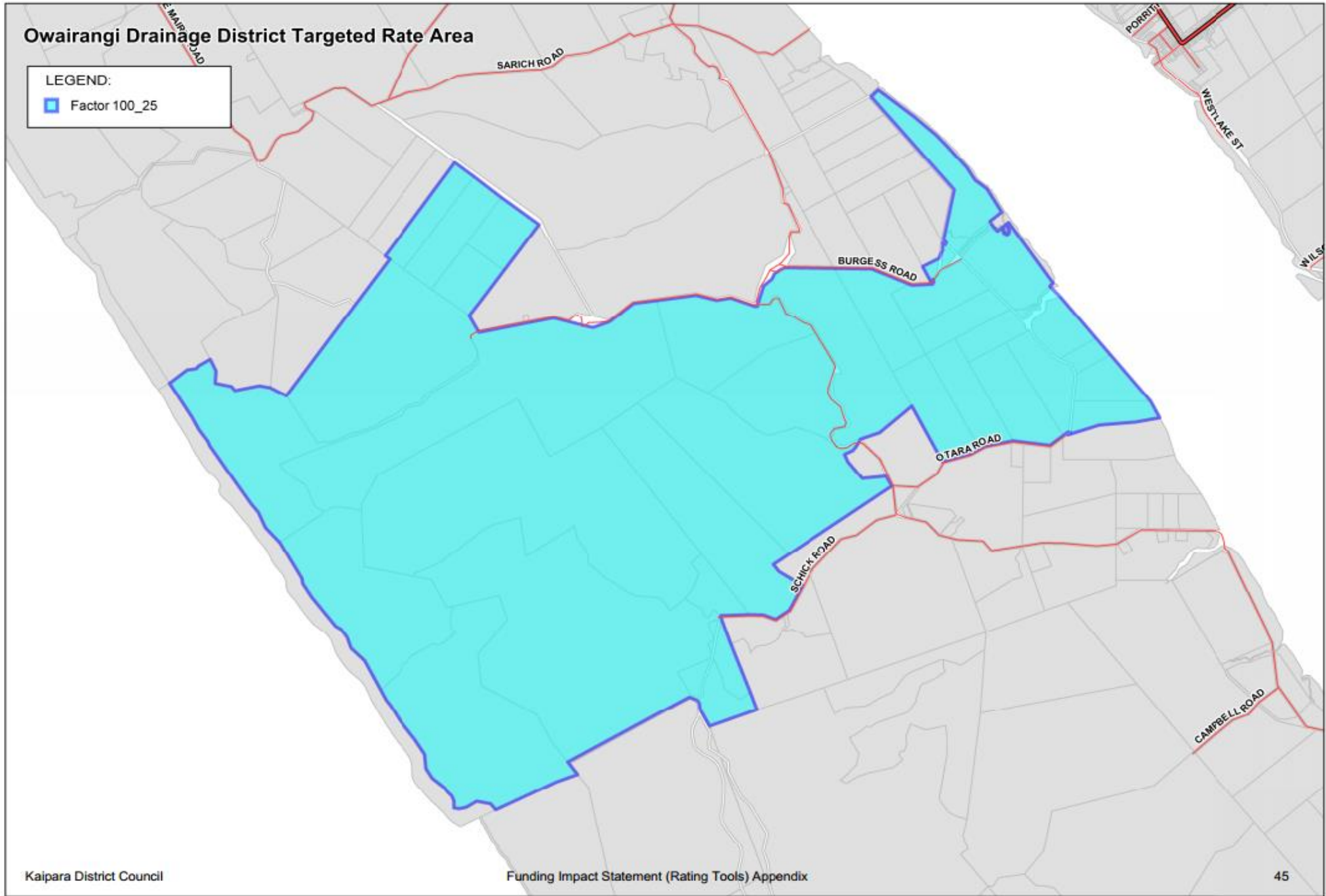


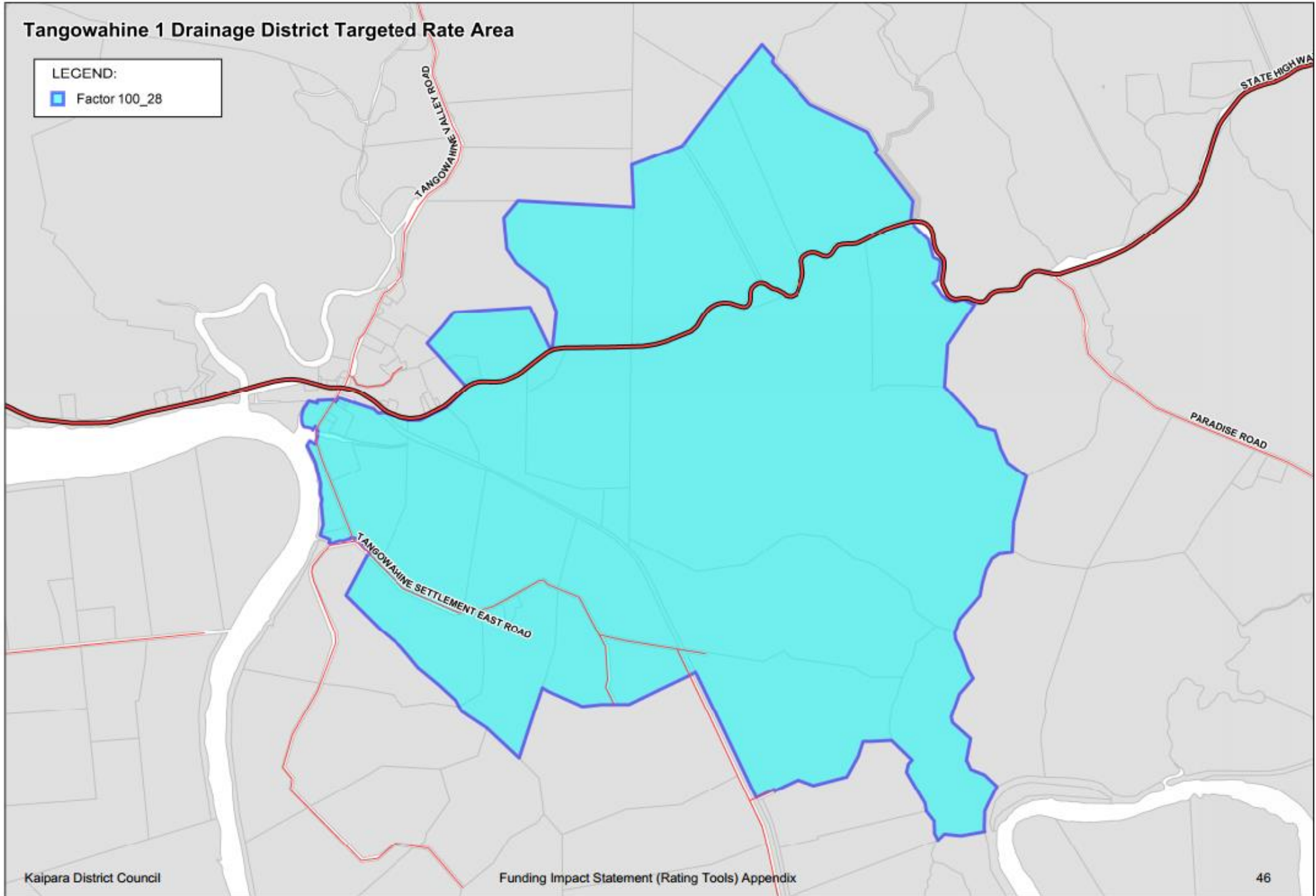


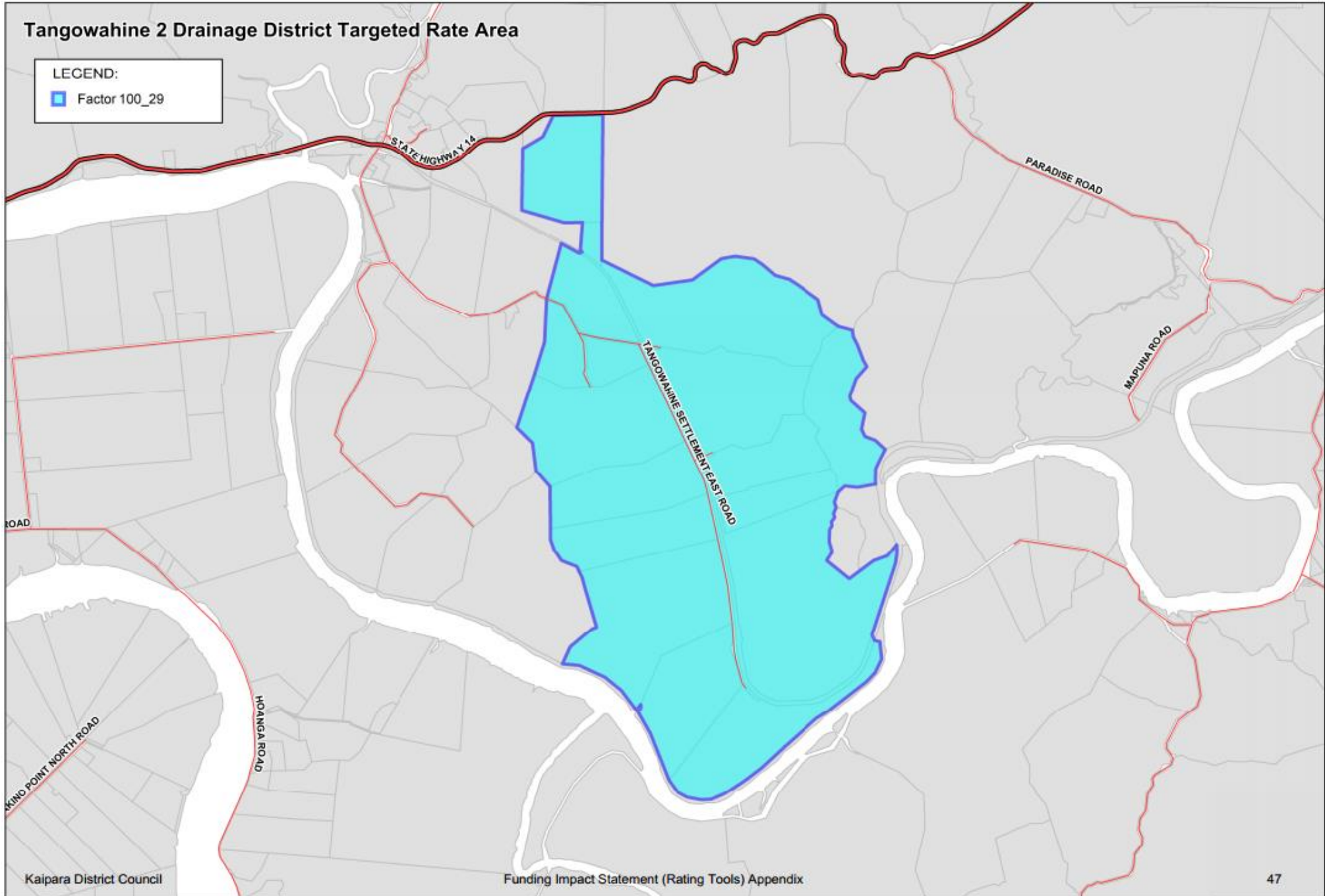


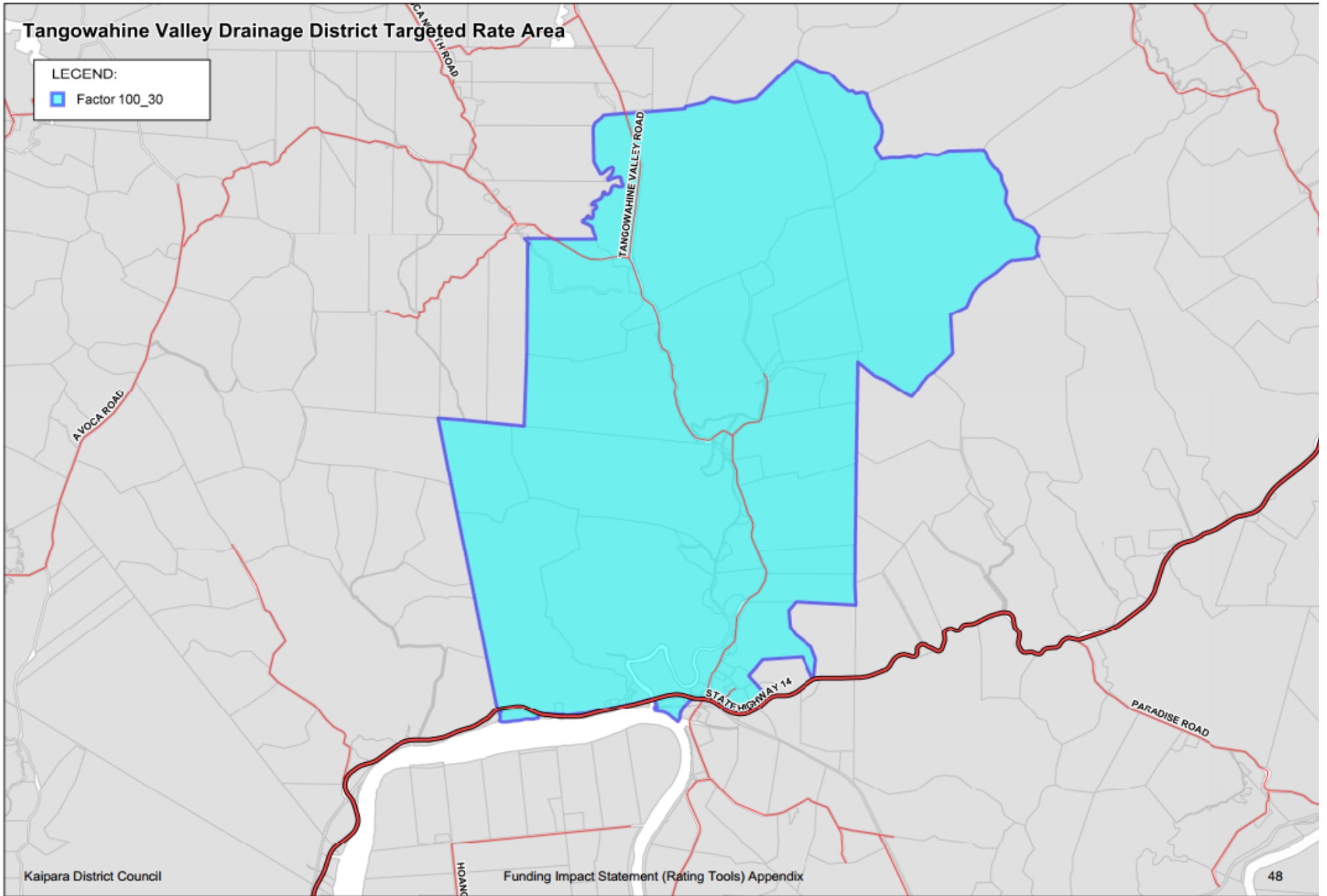


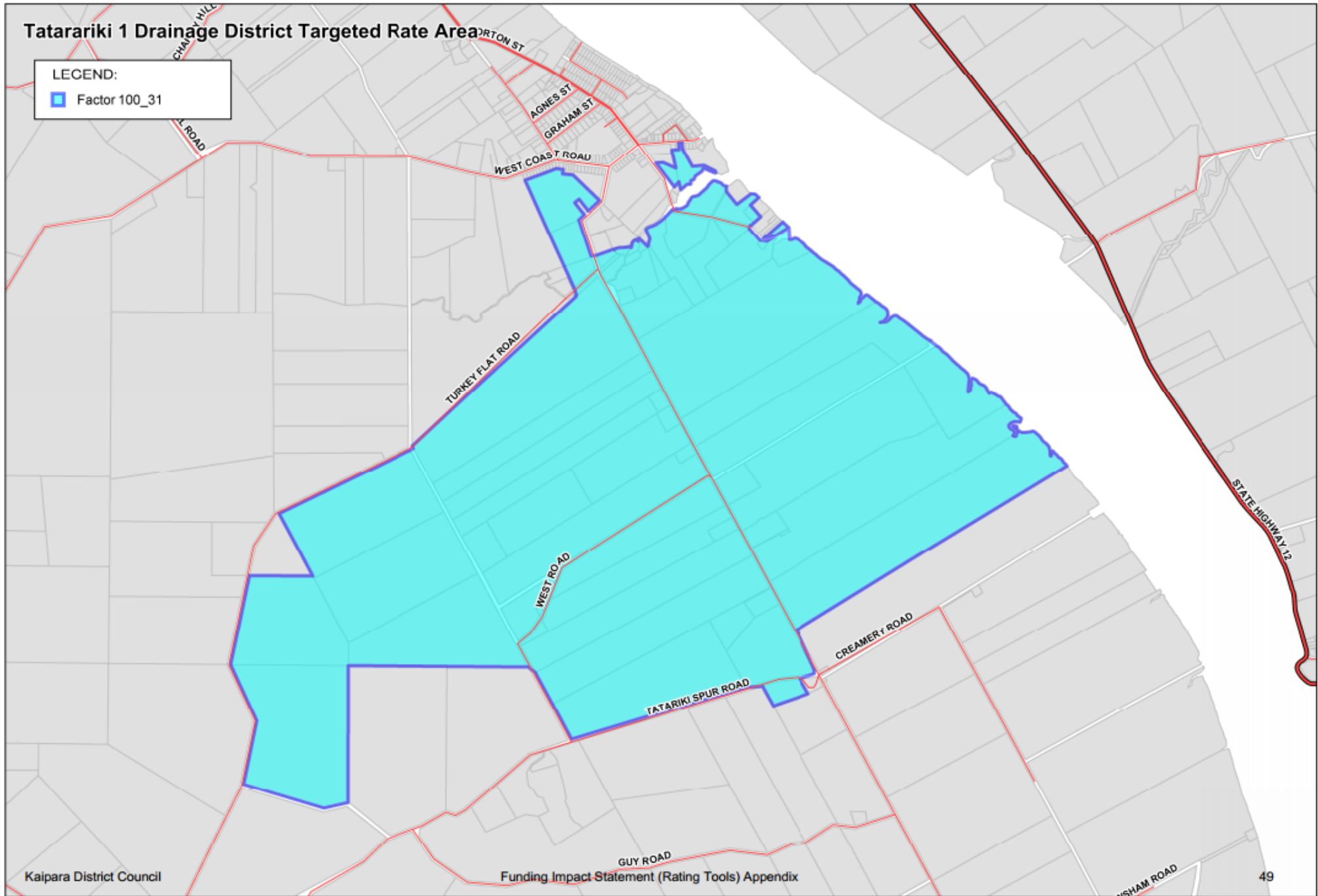


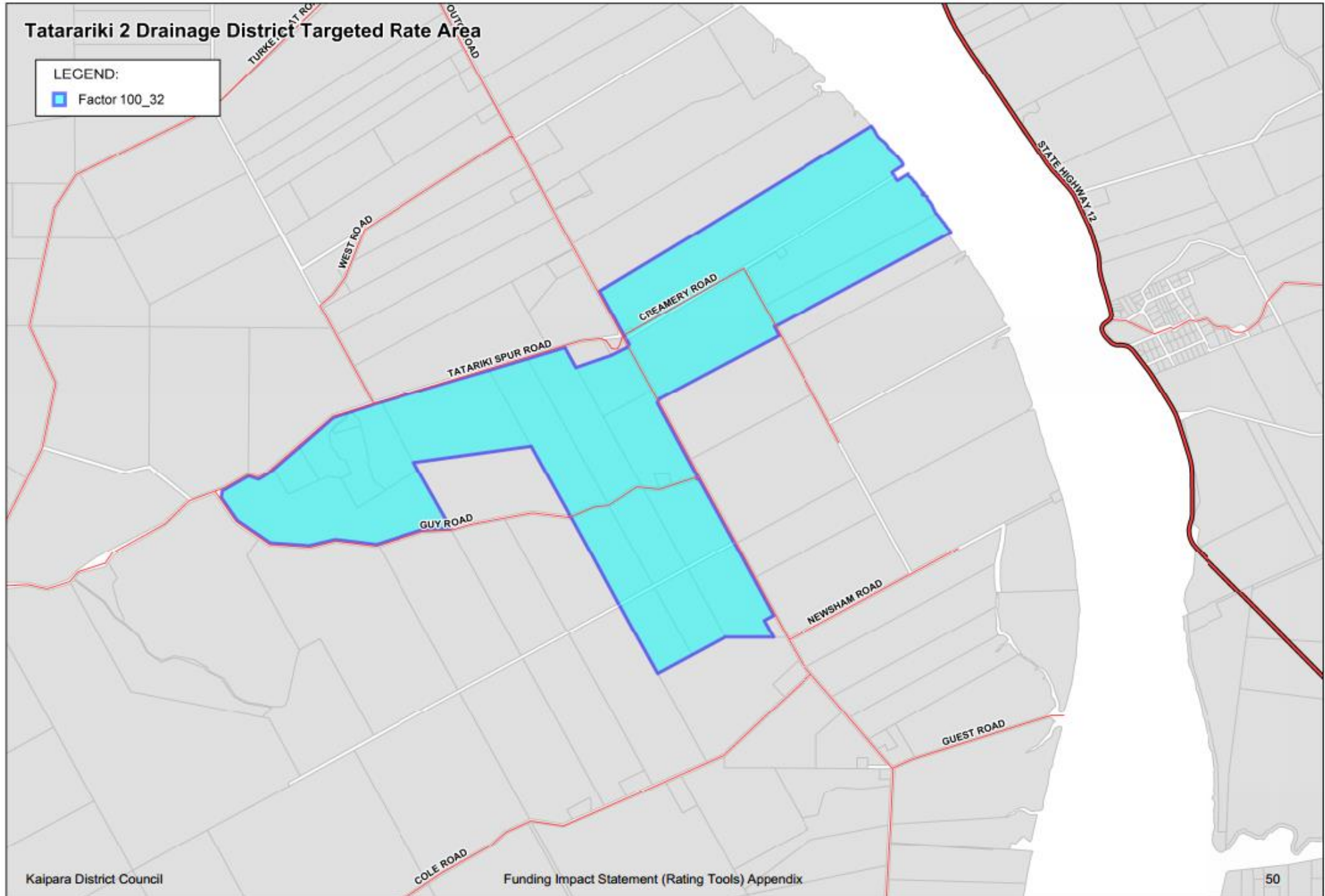


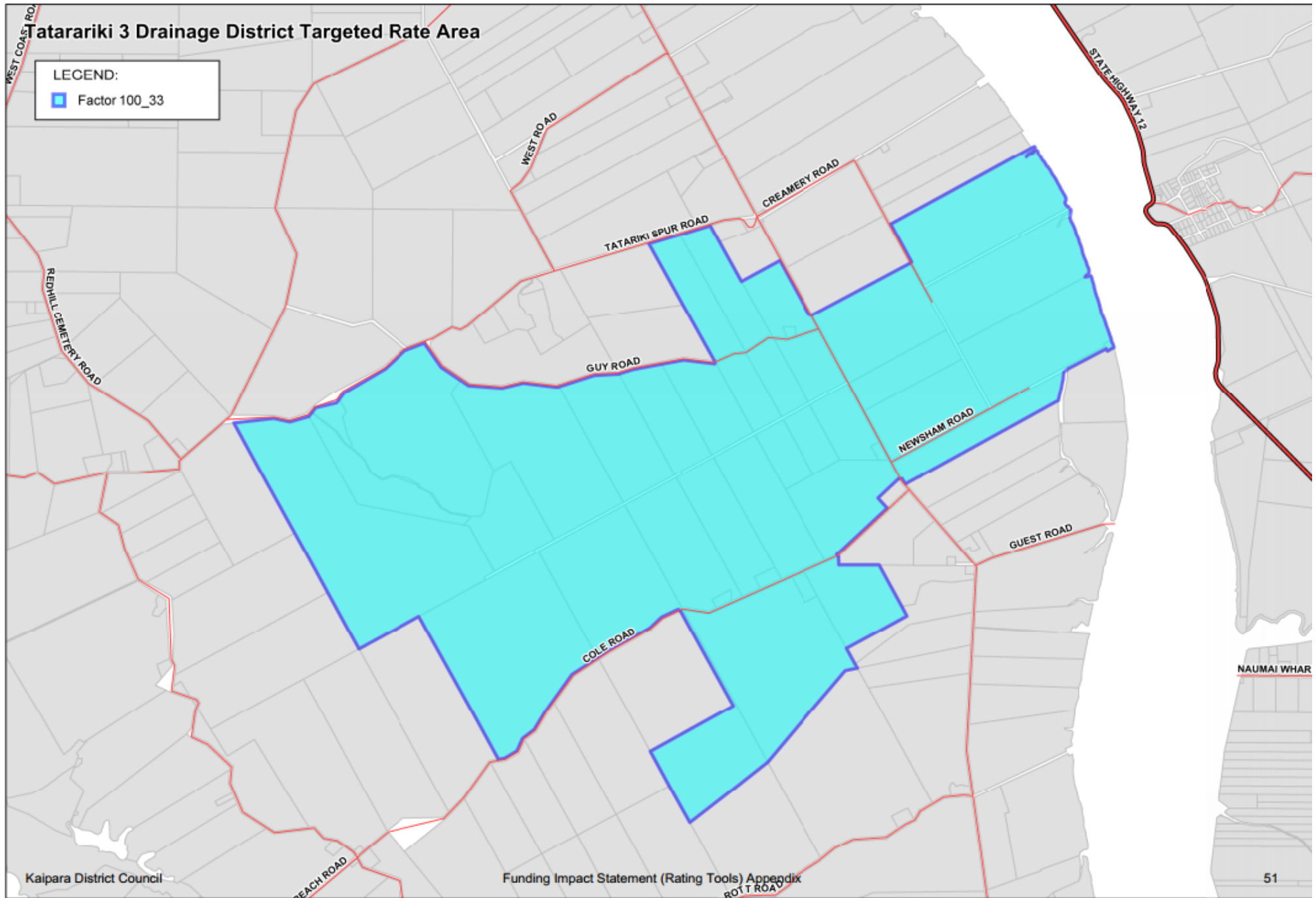


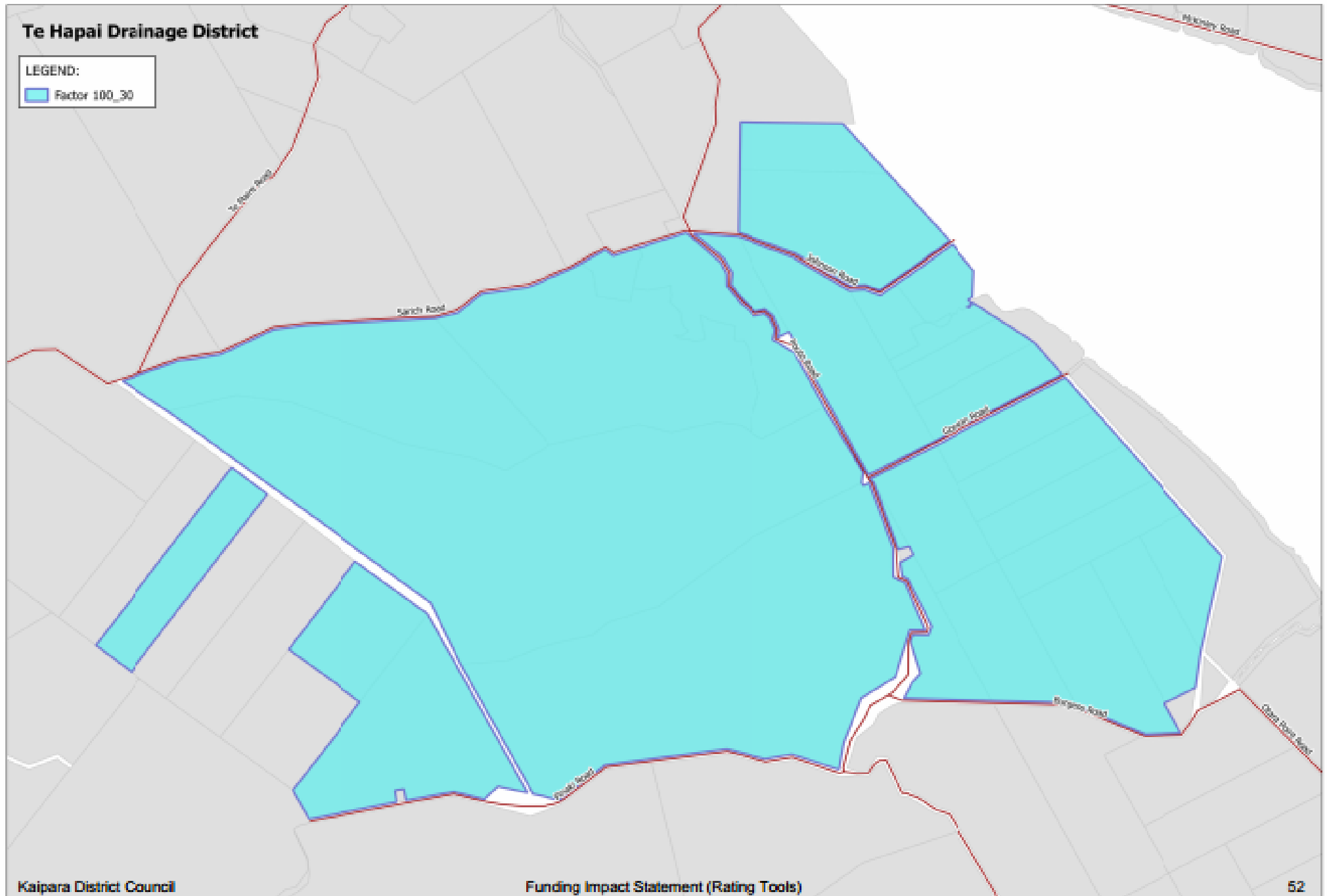


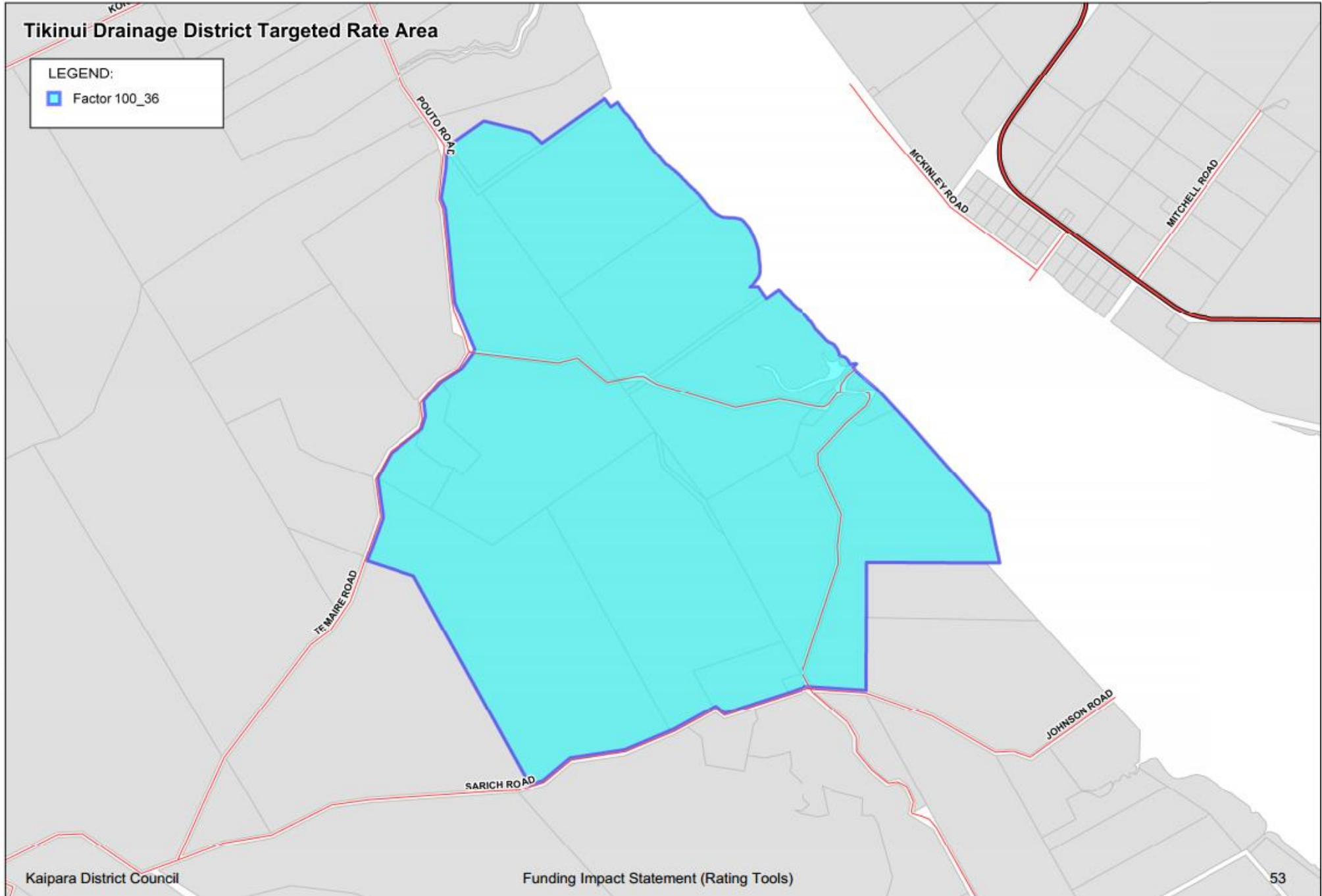


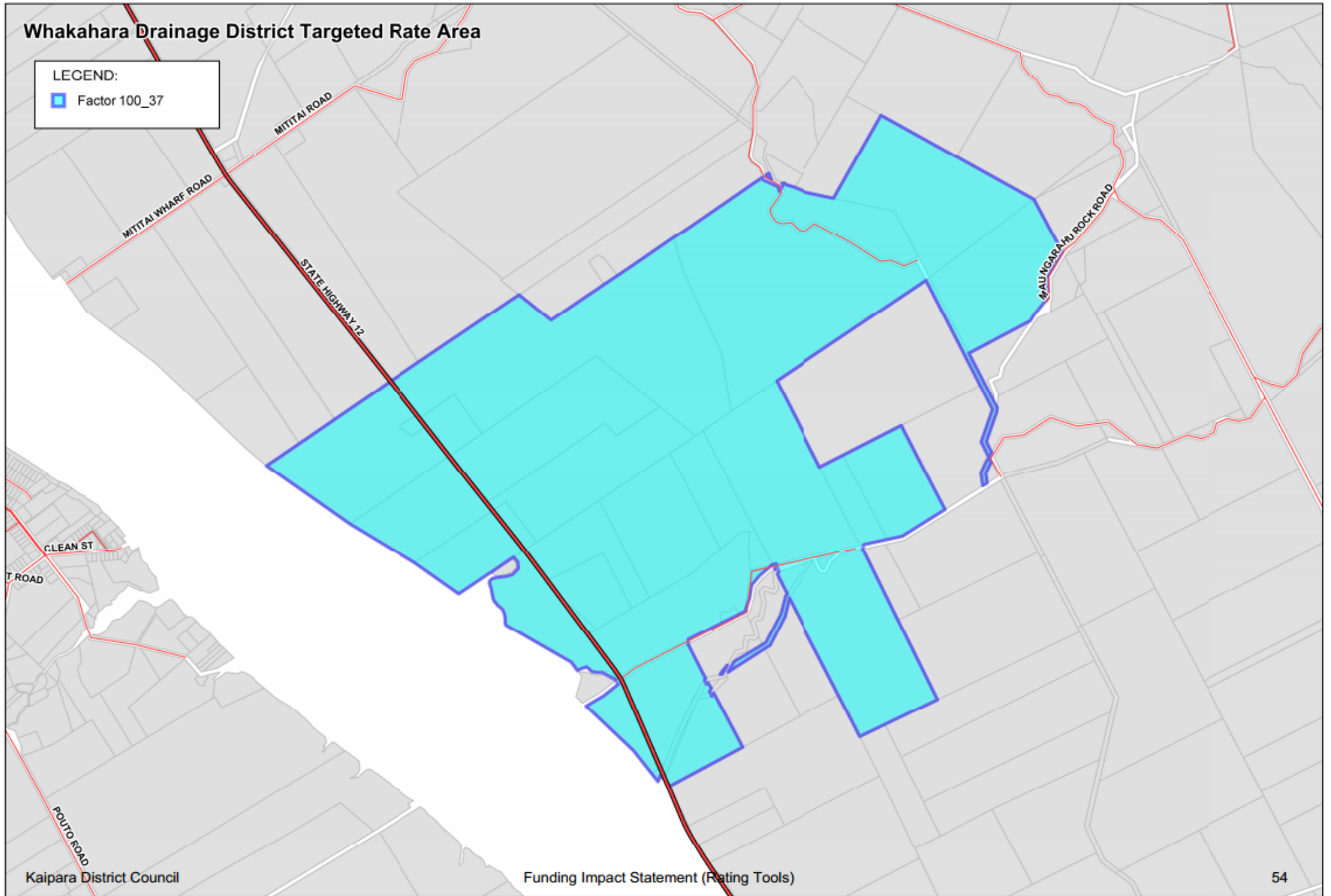


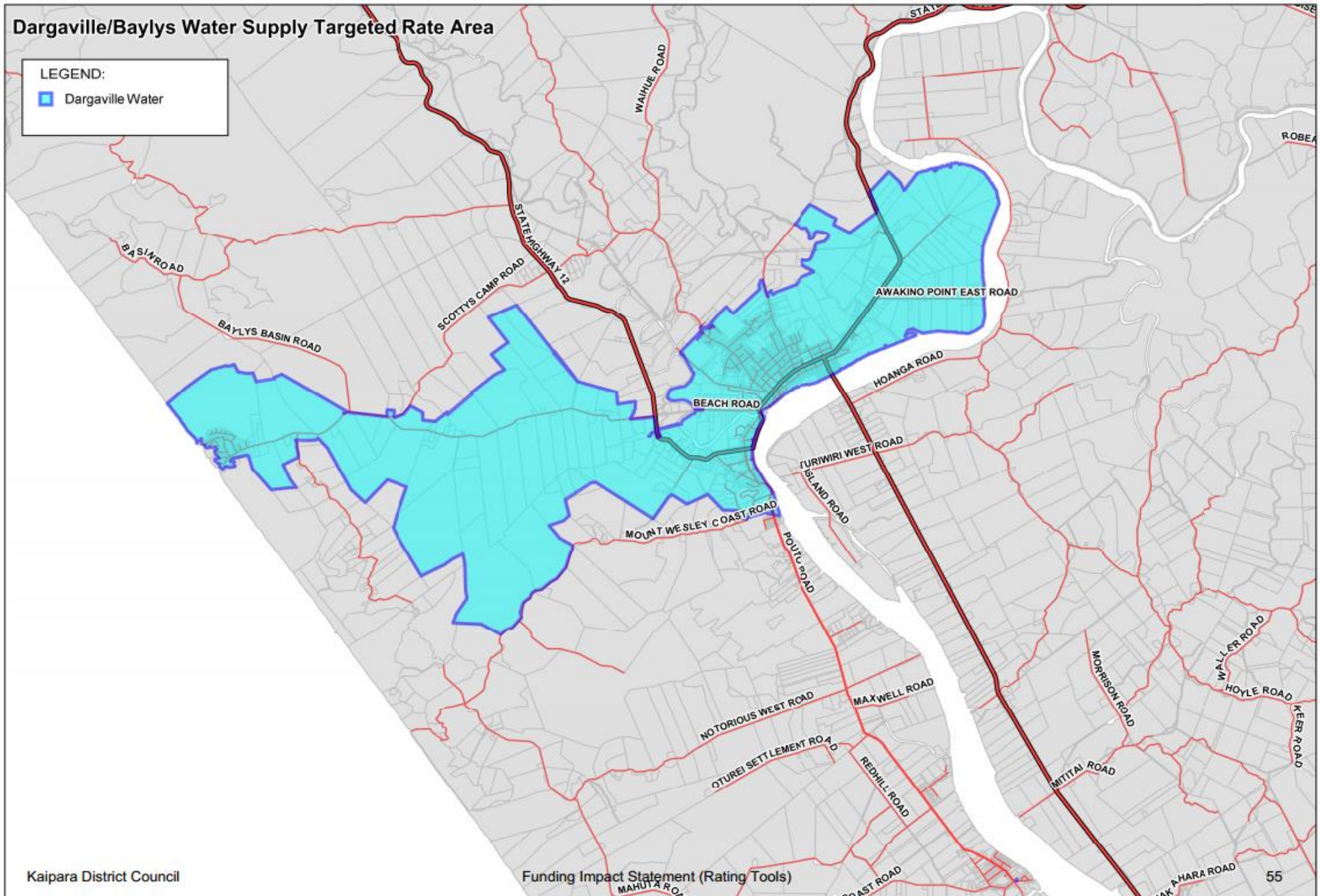


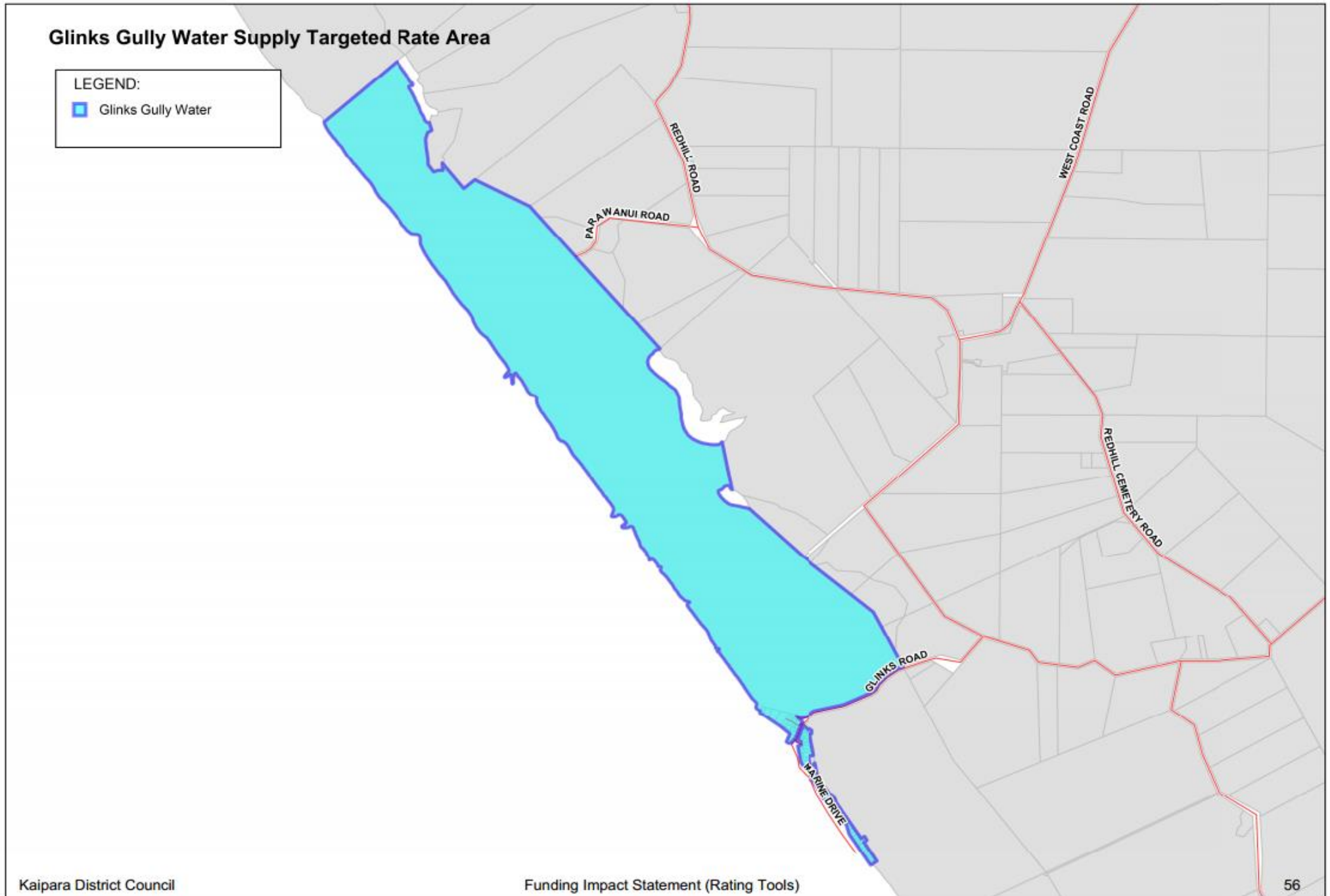


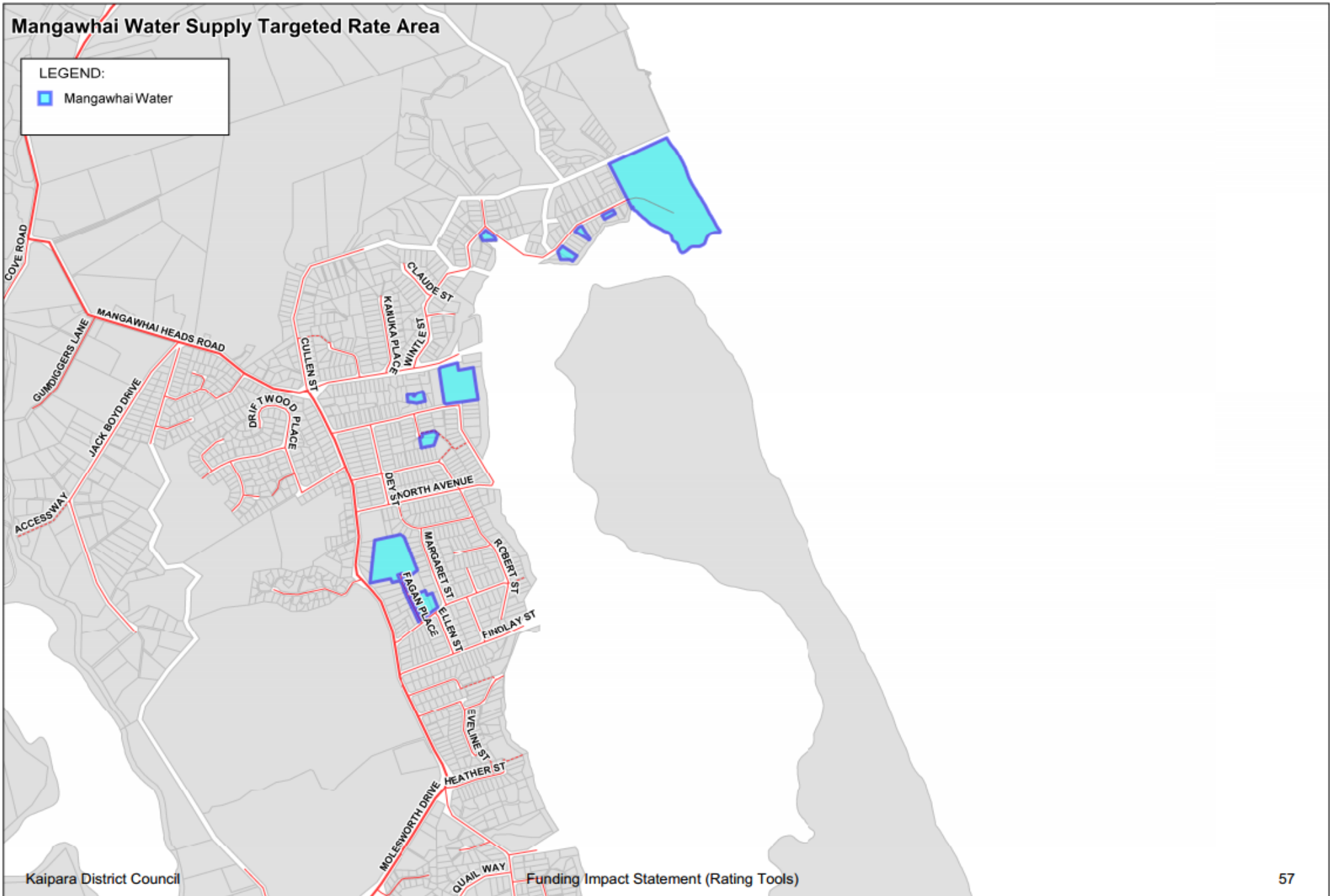


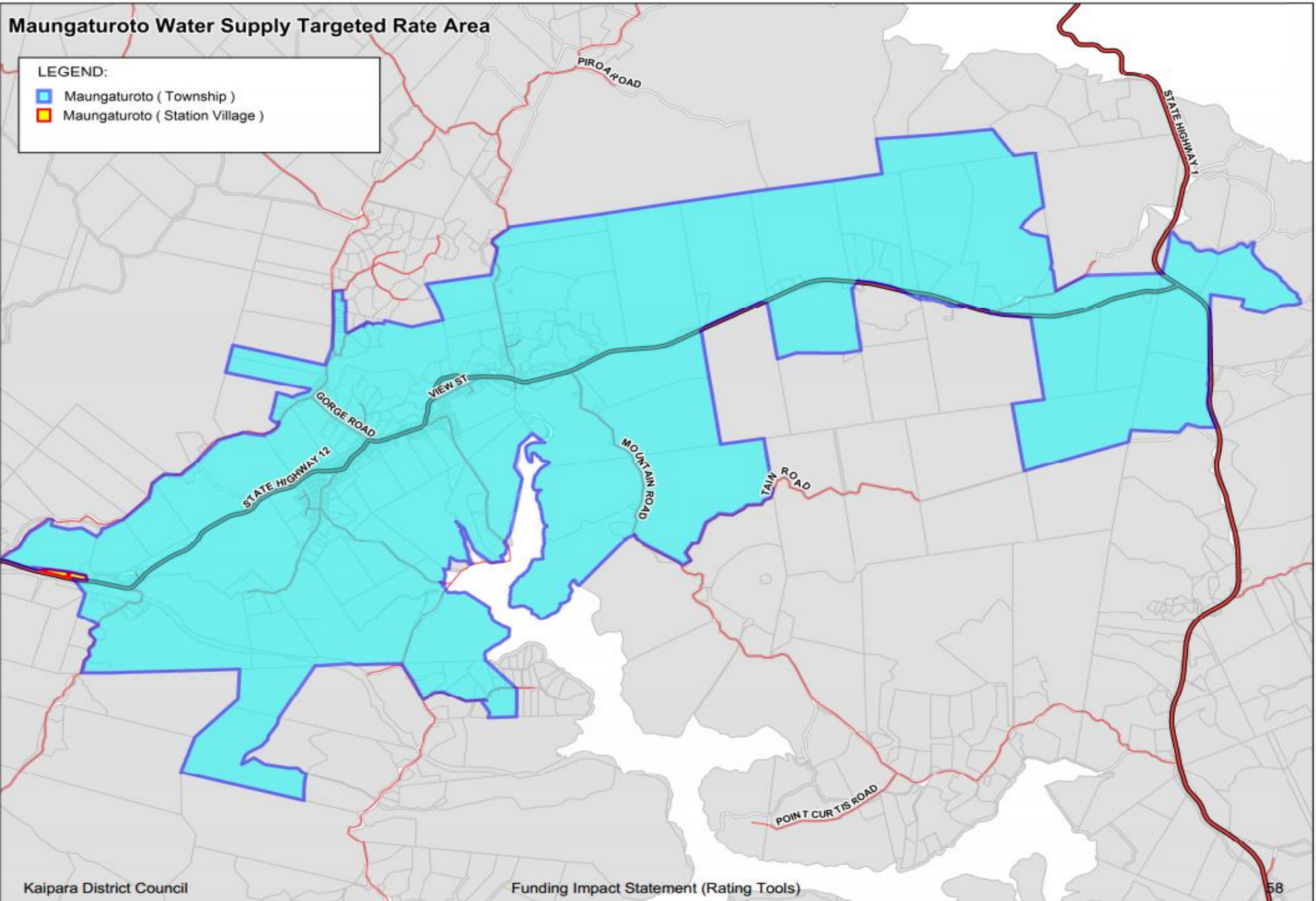


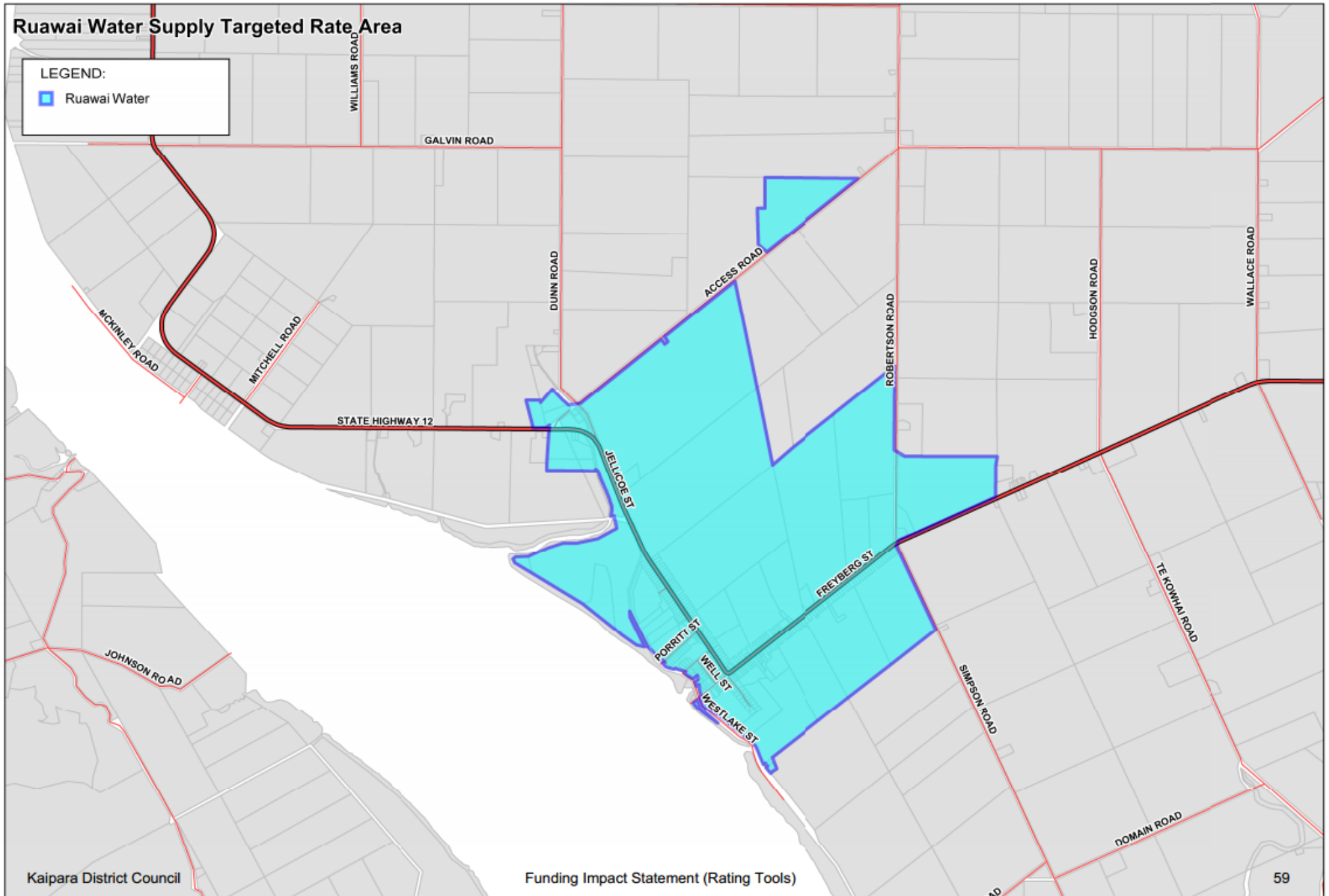








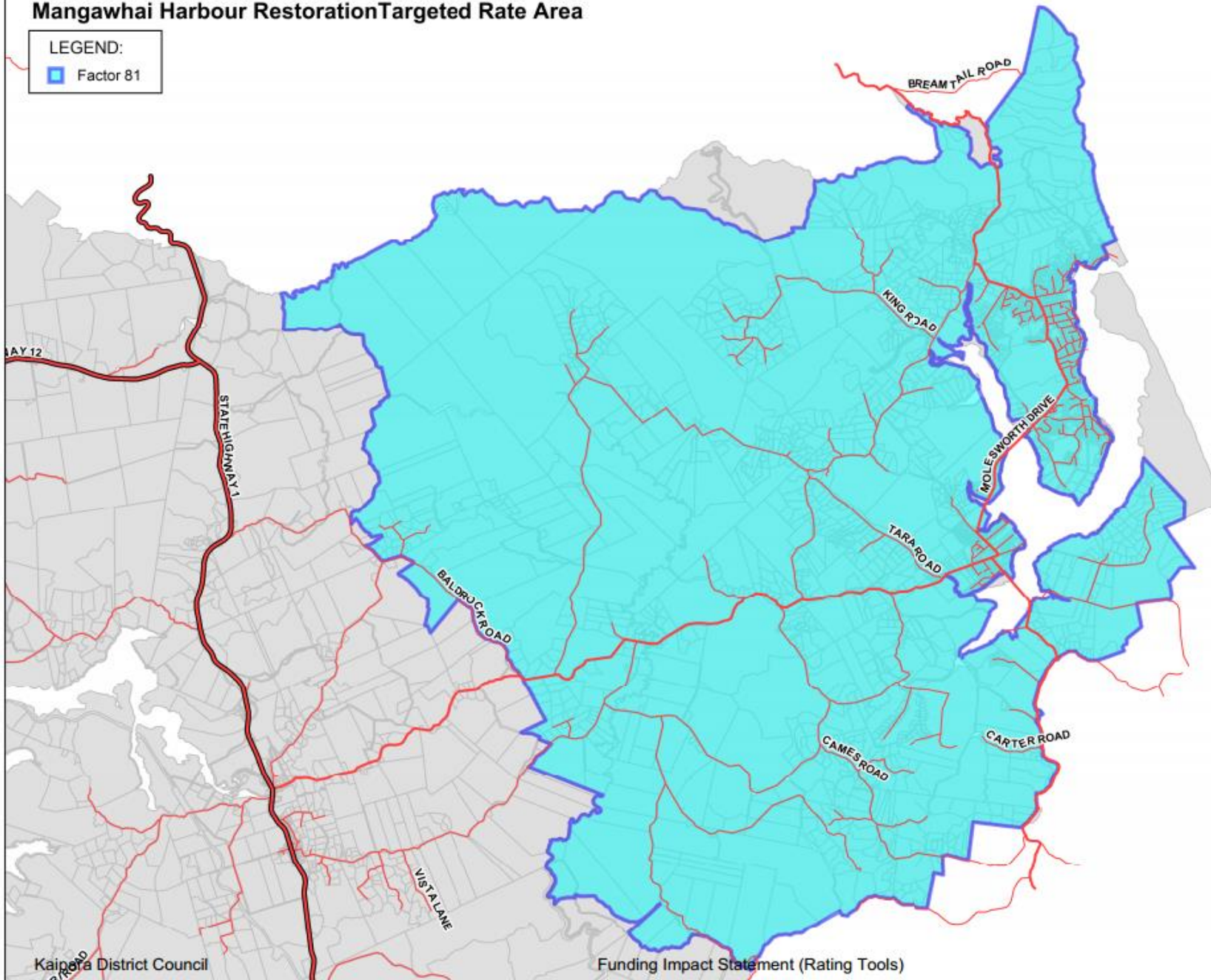


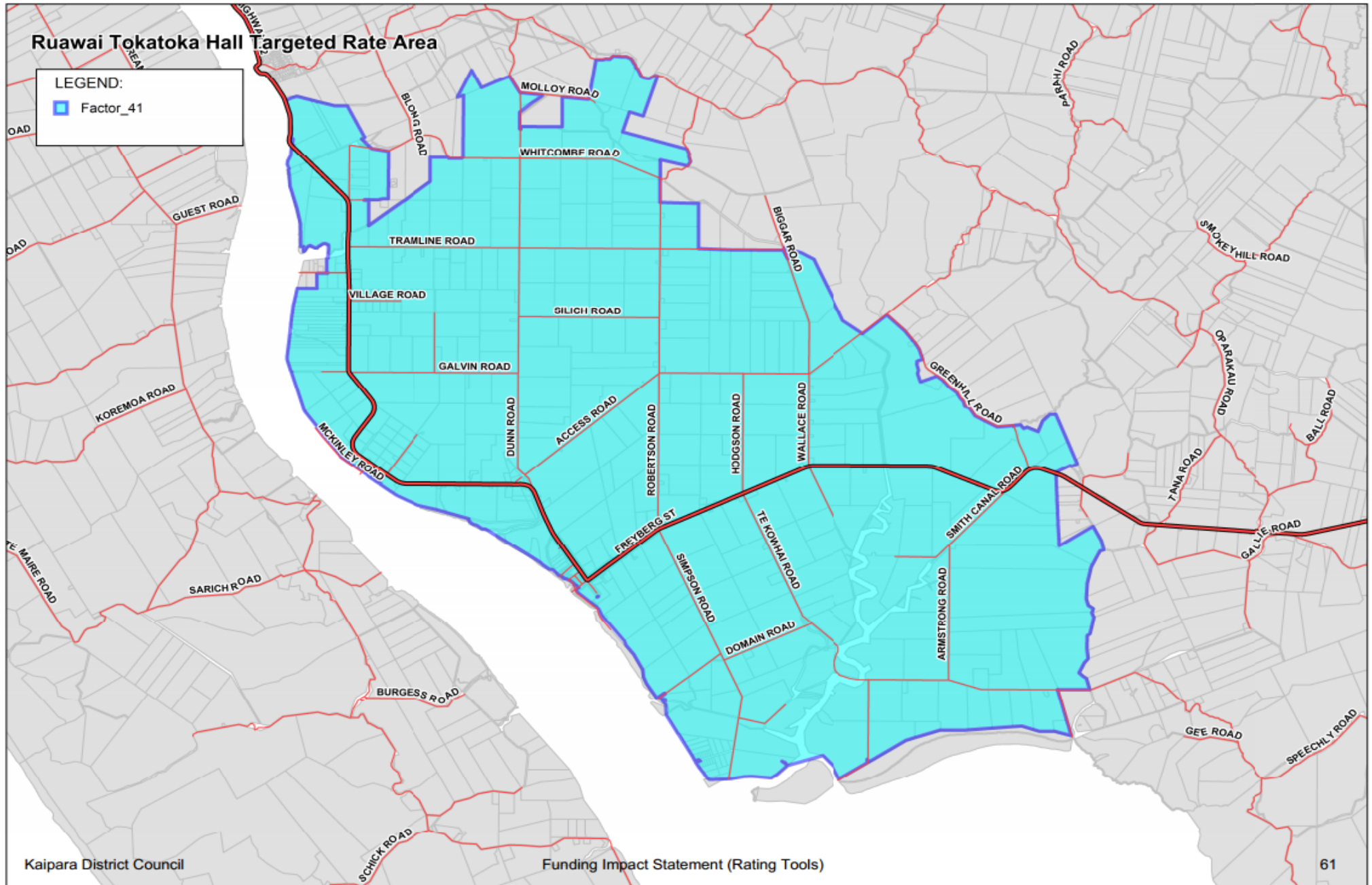


Mangawhai Harbour Restoration Targeted Rate Area

LEGEND:

Factor 81

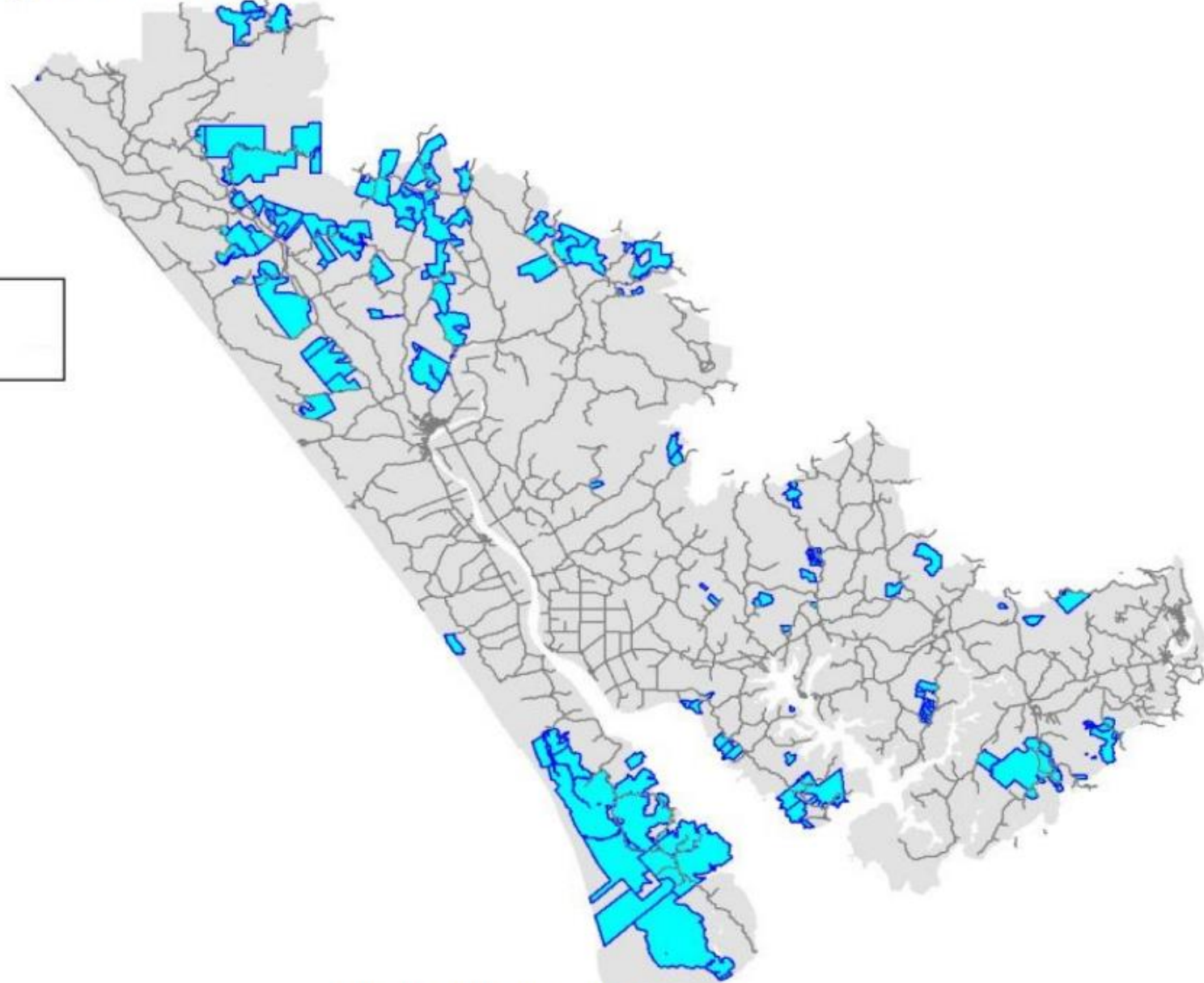




Forestry Roding Targeted Rate Area

Legend:

- Forestry Roding



Forestry Roding Targeted Rate

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

Significant Forecasting Assumptions

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
Population and Demographic Assumptions			
<p>Population Growth: Kaipara District Council uses the subnational population projections provided by Statistics New Zealand (SNZ) as an indication of future growth trends.</p> <p>With past growth (2006-2016) exceeding projections, the assumption is that population growth will be in line with SNZ 2013 (Census) based high series projections updated at 22 February 2017 which will see district population increases of:</p> <ul style="list-style-type: none"> • 2,900 (12.5%) from 23,100 to 26,000 between 2018 and 2028; and • 2,000 (7.7%) from 26,000 to 28,000 between 2028 and 2038. <p>Slower growth in the second decade is in line with SNZ projections that population growth will slow across all of New Zealand, between 2028 and 2038 because:</p> <ul style="list-style-type: none"> • all areas will be home to more people aged 65 years and over in 2038; and • Deaths will increase relative to births in almost all areas as the population ages. • The assumption is that between 2018 and 2028 most population growth will continue to occur in the southern part of the district, with rural Rehia-Oneriri Census Area Unit (CAU) growing by 900 people and Mangawhai growing by 1,160 people, to reach a population close to 5,000 by 2028. In combination, these areas will take 71% of district growth. 	<p>Population growth in some areas exceeds the relatively modest levels anticipated in the projections.</p> <p>Population decline in some centres results in too smaller rating bases to pay for upkeep of public assets.</p>	<p>Low/Medium</p>	<p>Population growth is calculated based on the relative rates of births and deaths in the district (natural increase) coupled with the net movement of people in and out of the district (net migration).</p> <p>Of these, net migration is particularly difficult to predict. It is typically influenced by economic conditions and social trends. For example, better economic conditions may lead to more local jobs allowing more people to be employed in the district. On the other hand, the continuing trend towards centralisation results in more industry and related jobs moving to the larger centres, with an associated migration of workers and their families. Conversely, social trends towards lifestyle blocks and retiring in the country may result in population growth in some areas. Any change in economic or social trends is therefore likely to impact on the population of the district.</p> <p>Any significant increase in population growth above projections will place greater demands on some Council services and facilities (such as libraries, solid waste and water supply services) and hence raise operating costs.</p> <p>This is anticipated to have its greatest effect in Mangawhai, Kaiwaka and other eastern areas.</p>

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
<p>The smaller urban CAU's in the south - Ruawai, Kaiwaka and Maungaturoto will grow by a combined 150 persons (5% of district growth) although there will be considerable growth in the rural areas around them. Dargaville is expected to grow quite strongly by 310 people (over 10% of district growth) to reach a population of 5,330 by 2028.</p> <p>There will be a continued low share of district growth (just 14%) in the north and north-west, totalling 420 persons.</p>			<p>By contrast, if populations decline in northern and western areas, this may result in some communities becoming unsustainable in terms of their ability to support public infrastructure and services.</p>
<p>Population Fluctuations: The resident population in some parts of the district fluctuates during the year with a significant increase over the summer and other holiday periods.</p> <p>Assumptions are that:</p> <ul style="list-style-type: none"> • The resident district population of 23,100 persons in 2018 could increase during peak holiday periods to over 31,000; • The resident district population of 26,000 persons in 2028 could increase during peak holiday periods to over 35,000; • The resident Mangawhai population of around 3,700 in 2018 could grow to 7,700 (an increase of around 4,000 people) during peak holiday periods; and • The resident Mangawhai population of 4,890 in 2028 could grow to over 10,000 (an increase of over 5,000 people) at peak times. <p>Many visitors are in residence during the summer period and bring with them increased demands on infrastructure and services, for example roads, water supply, wastewater and solid waste disposal. They may also have higher service level expectations than the usually resident population.</p>	<p>Seasonal population fluctuations become more severe over time or the period of peak population lengthens.</p>	<p>Medium</p>	<p>Population peaks during holiday periods demand particular infrastructure and services which are largely unused for much of the year. This can place pressure on capital and operating budgets.</p> <p>It is expected that peak demands can be managed and funded for the foreseeable future.</p>

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
<p>It is expected that population fluctuations will continue into the future.</p> <p>The population assumptions for Mangawhai, and all population forecasts are taken from best possible information, and are subject to normal forecast risks.</p> <p>Sources: SNZ – 2013 Census and Mangawhai Wastewater Treatment Plant wastewater flow data 2016/2017.</p>			
<p>Dwelling Growth: Council's capital works programme reflects the amount of growth in the district. The district's rating base also increases in response to dwelling growth. Therefore the amount of growth and the timing of growth are important assumptions for Council.</p> <p>The assumption is for steady to strong dwelling growth in Long Term Plan (LTP) decade 2018/2028 moderating in the 2028/2038 decade as population growth rates begin to slow with an aging population, with projections indicating:</p> <ul style="list-style-type: none"> • district dwelling units increasing by nearly 2,000 (1,912 to 13,500, and another 1,400 dwellings built between 2028 and 2038; • the largest amounts of dwelling growth in the Mangawhai CAUs with over 1,000 dwellings delivered in the LTP 2018/2028 period and another 900 dwellings by 2028; • Rehia-Oneriri CAU, covering much of the southern part of the district experiencing ongoing strong growth (450 dwellings in LTP decade 2018/2028 and over 300 more dwellings out to 2028). 	<p>Dwelling growth across the district or individual communities occurs at higher or lower rates than assumed.</p>	<p>Low/Medium</p>	<p>Economic conditions and the discretionary nature of the housing market can cause variations in dwelling growth away from that projected.</p> <p>Increases in dwellings may not mimic permanent population trends as most of the growth in the district is likely to be around Mangawhai and other holiday locations where many dwellings will be built for non-permanent residents.</p> <p>Unforeseen fluctuations in economic conditions which affect the ability of people to invest in a second home/holiday home or their ability to retire to the country/seaside are therefore the main drivers of uncertainty in this area.</p> <p>The main financial effect, of growth being different than projected, can be a difference in Development Contributions from what was anticipated. Hence Council should be cautious that growth rates may fail to meet these projections.</p> <p>Council may be able to manage the impacts of such a variation by changing the proposed timing of capital works projects which are required to support growth.</p>

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
<ul style="list-style-type: none"> Dargaville gaining 130 dwellings over the LTP period and 70 more homes built in the following decade to meet a modest growth in population. <p>Council’s broad assumption is that dwelling growth rate will be more or less consistent with its rating unit growth projections.</p> <p>Council is kept constantly aware of new housing developments through building and resource consents. This allows Council to be kept informed of any deviation from these projections.</p>			<p>Where the capital works projects have already been completed there will be increased finance costs as Council would have to fund these works without the Development Contributions it anticipated.</p>
<p>Age Demographics: The usual resident population in the district is anticipated to continue ageing with:</p> <ul style="list-style-type: none"> 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. 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. <p>By comparison the number of working age residents (aged 15-64) is expected to remain almost constant at 13,600, 59% of the district population in 2018 but only 52% of the population in 2028.</p> <p>Despite a general ageing of population, the number of children in the district is expected to increase by around 300, from 4,500 in 2018 to 4,900 in 2028.</p> <p>Source: SNZ’s 2013 base high series projections.</p>	<p>Ageing of the population is more extreme than predicted.</p>	<p>Low</p>	<p>Increasing the proportion of people aged over 65 relative to the proportion of the population that is working age will increase the dependency ratio of the district. The dependency ratio is the ratio of children and retired people (dependents) relative to the working age population. As the dependency ratio increases, the burden on the working population increases.</p> <p>Any significant variation to the assumed aging population profile may result in certain sectors of the community experiencing lower than expected levels of service. Council may have to redirect funding to particular activities to target the wants and needs of an older population. This may include increasing library services and developing more passive recreation areas. An ageing population may affect the affordability of rates.</p>

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty																											
<p>Rating Unit Growth: The assumption is that:</p> <ul style="list-style-type: none"> district rating units will increase by nearly 2,000 between 2018 and 2028 from just over 14,600 to 16,200 units, increasing by another 1,700 units to reach almost 18,000 rating units by 2038: strongest growth will be in the southern parts of the district with Mangawhai, Rehia-Oneriri, Kaiwaka and Maungaturoto accounting for nearly 1,700 of the 2,000 district rating unit increase between 2018 and 2028. rating unit growth in all other parts of the district will be small and in some cases may decline slightly in the LTP 2018/2028 period. <p>Rating units are expected to increase by the following amounts over the LTP 2018/2028 period with annual percentage changes shown:</p> <table border="1"> <thead> <tr> <th>Area</th> <th>2018</th> <th>2028</th> </tr> </thead> <tbody> <tr> <td>Dargaville</td> <td>2,242</td> <td>2,289</td> </tr> <tr> <td>Kaipara North</td> <td>829</td> <td>864</td> </tr> <tr> <td>West Coast</td> <td>2,041</td> <td>2,149</td> </tr> <tr> <td>Central</td> <td>1,942</td> <td>2,022</td> </tr> <tr> <td>Maungaturoto</td> <td>2,048</td> <td>2,221</td> </tr> <tr> <td>Kaiwaka</td> <td>1,100</td> <td>1,338</td> </tr> <tr> <td>Mangawhai</td> <td>4,461</td> <td>5,681</td> </tr> <tr> <td>Totals</td> <td>14,663</td> <td>16,564</td> </tr> </tbody> </table>	Area	2018	2028	Dargaville	2,242	2,289	Kaipara North	829	864	West Coast	2,041	2,149	Central	1,942	2,022	Maungaturoto	2,048	2,221	Kaiwaka	1,100	1,338	Mangawhai	4,461	5,681	Totals	14,663	16,564	Rating Unit growth occurs at higher or lower rates than assumed.	Low	<p>Economic conditions and the discretionary nature of the housing market can cause variations in Rating Unit growth from that assumed. Lower Rating Unit growth than anticipated would have a minimal impact on existing ratepayers.</p> <p>Unforeseen fluctuations in economic conditions can affect the ability of people to invest in both business and residential development activity.</p> <p>Any significant deviation from rating unit projections will affect both rates revenue and development contribution revenue. Council should be cautious by monitoring rating unit growth and ensuring it remains close to or meets these projections.</p> <p>Council may be able to manage the impacts of any downward variation by changing the proposed timing of capital works projects which are required to support growth. Where the capital works projects have already been completed there will be increased finance costs as Council would have to fund these works without the rating revenue or development contributions revenue it anticipated.</p>
Area	2018	2028																												
Dargaville	2,242	2,289																												
Kaipara North	829	864																												
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Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty																				
<p>Development Contribution Growth - Connections to Mangawhai Wastewater Scheme:</p> <p>The assumptions that Council has made in relation to annual connections to Mangawhai Wastewater Scheme are detailed in the table below.</p> <table border="1" data-bbox="129 469 813 724"> <thead> <tr> <th>Year</th> <th>Number of Properties</th> <th>Year</th> <th>Number of Properties</th> </tr> </thead> <tbody> <tr> <td>2018/2019</td> <td>84</td> <td>2023/2024</td> <td>108</td> </tr> <tr> <td>2019/2020</td> <td>86</td> <td>2024/2025</td> <td>108</td> </tr> <tr> <td>2020/2021</td> <td>109</td> <td>2025/2026</td> <td>108</td> </tr> <tr> <td>2021/2022</td> <td>108</td> <td>2026/2027</td> <td>108</td> </tr> </tbody> </table> <p>These projections reflect that not all growth in the Mangawhai Wastewater Scheme area will attract a development contribution in the early years as they may have already paid a development contribution or have paid or are paying a capital contribution through their rates. For this reason and because the areas are quite different, these projections do not reflect the forecast growth projections for Mangawhai as a whole.</p>	Year	Number of Properties	Year	Number of Properties	2018/2019	84	2023/2024	108	2019/2020	86	2024/2025	108	2020/2021	109	2025/2026	108	2021/2022	108	2026/2027	108	<p>Rating Unit growth occurs at higher or lower rates than assumed in Mangawhai</p>	<p>Medium/High</p>	<p>Income from Development Contributions assumes these levels of growth. There will be a financial impact if significant variations occur.</p> <p>For Mangawhai, a 10% variation in the annual growth rate will result in a plus/minus variation in the level of wastewater Development Contributions collected of around \$230,000 per annum.</p> <p>Council may be able to manage the impacts of such a variation by changing the proposed timing of capital works projects going forward, particularly those which are required to support growth. Where the capital expenditure has already been incurred there will be increased finance costs which Council would expect to recover through future Development Contributions.</p>
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<p>Absentee to Resident Ratepayers: The percentage of absentee ratepayers is anticipated to decrease slightly over the next ten years, in accordance with recent trends.</p> <p>Based on postal addresses, approximately 74% (72% 06 November 2014) of ratepayers in the Kaipara district (excluding Mangawhai) reside within the district and 26% (28% 06 November 2014) outside the district. For Mangawhai, 47% (37% 06 November 2014) reside within the district and 48% (56%</p>	<p>The proportion of absentee ratepayers increases beyond expectations.</p>	<p>Low</p>	<p>The ability of Auckland’s working age population to afford a second home will probably be the greatest driver of uncertainty around this assumption.</p> <p>A high percentage of absentee residents has implications for Council services which must be able to deal with seasonal use. Flexibility can be built into contracts to allow higher or more frequent services to be delivered during the holiday periods.</p>																				

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
<p>06 November 2014) in Auckland and 5% (6% 06 November 2014) elsewhere.</p> <p>The percentage of unoccupied dwellings across the district (excluding Mangawhai) has been increasing by around 0.4% per year from 15.3% in 2006 to 17.9% in 2013. By comparison, the percentage of unoccupied dwellings in Mangawhai has been decreasing by 0.3% per year since 2006 from 55.0% in 2006 to 52.7% in 2013.</p> <p>Source: SNZ. This is consistent with the resident ratepayer data which indicates that more people are moving permanently to the Mangawhai area.</p> <p>It is anticipated this trend will continue and intensify as the nation's ageing population results in more holiday home owners retiring permanently to their holiday houses in areas such as Mangawhai.</p>			<p>It is expected that the differing demands of resident and absentee communities can be managed and funded for the foreseeable future.</p>
<p>Affordability: Affordability refers to the ability of the community to pay for Council services.</p> <p>Currently, Council's rates are comparable to those of other local authorities and it is intended that future rate increases will not greatly exceed the Local Government cost Index (a measure of inflation applicable to the Local government sector).</p>	<p>Affordability issues affect the ability of the community to pay rates.</p>	<p>Low</p>	<p>A rise in unemployment or a major downturn in the district's economy may result in greater financial hardships for Kaipara's communities. This coupled with a change in the Government's rates rebate scheme could affect the ability of some ratepayers to pay their rates. Neither of these things is expected to occur in the near future. If Council is not able to levy rates on its community, it will have to respond by reducing levels of service.</p>

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty																																																	
<p>Affordability remains a concern with some sections of the community earning less than others. However, the Government has in place a rates rebate scheme available to low income earners. Given this, Council is of the view that it is reasonable to assume that the community can afford to meet the levels of rating and that there will not be a significant increase in unpaid rates.</p> <p>The following table is based on BERL's estimates of the median incomes of all households (i.e. both usually resident and non-resident households) in the various Kaipara communities, and of the average rates paid by all usually resident and non-resident households in the same communities before the application of any rebate. It shows that Kaipara rates are typically 3.4% of household income.</p>																																																				
	<table border="1"> <thead> <tr> <th data-bbox="421 845 689 935">CAU</th> <th data-bbox="689 845 1099 935">Median household income of all ratepayers (2014)</th> <th data-bbox="1099 845 1435 935">Average annual rates for all ratepayers (2014/2015)</th> <th data-bbox="1435 845 1823 935">% of median household income spent on rates</th> </tr> </thead> <tbody> <tr><td data-bbox="421 943 689 978">Te Kopuru</td><td data-bbox="689 943 1099 978">\$41,616</td><td data-bbox="1099 943 1435 978">\$1,345</td><td data-bbox="1435 943 1823 978">3.2%</td></tr> <tr><td data-bbox="421 986 689 1021">Kaipara Coastal</td><td data-bbox="689 986 1099 1021">\$55,681</td><td data-bbox="1099 986 1435 1021">\$1,186</td><td data-bbox="1435 986 1823 1021">2.1%</td></tr> <tr><td data-bbox="421 1029 689 1064">Maungaru</td><td data-bbox="689 1029 1099 1064">\$58,659</td><td data-bbox="1099 1029 1435 1064">\$929</td><td data-bbox="1435 1029 1823 1064">1.6%</td></tr> <tr><td data-bbox="421 1072 689 1107">Dargaville</td><td data-bbox="689 1072 1099 1107">\$43,143</td><td data-bbox="1099 1072 1435 1107">\$1,976</td><td data-bbox="1435 1072 1823 1107">4.6%</td></tr> <tr><td data-bbox="421 1115 689 1150">Maungaturoto</td><td data-bbox="689 1115 1099 1150">\$53,834</td><td data-bbox="1099 1115 1435 1150">\$1,650</td><td data-bbox="1435 1115 1823 1150">3.1%</td></tr> <tr><td data-bbox="421 1158 689 1193">Ruawai</td><td data-bbox="689 1158 1099 1193">\$49,094</td><td data-bbox="1099 1158 1435 1193">\$1,096</td><td data-bbox="1435 1158 1823 1193">2.2%</td></tr> <tr><td data-bbox="421 1201 689 1236">Kaiwaka</td><td data-bbox="689 1201 1099 1236">\$56,397</td><td data-bbox="1099 1201 1435 1236">\$1,503</td><td data-bbox="1435 1201 1823 1236">2.7%</td></tr> <tr><td data-bbox="421 1244 689 1279">Rehia-Oneriri</td><td data-bbox="689 1244 1099 1279">\$56,328</td><td data-bbox="1099 1244 1435 1279">\$1,083</td><td data-bbox="1435 1244 1823 1279">1.9%</td></tr> <tr><td data-bbox="421 1287 689 1323">Mangawhai</td><td data-bbox="689 1287 1099 1323">\$65,024</td><td data-bbox="1099 1287 1435 1323">\$2,639</td><td data-bbox="1435 1287 1823 1323">4.1%</td></tr> <tr><td data-bbox="421 1331 689 1366">Mangawhai Heads</td><td data-bbox="689 1331 1099 1366">\$63,771</td><td data-bbox="1099 1331 1435 1366">\$2,639</td><td data-bbox="1435 1331 1823 1366">4.1%</td></tr> <tr><td data-bbox="421 1374 689 1409">Kaipara District</td><td data-bbox="689 1374 1099 1409">\$56,473</td><td data-bbox="1099 1374 1435 1409">\$1,944</td><td data-bbox="1435 1374 1823 1409">3.4%</td></tr> </tbody> </table>	CAU	Median household income of all ratepayers (2014)	Average annual rates for all ratepayers (2014/2015)	% of median household income spent on rates	Te Kopuru	\$41,616	\$1,345	3.2%	Kaipara Coastal	\$55,681	\$1,186	2.1%	Maungaru	\$58,659	\$929	1.6%	Dargaville	\$43,143	\$1,976	4.6%	Maungaturoto	\$53,834	\$1,650	3.1%	Ruawai	\$49,094	\$1,096	2.2%	Kaiwaka	\$56,397	\$1,503	2.7%	Rehia-Oneriri	\$56,328	\$1,083	1.9%	Mangawhai	\$65,024	\$2,639	4.1%	Mangawhai Heads	\$63,771	\$2,639	4.1%	Kaipara District	\$56,473	\$1,944	3.4%			
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Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
Staffing Assumptions			
Staff Recruitment and Retention: Adequate staffing levels are expected to be maintained and there are not expected to be any recruitment issues when replacing staff.	Kaipara District Council unable to recruit staff with appropriate skills and experience.	Medium	This may result in delays to project deadlines and impact on the level and quality of service. This risk can be mitigated by various initiatives but these bring operating cost implications.
Asset Management Assumptions			
Contracts: It is expected that there will be no changes in the availability of tenderers for Council contracts when they are tendered.	Contractors become very scarce and difficult to secure, limiting the range for selection and driving costs upward.	Medium	Planned expenditure to meet growth and renewals cannot be carried out.
Capital Works Cost: On average, costs of major capital works will not vary significantly from costs estimated at the concept stage.	Costs rise steeply above estimates.	Medium	Council has a higher level of confidence regarding capital project costs in the short term but less certainty in the longer term due to fluctuations in the economy and district growth trends. Council is proposing a conservative capital works programme over the next ten years. This reduces the level of risk that it faces in this area. A 5% variation in a \$500,000 project would add \$25,000 to the project cost. Given the long useful life associated with many of Council's capital works projects such a variation would not have a significant rating impact.

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
			If Council was concerned about the increase in cost then it could look for alternative ways of completing the works and/or change the scope of the works to be completed. Should the cost be lower than estimated there would be a favourable impact on Council's budgets.
<p>Property Designations/Resource Consents: Any new property designations or Resource Consents required for water, stormwater and wastewater systems, or for the significant upgrading of existing systems, will be able to be obtained, subject to conditions acceptable to Council. Any necessary land purchased, prior to the time that has been scheduled for the actual construction works.</p> <p>Council has assumed that there will be no significant changes to existing resource or discharge consent conditions that create significant additional costs.</p>	<p>The necessary designations or consents cannot be obtained, or the necessary land purchased, before the scheduled time of construction, resulting in works being delayed.</p> <p>Resource Consent standards lead to higher treatment standards which lead to higher cost.</p> <p>Conditions attached to existing Resource Consents change, or Council is unable to renew these when they expire.</p>	<p>Medium</p> <p>Medium</p> <p>Low</p>	<p>The risk can be minimised if Council always has a clear and detailed future forward work programme to which it is committed, for at least the next three years, enabling timely consent applications or timely land purchases This will be achieved through Council's 30 year Infrastructure Strategy.</p> <p>Higher treatment standards will lead to higher capital and operating costs. While Council can anticipate some of these changes and ensure that they are reflected in budgets the final impact will not be known until the Resource Consent is granted.</p> <p>A significant change could increase compliance costs which would need to be funded from increasing user charges or rates.</p>

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
<p>Drinking Water Standards</p> <p>Council has assumed that there will be no significant changes to the New Zealand Drinking Water Standards that create significant additional costs.</p>	<p>New Drinking Water Standards lead to higher treatment standards which lead to higher cost.</p>	<p>Medium</p>	<p>Higher treatment standards will lead to higher capital and operating costs. Any impacts will not be known until revised Drinking Water Standards are published.</p>
<p>Significant Land Use Changes: There will not be any major changes to land uses in the district that have consequential impacts on Council infrastructure needs.</p>	<p>Unforeseen land use, of a type that has potential significant effects, occurs.</p>	<p>Low</p>	<p>Council will need to assess the situation but this matter is not entirely within Council's hands.</p> <p>A third party may lodge an application for a plan change or non-complying consent at any time. This can lead to higher unforeseen costs in certain areas.</p>
<p>Building Control: Council will continue to meet the requirements of being accredited by International Accreditation New Zealand in order to maintain its registration with the Department of Building and Housing as a Building Consent Authority.</p> <p>That Council will be faced with a significant leaky building claim is unlikely.</p> <p>Reference: Ministry of Business Innovation and Employment.</p>	<p>Loss of accreditation so Council could no longer grant Building Consents.</p> <p>A significant leaky building claim has the potential to affect the General Rates.</p>	<p>Low</p>	<p>Council has a continuous improvement programme to focus on ensuring standards are met. There has been investment in additional management resource to support this process as well. Council has always achieved compliance to date.</p> <p>Council has in the past had very limited exposure to leaky building claims, and the improvements to processes arising from accreditation make it even less likely for a substantial claim to arise in future.</p>
<p>District Leadership: The Local Government Act 2002 provisions relating to decision-making and the expectations which the community has on Council is assumed to remain unchanged.</p>	<p>Council is unable to meet community expectations.</p> <p>Changes to key legislation may require reviews on local governance.</p>	<p>Low</p>	<p>There may be increased costs associated with quality assurance for decision-making processes.</p> <p>There is also a loss of confidence from the community which will need to be repaired.</p>

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
<p>Local Government structure for Northland and Auckland remains the same and no significant shared service or amalgamated service structures are put in place.</p>	<p>Amalgamation as a result of legislation or otherwise is introduced.</p>	<p>Low</p>	<p>Restructure costs and the effects of uncertainty and change of delivery</p>
<p>Emergency Management: It is assumed that there will be no natural disasters requiring emergency management work that cannot be funded out of the budgetary provisions.</p> <p>No significant legislative changes are anticipated that result in policy and procedural reviews.</p>	<p>A major natural disaster occurs.</p> <p>Legislative changes result in general and specific costs for particular items such as tsunami warning systems.</p> <p>Costs of policy and procedure reviews rise well above budget provisions.</p>	<p>Low/Medium</p> <p>Low/Medium</p> <p>Low/Medium</p>	<p>Significant additional “one-off” repair costs and rating impacts may be incurred as a result of emergency events.</p> <p>It could be expected that higher operating costs will be incurred because of public demands or legislative requirements for higher levels of readiness.</p>
<p>Roading: There is sufficient provision in the LTP to cope with the effects of likely storm events.</p>	<p>Storms greater than average sized events will require a reprioritisation of expenditure in the LTP to accommodate the costs to repair the district’s roads.</p>	<p>Medium</p>	<p>Not all costs may be able to be covered by existing budget constraints.</p>

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
<p>Flood Protection: Weather patterns and rain intensity are expected to increase steadily as are tidal sea levels in the future.</p>	<p>Predictions are under or over estimated.</p>	<p>Low</p>	<p>Significant additional “one-off” repair costs and rating impacts may be incurred as a result of storm events.</p> <p>It could be expected that higher operating costs will be incurred because of public demands for higher levels of readiness.</p>
<p>Libraries: Changes in the district’s population demographics resulting in greater numbers of retirees and Maori youth, is expected to increase demand for library services. It is anticipated there will be ongoing demands for change in the range and types of services that the district’s libraries are expected to provide. Demand for electronic resources in particular is expected to increase.</p>	<p>Demand for services rise steeply or change in type and nature of services.</p>	<p>Low/Medium</p>	<p>The technology associated with reading and the role of libraries is changing. There will be additional costs associated with the new technology and services.</p>
<p>Parks and Reserves: It is assumed that expectations of reserve maintenance, the range and standard of facilities provided, safety and accessibility and compatibility will not change significantly.</p>	<p>Cost of operations and maintenance rise above expectations and start to undermine maintenance standards and community expectations.</p>	<p>Medium</p>	<p>If the increased expectation is to be met, it will increase costs.</p>
<p>Solid Waste: It is assumed that all rubbish will continue to be disposed of outside the district and that the closed landfills will continue to meet Resource Consent conditions.</p>	<p>Landfills outside the district can no longer be used. The district’s closed landfills no longer meet Resource Consent standards.</p>	<p>Low</p>	<p>If Council needed to re-commission one or more closed landfills there would be significant extra cost and contingent liability for their operation.</p>

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
<p>Stormwater: Demand for new stormwater systems or significant upgrades to stormwater systems are not expected to significantly impact on either asset requirements or operating costs.</p>	<p>That development demand exceeds forecasts and/or slows down significantly.</p> <p>That a severe weather event or more frequent events affects the integrity of a system.</p>	Medium	<p>If development increases significantly from forecasts, this may require increased expenditure to increase capacity to meet the demand.</p> <p>Storm damage or response to increased expectations for treatment and/or disposal of stormwater could increase rates within the affected catchment area.</p>
<p>Wastewater Demand: Demand increases will not exceed existing projections and projects in excess of those planned.</p>	<p>That development demand exceeds forecasts or slows down significantly.</p>	Medium	<p>The activity is confined to identified catchment areas, so financial impacts will be within the specific area.</p>
<p>Wastewater Treatment Plants: Resource Consents for major capital works are expected to be obtained without undue delays and consent compliance will therefore be achievable.</p>	<p>Resource Consents are appealed to the Environment Court resulting in significant delays.</p>	Medium	<p>There can be additional costs associated with complying with consent conditions as standards continue to increase. These additional costs will be borne by the catchment area serviced.</p>
<p>Water Supply Demand: Increase in demand over that forecasted for treated water is not expected to significantly impact on either asset requirements or operating costs.</p> <p>Severe drought, resulting in water shortages, will not occur to the extent that water supply for human consumption and sanitation is compromised.</p>	<p>Development demand exceeds forecasts.</p> <p>Water shortages may result in emergency aid being required and losses in economic opportunities.</p>	<p>Low</p> <p>Low</p>	<p>Water is charged on a volumetric basis and a change to volume used will be reflected in revenue. Northland may become dryer if climate change predictions hold true.</p> <p>Dargaville has historically experienced water shortages during droughts. Steps can be taken, however, to reduce demand and manage water resources more effectively (Drought Management Plans have been developed).</p>

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
Water Conservation: Water conservation measures are expected to be sufficient to counter the effects on demand arising from adverse drought conditions and high peak season water demand.	Conservation methods are not sufficient to counter the effects of a drought.	Medium	While demand can be managed by regulation, a reduced water supply would mean reduced income from those supply areas which pay by metered usage.
Asset Management Plan Information: Council has developed Asset Management Plans for a number of its activities. Council continues to improve its asset planning information - particularly in regards to asset condition and performance. Asset condition information is accurate	Asset conditions differ from the current information	Medium	Any need to increase maintenance budgets and/or renewals expenditure above planned levels would lead to increased costs (and therefore rating requirement) for Council. The extent of this risk cannot be quantified
Financial Assumptions			
Useful Lives Of Significant Assets: It is assumed that no significant assets will fail before the end of their useful lives as determined in accordance with the depreciation rates set out in the accounting policies of Council.	Some assets may wear out and fail sooner or later than calculated.	Medium	There is no certainty that asset components will last exactly their design or assessed lives. However, replacement is budgeted at the expected end of useful life and earlier replacement will result in a loss on disposal of any residual value. Earlier replacement may result in the deferral of other discretionary capital projects in order to remain within self-imposed debt limits as set out. Some assets are likely to last longer than their design lives which would help to balance the effects of any early replacement of assets.
Revaluation of Non-Current Assets: Revaluations are planned to be undertaken every three years. It is assumed that these will be completed on a rotational basis i.e. not all revaluations will occur in one particular year. For the purposes of this LTP, the values of non-current assets have been increased using factors reflecting average annual movements.	The actual inflation rate may vary from the average annual movement information applied.	Medium	There is no certainty as to what the actual inflation rates will be over the next ten years. External influences beyond Council control can affect these rates. If the asset class is depreciable the depreciation will differ from that in the forecast.

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
<p>Depreciation Rates on Planned Asset Acquisitions: Depreciation expenses on new assets acquired within the term of this Plan have been determined at the applicable rate defined within the accounting policies.</p>	<p>That the depreciation rate applied to acquire assets is inaccurate.</p>	<p>Low</p>	<p>The depreciation expense and funding would differ from that forecast.</p>
<p>Price Level Changes: Costs of providing local government services will increase at a higher rate than inflation. Overall the Local Government Cost Index (LGCI) has risen faster than the Consumer Price Index since 1999 at an annual rate of 3.6% and 2.7% respectively. Cost structures faced by local government will continue to differ significantly from the Consumer Price Index “basket”.</p> <p>The principal assumption made for the ten year period between 2018 and 2028 is that annual inflation will occur at rates broadly in line with the average of the cost indexing estimates collected for local government use by the Society of Local Government Managers (see table below).</p> <p>Cost factors will mirror the inflation indices referred to in the above assumption.</p> <p>In general, adjustors for construction-related activities (i.e. pipelines, earthmoving, roads and water) show the greatest cumulative change over the forecast horizon (2018/2028). Much of this occurs over the early-to-middle years of this period.</p> <p>The overall the LGCI is anticipated to increase a total of 28.2% from June 2018 to 2028. This corresponds to an average increase of 2.78 % per annum.</p>	<p>The price level changes will vary from those used.</p>	<p>High</p>	<p>Provided the Reserve Bank of New Zealand is required to keep general inflation under 4% per annum, the projected changes in price levels will vary only slightly. The effect of any variation up, or down, will result in either higher or lower rate requirements. Based on a projected annual operating expenditure of \$45 million, a plus/ (minus) 1% movement in the forecast inflation rate would result in an approximate movement in operating costs of plus/ (minus) \$450,000. Similarly, with an annual capital works programme of \$24 million a plus/ (minus) 1% movement in the forecast inflation rate would result in an approximate movement in capital costs of plus/ (minus) \$240,000.</p> <p>If the impact of inflation on Council's budgets turns out to be higher than forecast and Council did not wish to generate additional revenue by increasing rates, then either additional operational efficiencies or reduction in service levels or planned capital expenditure would need to be considered.</p> <p>Should the impact of inflation turn out to be lower than forecast then there would be a favourable impact on Council's operating and capital expenditure budgets.</p>

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty		
Adjustors: % Per annum change					
(The white area represents figures based on actual data while the remainder are projections)					
	Adjustors				
Label	Planning and regulation	Roading	Transport	Community activities	Water and Environmental
	<i>PR</i>	<i>RD</i>	<i>TR</i>	<i>CA</i>	<i>WE</i>
Year ending	<i>% change (on year earlier)</i>				
Jun 15	1.5	2.3	1.6	1.8	3.2
Jun 16	0.8	1.4	1.1	1.6	2.1
Jun 17	1.4	1.6	1.6	1.8	1.2
Jun 18	1.8	1.9	1.9	1.7	1.8
Jun 19	2.0	2.0	2.0	1.7	2.3
Jun 20	2.1	2.2	2.0	2.0	2.5
Jun 21	2.1	2.2	2.1	2.1	2.3
Jun 22	2.1	2.3	2.2	2.1	2.4
Jun 23	2.2	2.4	2.2	2.2	2.4
Jun 24	2.3	2.4	2.3	2.3	2.5
Jun 25	2.3	2.5	2.4	2.3	2.6
Jun 26	2.4	2.6	2.5	2.4	2.6
Jun 27	2.4	2.7	2.5	2.4	2.7
Jun 28	2.5	2.8	2.7	2.6	2.8
	<i>BERL</i>				

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty												
<p>NZ Transport Agency Subsidy Rate: The NZTA's financial assistance rate (FAR) for Kaipara District Council has been set at 61%. It is assumed that this FAR will remain for the life of the plan. It is also assumed that the level of subsidy will increase in proportion to increased costs.</p>	<p>There is a risk that subsidy rates will reduce within the 10 year period.</p>	<p>Medium</p>	<p>Roading activities dominate Council's expenditure. Any change in the subsidy rate has a direct impact on Council's budget, level of rating or level of service.</p>												
<p>Interest Rates on Borrowing: The forecast interest rates are the actuals for existing loans and swaps. The interest cost of the new debt or refinanced debt is assumed to be at an average of 4.39%, which is a conservative estimate, using the long term average forecasts and a margin of 0.75% - 1.0% assuming that we continue to borrow from the Local Government Funding Agency (LGFA). The combined all up of cost is assumed to be 5.27%.</p>	<p>Interest rates will increase beyond those budgeted for in the 10 year LTP period.</p>	<p>Medium</p>	<p>Interest costs on borrowing.</p> <p>A 1% variation in interest rates would give the following increases in interest costs at the following levels of debt:</p> <table border="1" data-bbox="1447 576 2125 746"> <thead> <tr> <th data-bbox="1447 576 1608 639">Total Debt</th> <th data-bbox="1608 576 1666 639"></th> <th data-bbox="1666 576 1789 639">\$60 million</th> <th data-bbox="1789 576 1901 639">\$55 million</th> <th data-bbox="1901 576 2013 639">\$50 million</th> <th data-bbox="2013 576 2125 639">\$40 million</th> </tr> </thead> <tbody> <tr> <td data-bbox="1447 639 1608 746">Interest \$ Variance with Movement of:</td> <td data-bbox="1608 639 1666 746">1%</td> <td data-bbox="1666 639 1789 746">\$600,000</td> <td data-bbox="1789 639 1901 746">\$550,000</td> <td data-bbox="1901 639 2013 746">\$500,000</td> <td data-bbox="2013 639 2125 746">\$400,000</td> </tr> </tbody> </table> <p>A \$500,000 increase in interest costs equates to approximately a 1.5% increase in rates for 2018/2019.</p>	Total Debt		\$60 million	\$55 million	\$50 million	\$40 million	Interest \$ Variance with Movement of:	1%	\$600,000	\$550,000	\$500,000	\$400,000
Total Debt		\$60 million	\$55 million	\$50 million	\$40 million										
Interest \$ Variance with Movement of:	1%	\$600,000	\$550,000	\$500,000	\$400,000										
<p>Refinancing Term Loans/External Funding: Currently loans are directly attributable to particular costs. Internally, loan repayments are made over five years for IT and similar short life expenditure, 10 years for the District Plan and 20 years for infrastructural assets except for the Mangawhai Wastewater Scheme which is over 30 to 40 years depending on the debt tranche.</p> <p>External loans are managed on a portfolio basis and refinanced in accordance with the parameters of the LTP, the liability management policy and on the advice of Council's Treasury Advisors. Refinancing of external loans is assumed to be readily achieved.</p> <p>Council expects to maintain a significant lead-in time within which it can seek to lock in funding at acceptable margins.</p>	<p>Refinancing of external loans is difficult.</p>	<p>Low</p>	<p>The refinancing of Term Loans/External Funding may prove difficult to secure due to conditions within financial markets. This could lead to increased borrowing costs. Council will look to manage this risk by maintaining significant lead-in time before debt is needed.</p>												

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
Internal Borrowing: Operational reserves (such as the Land Subdivision Reserve) and other reserves are utilised in the first instance to minimise external debt funding. These reserves are effectively on call.	That the reserves are required in short timeframes and Council's liquidity facilities are insufficient.	Low	Expenditure is planned through the Annual and LTPs. Council operates within the parameters of its Treasury Policy which incorporates the liquidity and liability management policies.
Lump Sum Payments: That a proportion of property owners connected to the Mangawhai Wastewater Scheme paying the Capital Contribution A – F targeted rate will pay for their share of the capital costs of building the Scheme via a lump sum rather than over the 30 year term as a targeted rate. Council has assumed that take up of the offer is assumed to be minimal at this stage.	That the number of property owners taking up the lump sum option will be higher or lower than forecast.	Low	Any lump sums collected will be used to reduce debt. Acceptance by 10% of property owners would reduce debt by approximately \$860,000. A property having paid the lump sum will also no longer be liable for paying a capital contribution via a targeted rate. Hence, any variance in the number of properties paying lump sums will not affect the targeted rate for capital costs payable by other properties.
Vested Assets: Council does expect to receive vested assets over the life of this Plan.	The value of vested assets is greater than predicted thereby increasing depreciation expense.	Medium	From time to time developers will seek to vest certain assets in Council in lieu of making payments for financial or Development Contributions.
Sources For Funds For Future Replacement of Significant Assets: It is assumed that funding for the replacement of significant assets will be obtained in accordance with Council's Revenue and Financing Policy.	The main risk is that budgets for some capital replacements may not have been included and sources may not meet requirements.	Low	There is little or no risk that sources of funds for replacement of significant assets will not be achieved. Funding of all asset replacements during the life of the LTP has been disclosed.

Forecasting Assumption	Risk	Level of Uncertainty	Reasons and Financial Effect of Uncertainty
Other Assumptions			
Structure of Local Government: This LTP is prepared on the assumption that the structure of local government in Northland will remain unchanged over the life of the Plan.	There may be substantial changes to the structure of local government in Northland.	Low	The Local Government Commission has confirmed there will be no further amalgamation between the Northland councils but that they will continue to support the development of co-operative practices.
Climate Change: It is assumed that there will be no significant changes in weather patterns that will impact current cost structures, beyond the estimated impacts in flood protection services.	Climate Change may accelerate the frequency of droughts and storm events and associated flooding.	Medium	In the event that climate change causes more frequent extreme weather events, the cost of managing Civil Defence Emergencies will rise. Furthermore the impact of more frequent droughts on the primary sector has the potential to affect the prosperity of the district as a whole.
Emissions Trading Scheme: Council currently holds New Zealand units for pre-1990 forests, but does not plan on surrendering or obtaining any units. With the sale of much of the woodlot these units may be available for sale.	In the event that pre-1990 forests are lost and could not be replanted or regenerated Council would need to surrender or purchase credits.	Low	As Council is not planning on deforesting any of its land, it would have the New Zealand Units available to meet any unforeseen events.
Local Government Funding Agency (LGFA)			
Guarantee Obligations: Council has become a “guaranteeing local authority” in the LGFA when it joined the Agency. This means it will have guarantee obligations. At the year end 2018 Council’s exposure was \$8.6 billion.	Council is one of 44 local authorities that guarantee LGFA’s borrowings. These could be called on if LGFA defaulted on repayments of interest or capital.	Low	Council considers the risk to be low.

Policies

Significance and Engagement Policy

1 Purpose

Kaipara District Council engages with its communities in a number of ways. Sometimes this is set in legislation and the steps we follow need to be clear and transparent. Council's Significance and Engagement Policy is required under the Local Government Act 2002 S76AA.

This policy details:

- how Council determines the significance of its proposals in relation to issues, assets and other matters;
- any criteria or procedures used to assess the effects and extent of significance; and
- how community views on engagement are responded to and how we engage with communities.

Where Council considers there to be doubt over the significance of a proposal or decisions, then it should err on the side of caution and offer to engage with the community of interest.

2 Determining significance

Significance is defined in the Local Government Act 2002 (Part 1 Schedule 5) as 'the degree of importance of the issue, proposal, decision or matter, as assessed by the local authority, in terms of its likely impact on, and likely consequences for –

- the district or region;
- any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision or matter;
- the capacity of the local authority to perform its role, and the financial and other cost of doing so.'

In determining the degree of significance, Council should consider whether an issue, proposal, decision or matter will:

- 1) Impact negatively on Council's capability or capacity to carry out its role;
- 2) Reduce Council's level of service in a major or irreparable way;
- 3) Impact on Council's approved financial performance as agreed in the Long Term Plan and subsequent Annual Plans; or
- 4) impact on a community or area within the district in a way that may be considered major for that identified community of interest;
- 5) Impact on the cultural values of the district's Maori community and their relationship to land and water.

3 Assessing significance

Assessments of significance are always considered in context rather than in isolation. Significance is assessed on a continuum rather than as a binary. Issues may have low, medium or high significance for some communities and be different for others. Assessments of significance should reflect this rather than just a simple significant/non-significant answer. Council will consider an issue to require special consultation where it is considered of 'high' significance. In addition, the impact of high significance must trigger more than one of the determining factors above.

Assessments of significance should consider:

- the number of individuals or groups impacted by the proposal or decision;
- the extent and timeframe of the impact of the proposal or decision on those individuals or groups;
- the financial impact (see below); and
- the levels of public interest.

4 Financial impact

While the financial impact of a proposal or decision is not the only consideration of significance, it is one which can be easily quantified.

Council uses a guide to these financial thresholds for measuring the impact on an annualised basis as:

- involving \$3,000,000 per annum or more budgeted expenditure;
 - involving \$300,000 per annum or more unbudgeted expenditure;
 - increasing annual rates or specific targeted rates by 10% or more;
- or
- involving a transfer of ownership or control of one of Council's strategic assets.

5 Strategic assets

In accordance with section 76AA(3) of the Local Government Act 2002, Council must list the assets it considers strategic assets. Strategic asset, *'in relation to the assets held by a local authority, means an asset or group of assets that the local authority needs to retain if the local authority is to maintain the local authority's capacity to achieve or promote any outcome that the local authority determines to be important to the current or future well-being of the community; and includes:*

- any asset or group of assets listed in accordance with section 76AA(3) by the local authority; and*
 - any land or building owned by the local authority and required to maintain the local authority's capacity to provide affordable housing as part of its social policy;*
- and*

- (c) any equity securities held by the local authority in—
- (i) a port company within the meaning of the Port Companies Act 1988:
 - (ii) an airport company within the meaning of the Airport Authorities Act 1966’.

Kaipara District Council considers, for the purposes of the Act, the following classes of asset to be strategic assets:

- the roading network;
- water supply schemes;
- wastewater schemes;
- reserves;
- cemeteries;
- stormwater schemes; and
- pensioner housing.

Council will consider these assets as classes of assets, rather than individual assets within each class, when considering significance.

6 Procedure

Council officers are responsible in the first instance to assess whether engagement is required and, if so, the level of engagement necessary. The first test will be legislative requirements and the second will be the significance of the matter.

Council reporting on proposals and decisions will contain a clear statement of that assessment and a recommendation if appropriate. The statement needs to contain a clear explanation of why significance has been triggered (if it has) and its implications. It should also consider any previous engagement on this matter and the potential costs and benefits of engagement.

7 Engagement

Engagement provides an opportunity for the public to express its views on the decision or proposal being considered by Council. The community views expressed through an engagement process will be considered and taken into account, along with other information such as costs and benefits, legislative requirements and technical advice. Engagement should allow all relevant views and options to be identified and then considered before a decision is made.

Community engagement can allow for an exchange of information, points of view and options for decisions between affected and interested people and decision-makers before a decision is made.

Engagement does not mean that the decision will be delegated to those involved in the engagement process. It means that the decision made will have been informed and improved by the public's involvement.

7.1 Engaging with Maori

Council is committed to maintaining strong relationships with Maori communities in the Kaipara. When engaging with Māori, Council will reflect the agreements in place, such as the Memorandum of Understanding (MoU) with Te Uri o Hau Settlement Trust, as starting points. Council recognises the importance of its relationships with Te Uri o Hau and Te Iwi O Te Roroa. We recognise there are wider Māori groups within the district and will also seek to engage with them where this is needed. This will result in better quality decision-making and clearer processes.

Council also has an Iwi relationship plan and hosts a Tangata Whenua forum for engaging with the wider Maori community two or three times a year.

Council will comply with sections 58c-58u of the Resource Management Act 1991 relating to Mana Whakahono a Rohe.

7.2 When Council will engage

- a) When legislation requires that consultation be undertaken:

Council will consult when it has a legislative requirement to consult (for example, as set out by the Local Government Act 2002, Resource Management Act 1991, Reserves Act 1977, Land Transport Management Act 2003). Council will undertake these consultation processes in accordance with the legislative requirements guiding them as the minimum. Council may choose to consult further depending on the level of significance of the matter being considered and notwithstanding the legislative requirements.

- b) When a significant proposal or decision is being considered:

Subject to consideration of factors under section 7.2 of this Policy, Council will look to undertake what it considers to be an appropriate form of engagement whenever a 'significant decision' needs to be made.

A significant decision is one which has been identified as such under this Policy.

Note: a 'significant' decision will not automatically trigger application of the Special Consultative Procedure (SCP). For more information about the SCP, refer to the Local Government Act 2002 sections 83, 86, 87 and 93A.

- c) For some matters that are not considered significant:

In general, where a matter is not considered significant under this Policy, consultation will not be undertaken. This is consistent with clauses 7.3a) and 7.3h) of this Policy.

7.3 When Council may not engage

Information is always necessary for the decision-making process. However, there are times when it is not necessary, appropriate or possible to engage the community on a matter or decision. Council may also choose not to consult on a matter and, if so, will make this determination in accordance with the criteria below and notwithstanding any legislative requirements.

Council will not engage when:

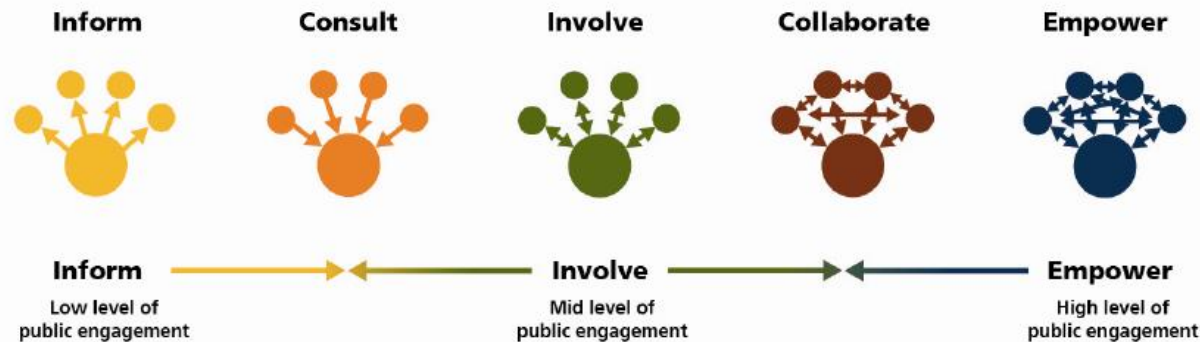
- a) the matter is not of a nature or significance that requires consultation (s82(4)(c), LGA 2002);
- b) Council already has a sound understanding of the views and preferences of the persons likely to be affected by or interested in the matter (s82(4)(b), LGA 2002);
- c) there is a need for confidentiality or commercial sensitivity (s82(4)(d), LGA 2002);
- d) the costs of consultation outweigh the benefits of it (s82(4)(e), LGA 2002);
- e) the matter has already been addressed by Council's policies or plans, which have previously been consulted on;
- f) an immediate or quick response or decision is needed or it is not reasonably practicable to engage;
- g) works are required unexpectedly or following further investigations on projects, already approved by Council;
- h) it is business as usual - the works required are related to the operation and maintenance of a Council asset and responsible management requires the works to take place; or
- i) when Council has consulted on the issue in the last 24 months.

Where the above-listed circumstances apply and consultation is not to be undertaken, Council is still required to give consideration to the views and preferences of persons likely to be affected by, or to have an interest in, the matter (s78(1), LGA 2002). The Local Government Act 2002 requires that this consideration be in proportion to the significance of the matters affected by the decision (s79(1)).

7.4 Methods for engagement

This Policy sets out the engagement and decision-making principles which we will follow, our statutory consultation requirements and explains how we will go about determining significance.

All of these matters guide and inform the level and type of engagement that Council will undertake for any particular issue. Council follows the International Association of Public Participation (IAP2) approach (set out below) which indicates different engagement approaches on a spectrum from providing information through to community empowerment.



Council will seek opportunities to involve or collaborate with our communities, such as through Placemaking initiatives and community-led planning. The type and nature of the decision also guides how Council will go about communicating and engaging with our communities.

This table provides an indicative guide to this:

Type or nature of decision	Examples of how we may engage
<p><u>Small and simple</u> (low significance) (e.g. re-development community halls, minor park improvements, footpath and roadworks)</p>	<p>Localised promotion, through display boards, local papers, social media coverage and website updates. Targeted engagement through service users. Utilise local library space, Council offices or local noticeboards. Surveys, open days or informal information sessions may be appropriate.</p>
<p><u>Medium</u> (e.g. walking and cycling portions, action plans, local area plans)</p>	<p>Targeted engagement, online engagement which may include a survey and social media. Hui or public information events. Information boards in libraries and service centres. Promotion through rates newsletters (if appropriate), the local media papers.</p>
<p><u>Large or complex</u> (high significance)</p>	<p>Large-scale publicity and promotion. There could be an informal engagement/discussion phase plus a formal phase of consultation. Likely to need consideration of different cultural styles and needs for engagement.</p>

Type or nature of decision	Examples of how we may engage
(e.g. new roads, bridges, Long Term Plan, Community/Town Plans and Local Alcohol Policy changes)	Likely to include a range of events and a focus on online activities including website, social media, surveys or e-newsletters.

7.5 Tools for community engagement

More than a third of our ratepayers are absentee owners. This fact is actively considered when Council engages with its residents and ratepayers. Where appropriate, more than one channel of communication is used to ensure a general awareness that Council is looking to engage and seeking feedback. We acknowledge that just as we have a responsibility to provide opportunities for people to engage with us, the community in turn has a responsibility to consider whether to accept them and engage with Council. We will respect every individual’s right to choose or refrain from engagement with Council.

This table covers some of those tools and how they meet the aforementioned IAP2 scale

Inform	Consult	Involve	Collaborate	Empower
<ul style="list-style-type: none"> • letter • letterbox drop • advertise in local papers • media releases • Council newsletters • open letters • community newsletters 	<ul style="list-style-type: none"> • advertise in local papers • iwi, hui, community leaders • media • social media • open letters • committees 	<ul style="list-style-type: none"> • iwi, hui, community leaders • media • social media • personal briefings • focus groups • committees • public meetings 	<ul style="list-style-type: none"> • iwi, hui, community leaders • personal briefings • focus groups • committees • social media 	<ul style="list-style-type: none"> • committees • advisory panels • public meetings

In addition to the toolbox as outlined, additional methods of consultation and engagement can be potentially included such as:

- | | | |
|----------------------------|---|-------------------------------------|
| • public meetings | • resident and ratepayer survey | • telephone survey |
| • stakeholder contact list | • street survey (targeting demographic) | • texting |
| • posters | • rates notice | • sports groups |
| • electronic newsletter | • brochures | • displays (e.g. pastoral shows) |
| • community roadshows | • radio advertising | • targeted education (e.g. schools) |
| • cinema advertising | • editorial | • user interface |

Appendix 1 – Information requirements, Council-provided feedback and length of engagement

1.1 Information requirements

At a minimum, Council will provide the following information when conducting consultation or engagement activities:

- what is being proposed;
- why it is being proposed;
- what the options and consequences are for the proposal;
- if a plan or policy or similar document is proposed to be adopted – a draft of the proposed plan, policy or other document;
- if a plan or policy or similar document is proposed to be amended – details of the proposed changes to the plan, policy or other document;
- what impacts (if any) may occur if the proposal goes ahead;
- how submitters and participants can provide their views;
- the timeframe for consultation and engagement; and
- how submitters and participants will be informed about the outcome.

1.2 How Council will provide feedback to the community

Council will make available to submitters clear records, or descriptions of relevant decisions, made on an issue or matter. Explanatory material relating to the decision will be included e.g. references to reports used to reach a decision. Submitters will be notified of decisions or by letter, email, Council newsletter, media statement or public notice. Decisions and reports will be made available on the Council website, or hard copies supplied upon request, unless they contain confidential matters that are not able to be made available to the public.

1.3 Length of engagement

The length of engagement can and does differ. It will be directed by:

- The level of significance or timeframes, as determined by legislative obligations;
- The decision-making requirements and the possible effects of the decision that have not been deemed highly significant;
- The extent to which Council is already aware of the issue or views of the community;
- The level of community interest in proposed Council decisions; and/or
- The structure and demands of the decision-making process.

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 policies 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 considers¹:

- 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;

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

- 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.

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 four differentials to its General Rate, (for land other than in the Mangawhai Harbour Restoration Area: 100% for residential and small sized lifestyle land under 2 hectares; 155% for all other land use categories and for land in the Mangawhai Harbour Restoration Area: 101% for residential and small sized lifestyle land under 2 hectares and 156% 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 Pensioner Housing (Ruawai Tokatoka Hall) (UAC);

- Provision of Roads and Footpaths (LV); and
- Forestry Targeted Rate (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 and 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 Pensioner 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		Medium	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 and 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.

Development Contributions Policy

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 Roding 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:
- 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
 - 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:
- 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;
 - 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:
- 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;
 - 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
 - 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	\$ 444	\$ 22,113	\$ -	\$ 799	\$ 23,357
Dargaville	\$ -	\$ -	\$ -	\$ 106	\$ 106
Te Kopuru	\$ -	\$ -	\$ -	\$ 106	\$ 106
Maungaturoto	\$ -	\$ -	\$ -	\$ 106	\$ 106
Kaiwaka	\$ -	\$ -	\$ -	\$ 799	\$ 799
Baylys Beach	\$ 312	\$ -	\$ -	\$ 106	\$ 419
Glinks Gully	\$ -	\$ -	\$ -	\$ 106	\$ 106
Ruawai	\$ -	\$ -	\$ -	\$ 106	\$ 106
District	\$ -	\$ -	\$ -	\$ 106	\$ 106
Roading East	\$ -	\$ -	\$ -	\$ 693	\$ 693

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 LTP					SURPLUS CAPACITY			
	TOTAL CAPITAL LTP COSTS	DEVELOPMENT CONTRIBUTIONS (NEW)	DEVELOPMENT CONTRIBUTIONS (FUTURE)	RATES	SUBSIDIES / GRANTS	TOTAL CURRENT VALUE OF SUPPLUS CAPACITY PROJECTS	DEVELOPMENT CONTRIBUTIONS (NEW)	DEVELOPMENT CONTRIBUTIONS (FUTURE)	RATES
ROADING	\$ 133,125,662	\$ 747,058	\$ 4,466,715	\$ 51,828,398	\$ 76,083,491	\$ 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	\$ 10,886,191	\$ 54,936	\$ 291,196	\$ 10,540,059	\$ -	\$ 873,768	\$ 18,365	\$ 41,317	\$ 814,087
WATER SUPPLY	\$ 26,380,688	\$ -	\$ -	\$ 22,865,701	\$ 3,514,988	\$ 1,382,993	\$ 262	\$ 574	\$ 1,382,157
TOTAL	\$ 204,645,660	\$ 9,638,453	\$ 16,373,549	\$ 99,035,180	\$ 79,598,478	\$ 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 resource consent under the Resource Management Act 1991
- a building consent under the Building Act 1991
- an authorisation for a service connection
- 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:

- 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:

$$[(a) \times [\Sigma(n) - \Sigma(x)]] + \text{GST}$$

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

Table 3	
Units of Demand Generated by Subdivision and Development	
For the purposes of calculating water supply and wastewater Development Contributions ONLY, any <u>existing</u> <i>legally established lot</i> not connected to either the water supply network or the wastewater network as the case may be, excluding any existing <i>legally established lot</i> 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 <u>proposed</u> <i>lot</i> not to be connected to either the water supply network or the wastewater network as the case may be.	0
One <i>serviced site</i> .	Special assessment
One <i>lot</i> : <ul style="list-style-type: none"> ▪ 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 <i>lot</i>. 	0
Activity Unit of Demand	Units of demand
One <i>dwelling unit</i> (including any <i>accommodation unit</i>) of two or more <i>bedrooms</i> 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 <i>gross business</i> area on the <i>lot</i> (or in the case of calculating contribution for stormwater, the <i>impervious area</i>) multiplied by the applicable <i>unit of demand</i> factors in this table.
Any <i>dwelling unit</i> or <i>accommodation unit</i> of one or fewer <i>bedrooms</i> per unit	0.5
Any <i>retirement unit</i> for purposes of calculating the roading contribution only	0.3
Any <i>retirement unit</i> for purposes of calculating the water supply and wastewater contributions only	0.5
Any <i>aged care room</i> for purposes of calculating the roading contribution only	0.2
Any <i>aged care room</i> for purposes of calculating the water supply and wastewater contributions only	0.4

Table 3	
Units of Demand Generated by Subdivision and Development	
Any development including <i>dwelling units</i> or <i>accommodation units</i> , situated in attached or multiple storey complexes of more than three units and any retirement unit or aged care room	For stormwater ONLY, the <i>impervious area</i> multiplied by the applicable <i>unit of demand</i> 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 <u>existing</u> <i>legally established</i> development not connected to either the water supply network or the wastewater network as the case may be, excluding any <i>existing legally established</i> 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 <u>proposed</u> 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 <i>gross business area</i> on the lot used principally for commercial or industrial purposes.
Water Supply	0.00446 per square metre of <i>gross business area</i> on the <i>lot</i> used principally for commercial or industrial purposes.
Sewerage	0.00446 per square metre of <i>gross business area</i> on the <i>lot</i> used principally for commercial or industrial purposes.
Stormwater	0.00278 per square metre of the <i>impervious area</i> 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

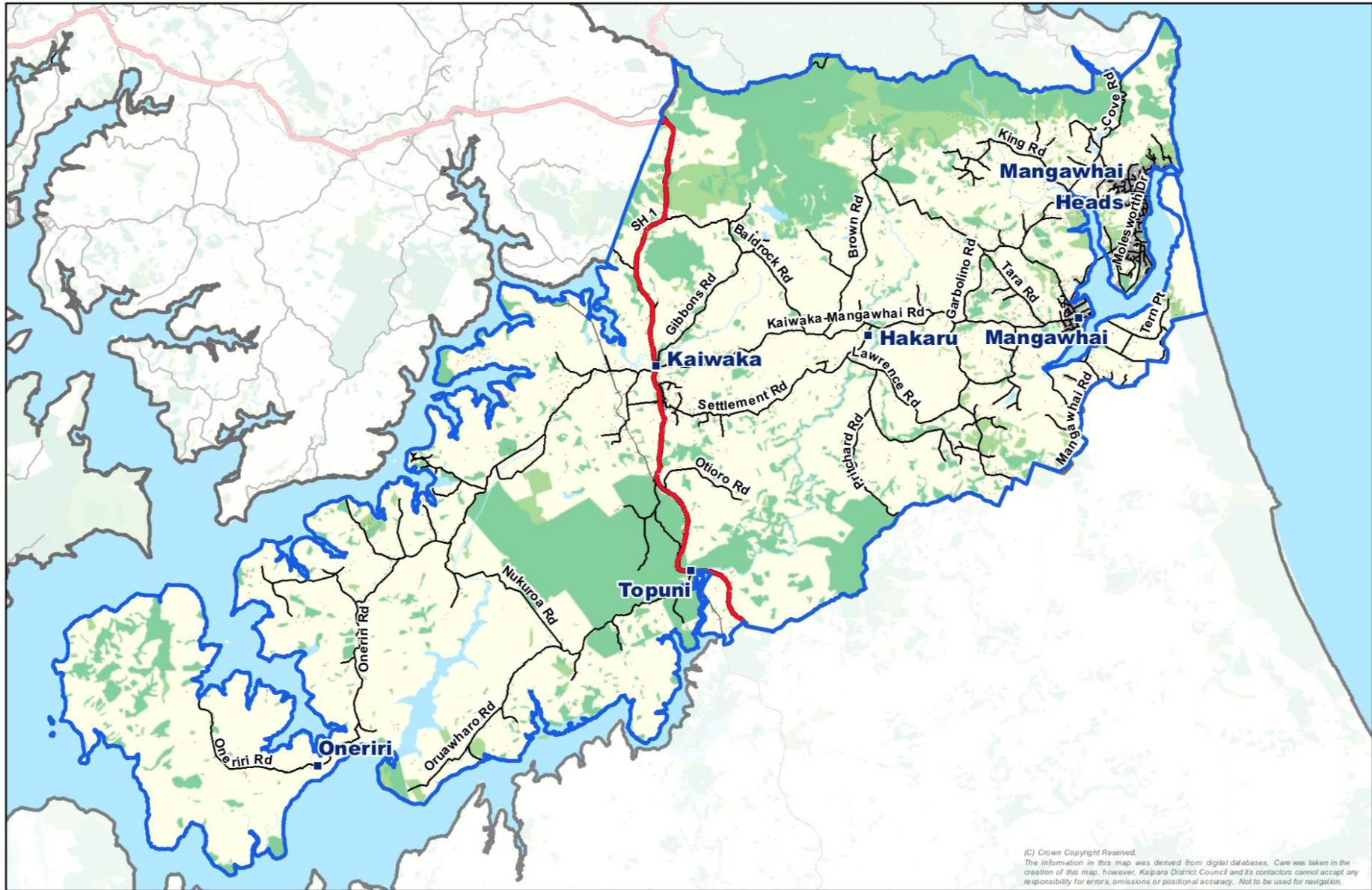
- 6.1 In order to calculate the amount of new development to which the growth related portion of capital expenditure (*AC costs*) for infrastructure will be attributed, area-by-area projections of new and future *units of demand* for services in the period 2018 to 2048 are required.
- 6.2 Council maintains 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

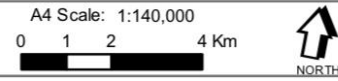
Community Facility	Activity-Funding Areas	Development to which Development Contribution Applies
Roading	District	Development anywhere in the District
Roading	Roading East	Development in the area indicated in Map 1
Wastewater Treatment	Mangawhai Community Wastewater Scheme area	Development at Mangawhai 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



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MAP 1 - ROADING EAST ACTIVITY FUNDING AREA



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 = 1,500m²

Gross business area is 60% of site = 1,000m²

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 (7,500m² sites, 2,500m² roads)

Gross business area per hectare = 5 X 1,000 = 5,000m²

Each site of 1,500m² and each 1,000m² 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 1,000m² of business area OR 0.002 per m² 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*

1,000m² business land area uses 15,000 litres / 10 = 1,500 litres per day

Unit of Demand Factor = 1,500/560 = 2.67 per 1,000m² land area

Assume gross business area is 60% of land area i.e. 1,000m² site has 600m² gross business area and uses 1,500 litres per day.

Unit of Demand factor = 1,500/560/600 = 0.00446 per m² of gross business area.

Unit of Demand factor is 4.46/1,000m² of gross business area for water and wastewater OR 0.00446 per m² of gross business area.

D.3 Stormwater

Assumptions

Average residential site = 600m²

Runoff co-efficient for greenfields = 0.40ⁱ = C₁

Runoff co-efficient for residential areas = 0.55ⁱⁱ = C₂

Runoff co-efficient for business use = 0.65ⁱⁱⁱ = C₃

Unit of Demand Factor for business land

$$= \frac{C_3 - C_1}{C_2 - C_1} \times 1,000\text{m}^2$$

$$\frac{0.65 - 0.40}{0.55 - 0.40} \times 600\text{m}^2$$

$$= \frac{0.65 - 0.40}{0.55 - 0.40} \times 1,000\text{m}^2$$

$$\frac{0.65 - 0.40}{0.55 - 0.40} \times 600\text{m}^2$$

$$= 2.78 \text{ per } 1,000\text{m}^2 \text{ site OR } 0.00278 \text{ per m}^2 \text{ of } \textit{impervious area}.$$

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 no.	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 Replacements 18/19 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	817,249	0%	100%
ROADING	19	District Roading	Bridge Replacements 19/20 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	835,228	0%	100%
ROADING	19	District Roading	Bridge Replacements 20/21 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	854,074	0%	100%
ROADING	19	District Roading	Bridge Replacements 21/22 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	581,268	0%	100%
ROADING	19	District Roading	Bridge Replacements 22/23 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	601,042	0%	100%
ROADING	19	District Roading	Bridge Replacements 23/24 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	609,504	0%	100%
ROADING	19	District Roading	Bridge Replacements 24/25 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	624,741	0%	100%
ROADING	19	District Roading	Bridge Replacements 25/26 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	640,984	0%	100%
ROADING	19	District Roading	Bridge Replacements 26/27 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	658,291	0%	100%
ROADING	19	District Roading	Bridge Replacements 27/28 135 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 services 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/Resilience 19/20 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,761,913	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience 20/21 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,801,145	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience 21/22 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,418,285	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience 22/23 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,069,871	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience 23/24 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,487,180	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience 24/25 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,524,359	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience 25/26 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,563,993	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience 26/27 135 Road Works - Minor Improvements	LTP Capital Project	Renewal/ILOS	1,606,220	0%	100%
ROADING	19	District Roading	Minor Improvements/Safety/Resilience 27/28 135 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%

Activity	Rating area no.	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 22/23 135 Road Works - Minor Improvements	LTP Capital Project	Combined	65,102	10%	90%
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	823,568	0%	100%
ROADING	19	District Roading	Drainage Renewals 22/23 252 Road Works - Drainage	LTP Capital Project	Renewal/ILOS	842,521	0%	100%
ROADING	19	District Roading	Drainage Renewals 23/24 252 Road Works - Drainage	LTP Capital Project	Renewal/ILOS	849,201	0%	100%
ROADING	19	District Roading	Drainage Renewals 24/25 252 Road Works - Drainage	LTP Capital Project	Renewal/ILOS	863,908	0%	100%
ROADING	19	District Roading	Drainage Renewals 25/26 252 Road Works - Drainage	LTP Capital Project	Renewal/ILOS	874,404	0%	100%
ROADING	19	District Roading	Drainage Renewals 26/27 252 Road Works - Drainage	LTP Capital Project	Renewal/ILOS	886,062	0%	100%
ROADING	19	District Roading	Drainage Renewals 27/28 252 Road Works - Drainage	LTP Capital Project	Renewal/ILOS	903,684	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 no.	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 no.	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
		District Roading Total				137,369,637		
ROADING	21	Roading East	Growth and Demand Improvements 18/19 135 Road Works - Minor Improvements	LTP Capital Project	Combined	2,100,000	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements 21/22 135 Road Works - Minor Improvements	LTP Capital Project	Combined	1,542,924	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements 22/23 135 Road Works - Minor Improvements	LTP Capital Project	Combined	1,585,779	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements 23/24 135 Road Works - Minor Improvements	LTP Capital Project	Combined	1,617,873	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements 24/25 135 Road Works - Minor Improvements	LTP Capital Project	Combined	1,658,320	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements 25/26 135 Road Works - Minor Improvements	LTP Capital Project	Combined	1,701,437	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements 26/27 135 Road Works - Minor Improvements	LTP Capital Project	Combined	1,747,375	24%	76%
ROADING	21	Roading East	Growth and Demand Improvements 27/28 135 Road Works - Minor Improvements	LTP Capital Project	Combined	1,796,302	24%	76%
ROADING	21	Roading East	Paths, Walkways and Cycleways 18/19 - 135 Road Works - Minor Improvements	LTP Capital Project	Combined	460,000	10%	90%
ROADING	21	Roading East	Paths, Walkways and Cycleways 19/20 - 135 Road Works - Minor Improvements	LTP Capital Project	Combined	572,320	10%	90%
ROADING	21	Roading East	Paths, Walkways and Cycleways 20/21 - 135 Road Works - Minor Improvements	LTP Capital Project	Combined	991,946	10%	90%
ROADING	21	Roading East	Minor Improvements/Safety/Resilience 18/19 135 Road Works - Minor Improvements	LTP Capital Project	Combined	1,806,736	15%	85%
ROADING	21	Roading East	Walking and Cycling 21/22 135 Road Works - Minor Improvements	LTP Capital Project	Combined	207,290	10%	90%
ROADING	21	Roading East	Walking and Cycling 23/24 135 Road Works - Minor Improvements	LTP Capital Project	Combined	217,360	10%	90%
ROADING	21	Roading East	Walking and Cycling 25/26 135 Road Works - Minor Improvements	LTP Capital Project	Combined	228,586	10%	90%
ROADING	21	Roading East	Walking and Cycling 27/28 135 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				22,127,059		
ROADING Total						161,596,696		

Activity	Rating area no.	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	4,600,516	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 Discharge 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	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				5,754,110		
STORMWATER Total						11,928,959		

Activity	Rating area no.	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 no.	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%

Activity	Rating area no.	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
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%
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 Archaeological Survey Monitoring	Surplus Capacity Project	Combined	10,798	38%	63%
WASTEWATER TREATMENT	18	Mangawhai wastewater	Provisional Sums IW1 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%

Activity	Rating area no.	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 19 Bayleys Beach; Design Cost	Surplus Capacity Project	Renewal/Growth	28,153	0%	100%
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	Financial 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 no.	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	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	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	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	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 -	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	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%

Activity	Rating area no.	Rating area	Project name	Project Source	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
WATER SUPPLY	8	Dargaville/Bayllys water supply	Pirika St: Replace 515m of 100mm ID water main, 300m of 50mm ID Rider main loop 127 Dargaville	LTP Capital Project	Renewal/ILOS	170,918	0%	100%
WATER SUPPLY	8	Dargaville/Bayllys water supply	Lorne St: Replace 335m of 100mm ID water main, 215m of 50mm ID Rider main loop 127 Dargaville	LTP Capital Project	Renewal/ILOS	115,343	0%	100%
WATER SUPPLY	8	Dargaville/Bayllys 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/Bayllys water supply	Dargaville Renewals 127 Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	12,158,592	0%	100%
WATER SUPPLY	8	Dargaville/Bayllys water supply	WTP 127 Dargaville Water Supply	LTP Capital Project	Renewal/ILOS	622,008	0%	100%
WATER SUPPLY	8	Dargaville/Bayllys 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/Bayllys water supply	DARGAVILLE & BAYLYS Renewals All Asset Groups	Surplus Capacity Project	Renewal/Growth	518,640	0%	100%
WATER SUPPLY	8	Dargaville/Bayllys water supply	DARGAVILLE & BAYLYS Renewals AMP Improvement Plan	Surplus Capacity Project	Renewal/Growth	8,575	0%	100%
WATER SUPPLY	8	Dargaville/Bayllys water supply	DARGAVILLE & BAYLYS LOS Improvement Upgrade Treatment Plant	Surplus Capacity Project	Renewal/Growth	166,140	0%	100%
WATER SUPPLY	8	Dargaville/Bayllys water supply	DARGAVILLE & BAYLYS LOS Improvement Improved Supply Security Bayly	Surplus Capacity Project	Renewal/Growth	120,000	0%	100%
WATER SUPPLY	8	Dargaville/Bayllys water supply	DARGAVILLE & BAYLYS New Assets - Council Funded Additional Capacity for Growth - Council	Surplus Capacity Project	Combined	2,079	44%	57%
WATER SUPPLY	8	Dargaville/Bayllys water supply	DARGAVILLE & BAYLYS New Assets - Council Funded Additional Capacity for Growth - Council	Surplus Capacity Project	Combined	4,515	44%	57%
		Dargaville/Bayllys 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 Maungaturoto Water Supply	LTP Capital Project	Renewal/ILOS	5,021,411	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	NZDWS Compliance 154 Maungaturoto Water Supply	LTP Capital Project	Renewal/ILOS	16,781	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	Water Take Consent 154 Maungaturoto Water Supply	LTP Capital Project	Renewal/ILOS	16,781	0%	100%
WATER SUPPLY	11	Maungaturoto water supply	WTP Renewals 154 Maungaturoto 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	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 reticulation of 100 to 150mm ID to meet fireflow 161 Ruawai	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						301,560,032		

Financial Contributions Policy

The Local Government Act 2002 requires Council to have a policy outlining how it intends to fund additional or new infrastructure which is required by growth.

Financial contributions under the Resource Management Act 1991, mainly consider the marginal impact of developments based primarily on environment effects assessments. Development contributions are Council's primary source of funding growth. However, from time to time financial contributions may be sought instead.

Development contributions under the Local Government Act 2002 consider the wider impacts of multiple developments on the infrastructure of the district (cumulative effect). Development contributions under the Local Government Act 2002 are in addition to, and separate from financial contributions. The development contributions and financial contributions cannot be taken for the same purpose (refer to s.200 of the Local Government Act 2002). Council's policy on development contributions will be included in the Long Term Plan (LTP).

Financial Contributions

The Resource Management Act 1991 was amended in April 2017 requiring the removal of financial contribution within five years by 2022. The budgets in this LTP reflect this. In the next LTP review in 2020/2021 it is intended for the Development Contributions Policy to be reviewed, and activities currently funded by financial contributions to be funded through development contributions.

Council's Policy on Financial Contributions is set out in its District Plan which was prepared under the Resource Management Act 1991.

Summary of Financial Contributions

Chapter 22 of the Plan sets out the financial contribution provisions. Section 22.1.1 states that Council has developed a policy on development and financial contributions in Council's LTP which gives effect to the Local Government Act 2002. Development contributions under the Local Government Act 2002 are in addition to, and separate from financial contributions.

Council considers that financial contributions will generally only be imposed in areas of the district where the Development Contributions Policy does not apply or where the Development Contributions Policy does not address the type of adverse effects generated by the development or activity.

Financial contributions will not be required to mitigate effects of subdivision and development on those arterial and collector roads that are already covered by Council's Development Contributions Policy.

Financial contributions may be required for:

- a) the protection and/or enhancement of significant heritage or natural features

- b) the protection or enhancement of riparian areas
- c) the establishment and/or upgrading the transport network (including roads)
- d) the establishment and/or upgrading of reserves and public open space areas
- e) the installation and/or upgrading of any network utility including sewerage, stormwater disposal and water supply.

District Plan

Plan chapter	Reference	Purpose
22	22.10.2	Significant Heritage or Ecological Features
	22.10.3	Renewable Energy Activities
	22.10.4	Enhancement or Riparian Protection (Land use activities)
	22.10.5	Transport Networks (including roads)
	22.10.6	Reserves
	22.10.7	Network Utilities

In addition to the capital expenditure identified in the Development Contributions Policy, Council expects to incur the following levels of capital expenditure over the ten year period covered by this Long Term Plan:

Activity Group	Total Capital Expenditure (\$000)	Financial Contributions (\$000)	Rates (\$000)	Loans (\$000)
Community Activities	\$7,359	\$5,703	\$1,506	\$150

(The above amounts are shown at 2018/2019 price levels.)

Included within the Community Activities Group is \$5.626 million forecast to be received for reserve contributions. These contributions are budgeted to be spent on reserve development and occasional acquisitions

Treasury Policy (incorporating the Liability Management and Investment Polices)

1.0 Introduction

1.1 Policy purpose

The purpose of the Treasury Policy is to outline approved policies and procedures in respect of all treasury activity to be undertaken by Kaipara District Council (“Council”). The formalisation of such policies and procedures will enable treasury risks within Council to be prudently managed.

As circumstances change, the policies and procedures outlined in this policy will be modified to ensure that treasury risks within Council continue to be well-managed. In addition, regular reviews will be conducted to test the existing policy against the following criteria:

- Industry “best practices” for a Council the size and type of Kaipara;
- The risk bearing ability and tolerance levels of the underlying revenue and cost drivers;
- The effectiveness and efficiency of the Treasury Policy and treasury management function to recognise, measure, control, manage and report on Council’s financial exposure to market interest rate risks, funding risk, liquidity, investment risks, counterparty credit risks and other associated risks;
- The operation of a pro-active treasury function in an environment of control and compliance;
- The robustness of the policy’s risk control limits and risk spreading mechanisms against normal and abnormal interest rate market movements and conditions; and
- Assistance to Council in achieving strategic objectives relating to ratepayers.

It is intended that the policy be distributed to all personnel involved in any aspect of Council’s financial management. In this respect, all staff must be completely familiar with their responsibilities under the policy at all times.

2.0 Scope and Objectives

2.1 Scope

This document identifies the policy and procedures of Council in respect of treasury management activities.

The policy has not been prepared to cover other aspects of Council’s operations, particularly transactional banking management, systems of internal control and financial management. Other policies and procedures of Council cover these matters.

2.2 Risk Appetite

Council's overriding obligation is to manage its affairs prudently and in the interests of its community and is guided by the obligations imposed by the Local Government Act 2002.

Accordingly Council's philosophy on the conduct of its treasury activities is to ensure that the risks associated are properly identified, quantified and managed to ensure it meets the obligations under the Act and that there is minimal negative impact on the Council arising from such risks. Council is a risk averse entity, and does not wish to seek risk from its treasury activities. Accordingly activity that may be construed as speculative in nature is expressly forbidden.

2.3 Objectives

The objective of this Treasury Policy is to control and manage costs and investment returns that can influence operational budgets and public equity. Specifically:-

Statutory and principal objectives

- All external borrowing, investments and incidental financial arrangements (e.g. use of interest rate hedging financial instruments) will meet requirements of all relevant legislation including but not limited to:
 - Local Government Act 2002, in particular Part 6 including sections 101,102, 104 and 105, and incorporate the Liability Management Policy and Investment Policy;
 - Local Government (Financial Reporting and Prudence) Regulations 2014, in particular Schedule 4;
 - Trustee Act 1956. When acting as a trustee or investing money on behalf of others, the Trustee Act highlights that trustees have a duty to invest prudently and that they shall exercise care, diligence and skill that a prudent person of business would exercise in managing the affairs of others. Details of relevant sections can be found in the Trustee Act 1956 Part II Investments.
- All projected external borrowings are to be approved by Council as part of the Annual Plan or the Long Term Planning process (LTP) or resolution of Council before the borrowing is affected;
- All legal documentation in respect to external borrowing and financial instruments will be approved by Council's solicitors prior to the transaction being executed;
- Council will not enter into any borrowings denominated in a foreign currency;
- Council will not transact with any Council Controlled Trading Organisation (CCTO) on terms more favourable than those achievable by Council itself;
- Hire Purchase, Deferred Purchase, Trade Credit - for the purposes of sub-paragraph (c)(ii)(B) of the definition of "borrowing" in section 112 of the LGA 2002, "borrowing" does not include:

- Debt incurred in connection with hire purchase of goods, the deferred purchase of goods or services, or the giving of credit for the purchase of goods or services, if the goods or services are obtained in the ordinary course of Council's performance of its lawful functions, on terms and conditions available generally to parties of equivalent credit-worthiness, for amounts not exceeding in aggregate \$250,000; or
- The deferred purchase of goods or services or the giving of credit for the purchase of goods or services through the mechanism of contract retentions held for periods less than 365 days.
- Other - Instruments not specifically referred to in this policy may only be used with specific Council approval; and
- Council routinely defers payment following completion of construction or other large scale engineering contracts in accordance with standard industry practices. Although this practice may mean that these deferred payments fall within the definition of borrowing for the purposes of the Act and this policy, these contractual arrangements create very little risk for Council. There is no interest exposure on these payments; the credit-worthiness of the contracting party is not relevant; and the deferred period is sufficiently long that no impact on liquidity is anticipated, as payments can be programmed in advance through the Annual Plan process or standard cash flow procedures. Therefore, Council will enter into these contracts in accordance with its standard procurement procedures, and deferred payment conditions will not require any additional approval by Council.

General objectives

- To manage investments to optimise returns in the long term whilst balancing risk and return considerations;
- Minimise Council's costs and risks in the management of its borrowings;
- Minimise Council's exposure to adverse interest rate movements;
- Monitor, evaluate and report on treasury performance;
- Borrow funds and transact risk management instruments within an environment of control and compliance under the Council approved Treasury Policy so as to protect Council's financial assets and manage costs;
- Arrange and structure external long term funding for Council at a favourable margin and cost from debt lenders. Optimise flexibility and spread of debt maturity terms within the funding risk limits established by this Policy statement;
- Monitor and report on financing/borrowing covenants and ratios under the obligations of Council's lending/security arrangements;
- Comply with financial ratios and limits stated within this policy;
- Monitor Council's return on investments;
- Ensure the Council, management and relevant staff are kept abreast of the latest treasury products, methodologies, and accounting treatments through training and

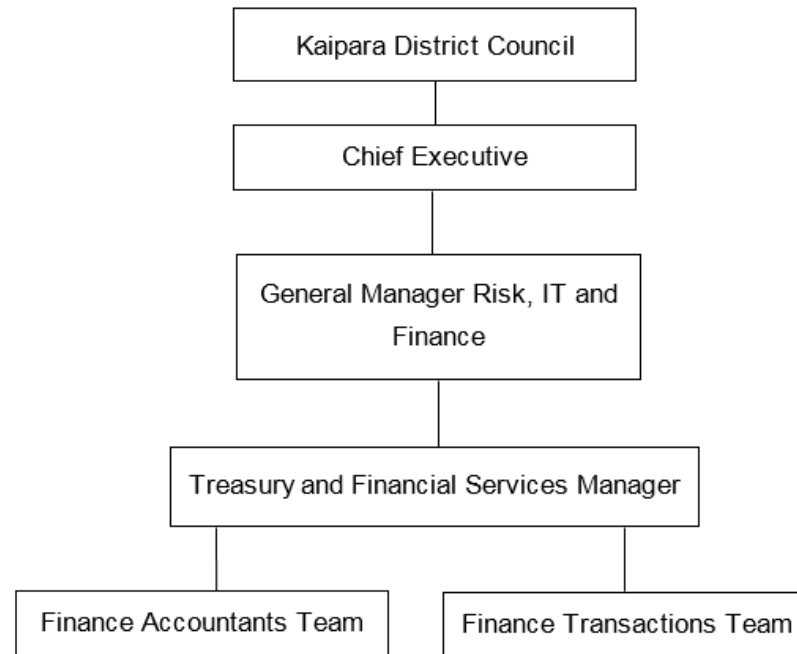
in-house presentations;

- Maintain appropriate liquidity levels and manage cash flows within Council to meet known and reasonable unforeseen funding requirements;
- To minimise exposure to credit risk by dealing with and investing in credit worthy counterparties;
- Ensure that all statutory requirements of a financial nature are adhered to;
- Ensure that financial planning will not impose an unequitable spread of costs/benefits over current and future ratepayers;
- To ensure adequate internal controls exist to protect Council's financial assets and to prevent unauthorised transactions; and
- Develop and maintain relationships with financial institutions, investors and investment counterparties.

3.0 Management Responsibilities

3.1 Overview of management structure

The following diagram illustrates those positions or functions that have treasury responsibilities.



3.2 Council

Council has ultimate responsibility for ensuring that there is an effective Policy for the management of its risks. In this respect Council decides the level and nature of risks that are acceptable, given the underlying objectives of Council.

Council is responsible for approving the Treasury Policy. While the Policy can be reviewed and changes recommended by other persons, the authority to make or change Policy cannot be delegated.

In this respect, Council has responsibility for:

- Approving the long term financial position of Council through the 10 year LTP and the adopted Annual Plan;
- Approving new debt through the adoption of the Annual Plan, specific Council resolution and approval of this policy;
- Approving the Treasury Policy incorporating the following:
 - Counterparties and credit limits;
 - Risk management methodologies and benchmarks;
 - Guidelines for the use of financial instruments; and
 - Receive a triennial review report on the policy.
- Evaluating and approving amendments to policy;
- Approving budgets and high level performance reporting;
- Approve opening and closing of bank accounts; and
- Approval for one-off transaction falling outside Policy.

Council should also ensure that:

- It receives regular information from management on risk exposure and financial instrument usage in a form, that is understood, and that enables it to make informed judgements as to the level of risk undertaken;
- Issues raised by auditors (both internal and external) in respect of any significant weaknesses in the treasury function are resolved in a timely manner; and
- Submissions are received from management requesting approval for one-off transactions falling outside policy guidelines.

3.3 Chief Executive (CE)

While Council has final responsibility for the policy governing the management of Council's risks, it delegates overall responsibility for the day-to-day management of such risks to the Chief Executive.

4.0 Liability Management Policy

Council's liabilities comprise borrowings and various other liabilities. Council maintains borrowings in order to:

- Fund working capital requirements and short term funding gaps;
- Raise specific debt associated with projects and capital expenditures; and
- Fund assets whose useful lives extend over several generations of ratepayers.

4.1 Debt ratios and limits

Debt will be managed within the following macro limits.

Ratio	KDC Policy Limits	LGFA Lending Covenants
Net debt as a percentage of total revenue	<170%	<175%
Net interest as a percentage of total revenue	<15%	<20%
Net interest as a percentage of annual rates income (debt secured under debenture)	<20%	<25%
Liquidity (External debt + committed loan facilities + liquid investments to existing external debt)	>110%	>110%

- Total Revenue is defined as cash earnings from rates, government grants and subsidies, user charges, interest, dividends, financial and other revenue and excludes non-government capital contributions (e.g. developer contributions and vested assets);
- Net debt is defined as total debt less liquid investments;
- Liquidity is defined as external term debt plus committed loan facilities plus available liquid investments divided by existing external debt. Liquid investments are assets defined as being:
 - Overnight Bank cash deposits;
 - Wholesale/retail bank term deposits no greater than 30 days;
 - Bank registered certificates of deposit issued less than 181 days; and
 - Wholesale/retail bank term deposits linked to pre funding of maturing term debt exposures.
- Net Interest is defined as the amount equal to all interest and financing costs less interest income for the relevant period;

- Annual Rates Income is defined as the amount equal to the total revenue from any funding mechanism authorised by the Local Government (Rating) Act 2002 together with any revenue received from other local authorities for services provided (and for which the other local authorities rate).

Debt will be repaid as it falls due in accordance with the applicable loan agreement. Subject to the debt limits, a loan may be rolled over or re-negotiated as and when appropriate.

Disaster recovery requirements are to be met through the liquidity ratio.

4.2 Asset Management Plans

In approving new debt Council considers the impact on its borrowing limits as well as the economic life of the asset that is being funded and its overall consistency with Council's LTP.

4.3 Borrowing mechanisms

Council is able to borrow through a variety of market mechanisms including issuing stock/bonds, commercial paper (CP) and debentures, direct bank borrowing, accessing the short and long term wholesale and retail capital markets directly or internal borrowing of reserve and special funds. In evaluating strategies for new borrowing (in relation to source, term, size and pricing) the following is taken into account:

- Available terms from banks, LGFA, debt capital markets and loan stock issuance;
- Council's overall debt maturity profile, to ensure concentration of debt is avoided at reissue/rollover time;
- Prevailing interest rates and margins relative to term for loan stock issuance, LGFA, debt capital markets and bank borrowing;
- The market's outlook on future credit margin and interest rate movements as well as its own;
- Legal documentation and financial covenants together with security and credit rating considerations;
- For internally funded projects, to ensure that finance terms for those projects are at similar terms to those from external borrowing; and
- Alternative funding mechanisms such as leasing should be evaluated with financial analysis in conjunction with traditional on-balance sheet funding. The evaluation should take into consideration, ownership, redemption value and effective cost of funds.

Council's ability to readily attract cost-effective borrowing is largely driven by its ability to rate, maintain a strong financial standing and manage its relationships with its investors, LGFA and financial institutions/brokers.

Council has the ability to pre-fund up to 18 months of forecast debt requirements including re-financings.

4.4 Security

Council's borrowings and interest rate risk management instruments will generally be secured by way of a charge over rates and rates revenue offered through a Debenture Trust Deed.

Under the Debenture Trust Deed, Council's borrowing is secured by a floating charge over all Council rates levied under the Local Government Rating Act. The security offered by Council ranks equally or 'Pari Passu' with other lenders.

Council offers deemed rates as security for general borrowing programmes. From time to time, with prior Council approval, security may be offered by providing a charge over one or more of Council's assets.

Physical assets will be charged only where:

- There is a direct relationship between the debt and the purchase or construction of the asset, which it funds (e.g. an operating lease, or project finance);
- Council considers a charge over physical assets to be appropriate; and
- Any pledging of physical assets must comply with the terms and conditions contained within the Debenture Deed.

4.5 Debt repayment

The funds from all asset sales, operating surpluses, grants and subsidies will be applied to the reduction of debt and/or a reduction in borrowing requirements once any direct debt obligations are repaid, unless Council specifically directs that the funds will be put to another use.

Debt will be repaid as it falls due in accordance with the applicable loan agreement. Subject to the appropriate approval and debt limits, a loan may be rolled over or re-negotiated as and when appropriate.

Council will manage debt on a net portfolio basis and will only externally borrow when it is commercially prudent to do so.

4.6 Guarantees/contingent liabilities and other financial arrangements

Council may act as guarantor to financial institutions on loans or enter into incidental arrangements for organisations, clubs, Trusts, local communities or Business Units, when the purposes of the loan are in line with Council's strategic objectives. Before entering into a guarantee Council officers shall conduct due diligence and be satisfied of the ability of the organisation to service the loan.

Council is not allowed to guarantee loans to Council-controlled trading organisations under Section 62 of the Local Government Act.

Financial arrangements include:

- Advances to community organisations.

Council will ensure that sufficient funds or lines of credit exist to meet amounts guaranteed. Guarantees given will not exceed NZ\$1 million in aggregate or attached to a property.

4.7 Internal borrowing of special and general reserve funds

Given that Council may require funding for capital expenditure over the remaining life of the existing special and general reserve funds, where such funds are deemed necessary they should be used for internal borrowing purposes when external borrowing is required. Accordingly Council maintains its funds in short term maturities emphasising counterparty credit worthiness and liquidity. The interest rate yield achieved on the funds therefore is a secondary objective.

Liquid assets will not be required to be held against special funds or reserve funds unless such funds are held within a trust requiring such, instead, Council will manage these funds using available borrowing facilities.

No interest is payable unless Council so directs or there is an agreement in place.

New Zealand Local Government Funding Agency Limited investment

Despite anything earlier in this Policy, Council may borrow from the New Zealand Local Government Funding Agency Limited (LGFA) and, in connection with that borrowing, may enter into the following related transactions to the extent it considers necessary or desirable:-

- Contribute a portion of its borrowing back to the LGFA as an equity contribution to the LGFA. For example, Borrower Notes;
- Provide guarantees of the indebtedness of other local authorities to the LGFA and of the indebtedness of the LGFA itself;
- Commit to contributing additional equity (or subordinated debt) to the LGFA if required;
- Secure its borrowing from the LGFA and the performance of other obligations to the LGFA or its creditors with a charge over Council's rates and rates revenue; and
- Subscribe for shares and uncalled capital in the LGFA.

5.0 Investment Policy and Limits

5.1 General policy

Council is currently a net borrower and is likely to remain so for the foreseeable future. Council should internally borrow from special reserve funds in the first instance to meet future capital expenditure requirements, unless there is a compelling reason for establishing external debt. Investments are maintained to meet specified business reasons.

Such reasons can be:

- For strategic purposes consistent with Council's LTP;
- To reduce the current ratepayer burden;
- The retention of vested land;
- Holding short term investments for working capital and liquidity requirements;
- Holding investments that are necessary to carry out Council operations consistent with Annual Plans, to implement strategic initiatives or to support inter-generational allocations;
- Holding assets (such as property) for commercial returns;
- Provide ready cash in the event of a natural disaster. The use of which is intended to bridge the gap between the disaster and the reinstatement of normal income streams and assets; and
- Invest amounts allocated to accumulated surplus, Council created restricted reserves and general reserves.

Council recognises that as a responsible public authority all investments held, should be low risk. Council also recognises that low risk investments generally mean lower returns.

5.2 Investment mix

Council may maintain investments in the following assets from time to time:-

- Equity investments, including investments held in CCO/CCTO and other shareholdings;
- Property investments incorporating land, buildings, a portfolio of ground leases and land held for development;
- Forestry investments; and
- Financial investments.

5.2.1 Equity investments

Equity investments, including investments held in CCO/CCTO and other shareholdings. Council maintains equity investments and other minor shareholdings.

Council's equity investments fulfil various strategic, economic development and financial objectives as outlined in the LTP. Equity investment may be held where Council considers there to be strategic community value.

Council seeks to achieve an acceptable rate of return on all its equity investments consistent with the nature of the investment and their stated philosophy on investments.

Any purchase or disposition of equity investments requires Council approval. Council may also acquire shares that are gifted or are a result of restructuring. Any purchase or disposition of equity investments will be reported to the next meeting of Council.

Council recognises that there are risks associated with holding equity investments and to minimise these risks Council, through the relevant sub-committee as applicable, monitors the performance of its equity investments on a twice yearly basis to ensure that the stated objectives are being achieved. Council seeks professional advice regarding its equity investments when it considers this appropriate.

5.2.2 Property investments

Council's overall objective is to only own property that is necessary to achieve its strategic objectives. As a general rule, Council will not maintain a property investment where it is not essential to the delivery of relevant services, and property is only retained where it relates to a primary output of Council. Council reviews property ownership through assessing the benefits of continued ownership in comparison to other arrangements which could deliver the same results. This assessment is based on the most financially viable method of achieving the delivery of Council services. Council generally follows similar assessment criteria in relation to new property investments.

Council reviews the performance of its property investments on a regular basis.

5.2.3 Financial investments

Financial investment objectives

- Council's primary objectives when investing is the protection of its investment capital. Accordingly, Council may only invest in approved creditworthy counterparties. Creditworthy counterparties and investment restrictions are covered in section 6.5.
- Council may invest in approved financial instruments as set out in section 6.2. These investments are aligned with Council's objective of investing in high credit quality and highly liquid assets.

Council's investment portfolio will be arranged to provide sufficient funds for planned expenditures and allow for the payment of obligations as they fall due.

- Council's net investment interest rate profile will be managed within the parameters outlined in section 6.0.

Special funds, sinking funds, reserve and endowment funds

Liquid assets are not required to be held against special funds and reserve funds. Instead Council will internally borrow or utilise these funds wherever possible.

Sinking Funds will no longer be maintained by Council.

No interest is payable on internal borrowing to/from reserves, unless otherwise directed by Council or in accordance with the fund agreements.

Trust funds

Where Council holds funds as a trustee or manages funds for a Trust then such funds must be invested on the terms provided within the Trust. If the Trust's investment policy is not specified then this policy should apply.

5.3 New Zealand Local Government Funding Agency Limited investment

Despite anything earlier in this Policy, Council may invest in shares and other financial instruments of the New Zealand Local Government Funding Agency Limited (LGFA), and may borrow to fund that investment.

Council's objective in making any such investment will be to:

- Obtain a return on the investment; and
- Ensure that the LGFA has sufficient capital to become and remain viable, meaning that it continues as a source of debt funding for the Council.

Because of these dual objectives, Council may invest in LGFA shares in circumstances in which the return on that investment is potentially lower than the return it could achieve with alternative investments. Notwithstanding the Counterparty Credit Risk Limits (set out in Section 6.3 of this policy), Council may invest in financial instruments issued by the LGFA up to a maximum of \$5 million (i.e. borrower notes). If required in connection with the investment, Council may also subscribe for uncalled capital in the LGFA and be a Guarantor.

6.0 Risk Management

The definition and recognition of interest rate, liquidity, funding, investment, counterparty credit, market, operational and legal risk of Council will be as detailed below and applies to both the Liability Management policy and Investment policy.

6.1 Risk recognition

Interest rate risk is the risk that investment returns or funding costs (due to adverse movements in market interest rates) will materially exceed or fall short of projections included in the LTP and Annual Plan so as to adversely impact revenue projections, cost control and capital investment decisions/returns/and feasibilities.

The primary objective of interest rate risk management is to reduce uncertainty relating to interest rate movements through fixing of investment returns or funding costs. Certainty around funding costs is to be achieved through the active management of underlying interest rate exposures.

6.2 Approved financial instruments

Dealing in interest rate products must be limited to financial instruments approved by Council.

Approved financial instruments are as follows:

Category	Instrument
Cash management and borrowing	Bank overdraft Committed cash advance and bank accepted bill facilities (short term and long term loan facilities) Uncommitted money market facilities Loan stock/bond issuance <ul style="list-style-type: none"> • Floating Rate Note (FRN) • Fixed Rate Note (MTN) Commercial paper (CP) /Bills / Promissory notes Finance Leases
Investments	Short term bank deposits Bank registered certificates of deposit (RCDs) NZ Government, LGFA, Local Authority stock or State Owned Enterprise (SOE) bonds and FRNs (senior) Corporate bonds (senior) Corporate Floating Rate Notes (senior) Promissory notes/Commercial paper (senior) Corporate/SOE/Other Local Authority Bonds NZLGFA Borrower Notes Bank term deposits linked to pre funding maturing debt
Interest rate risk management	Forward rate agreements ("FRAs") on: <ul style="list-style-type: none"> • Bank bills • Government bonds Interest rate swaps including: <ul style="list-style-type: none"> • Forward start swaps and collars (start date <24 months, unless linked to existing maturing swaps and collars)

Category	Instrument
	<ul style="list-style-type: none"> • Amortising swaps (whereby notional principal amount reduces) • Swap extensions and shortenings <p>Interest rate options on:</p> <ul style="list-style-type: none"> • Bank bills (purchased caps and one for one collars) • Government bonds • Interest rate swaptions (purchased swaptions and one for one collars only)

Any other financial instrument must be specifically approved by Council on a case-by-case basis and only be applied to the one singular transaction being approved.

All investment securities must be senior in ranking. The following types of investment instruments are expressly excluded:

- Structured debt where issuing entities are not a primary borrower/ issuer; and
- Subordinated debt, junior debt, perpetual notes and hybrid notes such as convertibles.

6.3 Interest rate risk control limits

Net debt/borrowings

Council debt/borrowings should be within the following fixed/floating interest rate risk control limit:

Debt Interest Rate Policy Parameters (calculated on a rolling monthly basis):		
Debt Period Ending	Minimum Fixed	Maximum Fixed
Less than 12 months	50%	95%
12 – 36 months	40%	90%
37 – 60 months	30%	80%
Greater than 60 months	Nil	50%

“Fixed Rate” is defined as an interest rate repricing date beyond 12 months forward on a continuous rolling basis.

“Floating Rate” is defined as an interest rate repricing within 12 months.

The percentages are calculated on the rolling projected net debt level calculated by management (signed off by the CE or equivalent). Net debt is the amount of total debt net of liquid short term financial assets/investments. This allows for pre-hedging in advance of projected physical drawdown of new debt. When approved forecasts are changed, the amount of fixed rate cover in place may have to be adjusted to ensure compliance with the policy minimums and maximums.

- A fixed rate maturity profile that is outside the above limits, but self corrects within 90-days is not in breach of this Policy. However, maintaining a maturity profile beyond 90-days requires specific approval by Council;
- The above interest rate risk control limits apply when external debt exceeds \$25 million;
- Floating rate debt may be spread over any maturity out to 12 months. Bank advances may be for a maximum term of 12 months;
- Any interest rate derivatives or interest rate fixing with a maturity beyond 16 years must be approved by Council. The exception to this will be if Council raises LGFA funding as fixed rate and this maturity is beyond 16 years;
- Interest rate options must not be sold outright. However, 1:1 collar option structures are allowable, whereby the sold option is matched precisely by amount and maturity to the simultaneously purchased option. During the term of the option, only the sold side of the collar can be closed out (i.e. repurchased) otherwise, both sides must be closed simultaneously. The sold option leg of the collar structure must not have a strike rate “in-the-money”;
- Purchased borrower swaptions mature within 12 months;
- Interest rate options with a maturity date beyond 12 months that have a strike rate (exercise rate) higher than 2.00% above the appropriate swap rate, cannot be counted as part of the fixed rate cover percentage calculation; and
- Forward start period on swaps and collar strategies to be no more than 24 months, unless it extends the maturity of existing interest rate fixing (via either derivatives or fixed rate borrowing).

Sinking funds, special and general reserve funds

Given that Council may require funding for capital expenditure cash shortfalls over the remaining life of the existing special and general reserve funds, where such funds are deemed necessary they should be used for internal borrowing purposes when external borrowing is required. Accordingly, Council maintains its funds in short term maturities emphasising counterparty credit worthiness and liquidity. The interest rate yield achieved on the funds therefore is a secondary objective.

This will negate counterparty credit risk and any interest rate repricing risk that occurs when Council borrows at a higher rate compared to the investment rate achieved by Special/Reserve Funds.

Liquid assets will not be required to be held against special funds or reserve funds unless such funds are held within a trust requiring such, instead, Council will manage these funds using internal borrowing facilities.

Foreign currency

Council has minor foreign exchange exposure through the occasional purchase of foreign exchange denominated services, plant and equipment.

Generally, all significant commitments for foreign exchange are hedged using foreign exchange contracts, once expenditure is approved. Both spot and forward foreign exchange contracts can be used by Council.

Council shall not borrow or enter into incidental arrangements, within or outside New Zealand, in currency other than New Zealand currency.

Council does not hold investments denominated in foreign currency.

All foreign currency hedging must be approved by the GMF.

6.4 Liquidity risk/funding risk

6.4.1 Risk recognition

Cash flow deficits in various future periods based on long term financial forecasts are reliant on the maturity structure of cash, financial investments, loans and bank facilities. Liquidity risk management focuses on the ability to access committed funding at that future time to fund the gaps. Funding risk management centres on the ability to re-finance or raise new debt at a future time at the same or more favourable pricing (fees and borrowing margins) and maturity terms of existing loans and facilities.

The management of Council's funding risks is important as several risk factors can arise to cause an adverse movement in borrowing margins, term availability and general flexibility including:

- Local government risk is priced to a higher fee and margin level;
- Council's own credit standing or financial strength as a borrower deteriorates due to financial, regulatory or other reasons;
- A large individual lender to Council experiences financial/exposure difficulties resulting in Council not being able to manage their debt portfolio as optimally as desired;
- New Zealand investment community experiences a substantial "over supply" of Council investment assets; and
- Financial market shocks from domestic or global events.

A key factor of funding risk management is to spread and control the risk to reduce the concentration of risk at one point in time so that if any of the above events occur, the overall borrowing cost is not unnecessarily increased and desired maturity profile compromised due to market conditions.

6.4.2 Liquidity/funding risk control limits

- Alternative funding mechanisms such as leasing should be evaluated with financial analysis in conjunction with traditional on-balance sheet funding. The evaluation should take into consideration, ownership, redemption value and effective cost of funds;

- External term loans and committed debt facilities together with available unencumbered liquid investments must be maintained at an amount exceeding 110% of existing total external debt;
- Council has the ability to pre-fund up to 18 months forecast debt requirements including re-financings. Debt re-financings that have been pre-funded, will remain included within the funding maturity profile until their maturity date;
- The CE has the discretionary authority to re-finance existing debt on more favourable terms. Such action is to be reported and ratified by the Council at the earliest opportunity;
- The maturity profile of the total committed funding in respect to all loans and committed facilities, is to be controlled by the following system and apply when external debt exceeds \$25 million:

Period	Minimum Cover	Maximum Cover
0 to 3 years	15%	60%
3 to 5 years	15%	60%
5 years plus	10%	60%

- A funding maturity profile that is outside the above limits, but self corrects within 90-days is not in breach of this Policy. However, maintaining a maturity profile beyond 90-days requires specific approval by Council; and
- To minimise concentration risk the LGFA require that no more than the greater of NZD 100 million or 33% of a Council's borrowings from the LGFA will mature in any 12 month period.

6.5 Counterparty credit risk

Counterparty credit risk is the risk of losses (realised or unrealised) arising from a counterparty defaulting on a financial instrument where Council is a party. The credit risk to Council in a default event will be weighted differently depending on the type of instrument entered into.

Credit risk will be regularly reviewed by Council. Treasury related transactions would only be entered into with organisations specifically approved by Council.

Counterparties and limits can only be approved on the basis of long term credit ratings (Standard & Poor's, Fitch or Moody's) being A and above or short term rating of A 1 or above.

Limits should be spread amongst a number of counterparties to avoid concentrations of credit exposure.

The following matrix guide will determine limits.

Counterparty/Issuer	Minimum long term / short term credit rating – stated and possible	Investments maximum per counterparty (\$m)	Interest rate risk management instrument maximum per counterparty (\$m)	Total maximum per counterparty (\$m)
NZ Government	N/A	Unlimited	none	Unlimited
Local Government Funding Agency	N/A	Unlimited	none	Unlimited
NZD Registered Supranationals	AAA	10.0	none	10.0
State Owned Enterprises	A+ / A-1	5.0	none	5.0
NZ Registered Bank	A / A-1	15.0	20.0	30.0
Corporate Bonds/ CP	A+ / A-1	2.0	none	2.0
Local Government Stock/ Bonds/FRN/ CP	A+ / A-1 (if rated)	10.0	none	10.0
This summary list will be expanded on a counterparty named basis which will be authorised by the CE.				

In determining the usage of the above gross limits, the following product weightings will be used:

- Investments (e.g. Bank Deposits) – Transaction Notional × Weighting 100%. (Unless a legal right of set-off over corresponding borrowings exist whereupon a 0% weighting may apply);
- Interest Rate Risk Management (e.g. swaps, FRAs) – Transaction Notional × Maturity (years) × 3%; and
- Foreign Exchange – Transactional principal amount x the square root of the Maturity (years) x 15%.

Investments are normally held to maturity date. Where investments are liquidated before legal maturity date, approval is obtained from the CE, who also approves guidelines for a minimum acceptable sale price. The General Manager Risk, IT and Finance (GMF) evaluates quotes based on these instructions and proceeds with the transaction.

Local Government Funding Agency

Borrower Notes. On occasion when Council borrows from the LGFA it will be required to contribute part of that borrowing back as equity in the form of “Borrower Notes”. A Borrower Note is a written, unconditional declaration by a borrower (in this instance the LGFA) to pay a sum of money to a specific party (in this instance Council) at a future date (in this instance upon the maturity of the loan). A return is paid on the Borrower Notes and can take the form of a dividend if the Borrower Notes are converted to redeemable preference shares.

Risk management

To avoid undue concentration of exposures, financial instruments should be used with as wide a range of approved counterparties as possible. Maturities should be well spread. The approval process must take into account the liquidity of the market the instrument is traded in and re-priced from.

6.6 Operational risk

Operational risk is the risk of loss as a result of human error (or fraud), system failures and inadequate procedures and controls.

Operational risk is very relevant when dealing with financial instruments given that:

- Financial instruments may not be fully understood;
- Too much reliance is often placed on the specialised skills of one or two people;
- Most treasury instruments are executed over the telephone; and
- Operational risk is minimised through the adoption of all requirements of this policy.

6.6.1 Dealing authorities and limits

Transactions will only be executed by those persons and within limits approved by Council.

6.6.2 Segregation of duties

As there are a small number of people involved in borrowing and investment activity, adequate segregation of duties among the core borrowing and investment functions of deal execution, confirmation, settling and accounting/reporting is not strictly achievable. The risk will be minimised by the following process:-

- The GMF reports directly to the CE;
- There is a documented approval process for borrowing, interest rate and investment activity;
- Any execution activities undertaken by the GMF will be checked by the Treasury and Financial Services Manager (FSM) and the FSM will report any irregularities direct to the CE. Any execution activities undertaken by the FSM and the Finance Accountants Team (FSM and Assistant Accountant (AA)) will be checked by the Finance Transactions Team (Finance Officer and Finance Administrator) and any irregularities reported to the GMF and CE; and
- In the absence of the FSM, the FSM's deal execution delegated authority moves to the Revenue Manager.

6.6.3 Procedures

All treasury instruments should be recorded and diarised within a treasury spreadsheet, with appropriate controls and checks over journal entries into the general ledger. Deal capture and reporting must be done immediately following execution/confirmation. Details of procedures including templates of deal tickets should be compiled in a treasury procedures manual separate to this policy.

Procedures should include:

- Regular management reporting;
- Regular risk assessment, including review of procedures and controls as directed by Council or appropriate sub-committee of Council; and
- Organisational, systems, procedural and reconciliation controls to ensure:
 - All borrowing, interest rate and investment activity is bona fide and properly authorised;
 - Checks are in place to ensure Council accounts and records are updated promptly, accurately and completely; and
 - All outstanding transactions are revalued regularly and independently of the execution function to ensure accurate reporting and accounting of outstanding exposures and hedging activity.

Organisational controls

- The GMF or equivalent has responsibility for establishing appropriate structures, procedures and controls to support borrowing, interest rate and investment activity; and
- All borrowing, investment, cash management and interest rate risk management activity is undertaken in accordance with approved delegations authorised by Council.

Cheque/electronic banking signatories

- Positions approved by the CE as per register;
- Dual signatures are required for all cheques and electronic transfers; and
- Cheques must be in the name of the counterparty crossed “Not Negotiable, Account Payee Only”, via Council’s bank account.

Authorised personnel

- All counterparties are provided with a list of personnel approved to undertake transactions, standard settlement instructions and details of personnel able to receive confirmations.

Recording of deals

- All deals are recorded on properly formatted deal tickets by the Finance Accountants Team and approved as required by the FSM, GMF or CE. Deal summary records for borrowing, investments, interest rate risk management and cash management transactions (on spreadsheets) are maintained and updated promptly following completion of transaction.

Confirmations

- All inward letter confirmations including registry confirmations are received and checked by the Finance Transactions Team against completed deal tickets and the treasury spread sheet records to ensure accuracy;
- All deliverable securities are held in Council's safe;
- Deals, once confirmed, are filed (deal ticket and attached confirmation) by the Finance Transactions Team in deal date/number order; and
- Any discrepancies arising during deal confirmation checks which require amendment to Council records are signed off by the FSM, GMF or CE.

Settlement

- The majority of borrowing, interest rate and investment payments are settled by direct debit authority; and
- For electronic payments, batches are set up electronically. These batches are checked by the FSM to ensure settlement details are correct. Payment details are authorised by two approved signatories as per Council registers.

Reconciliations

- Bank reconciliations are performed monthly by the Finance Transactions Team and checked and approved by the FSM. Any unresolved un-reconciled items arising during bank statement reconciliation which require amendment to Council's records are signed off by the GMF;
- A monthly reconciliation of the treasury spread sheet to the general ledger is carried out by the FSM and reviewed by the GMF; and
- Interest income from the treasury spreadsheet is reconciled to bank statements.

6.7 Legal risk

Legal and regulatory risks relate to the unenforceability of a transaction due to an organisation not having the legal capacity or power to enter into the transaction usually because of prohibitions contained in legislation. While legal risks are more relevant for banks, Council may be exposed to such risks with Council unable to enforce its rights due to deficient or inaccurate documentation.

Council will seek to minimise this risk by adopting policy regarding:-

- The use of standing dealing and settlement instructions (including bank accounts, authorised persons, standard deal confirmations, contacts for disputed transactions) to be sent to counterparties;
- The matching of third party confirmations and the immediate follow-up of anomalies; and
- The use of expert advice.

6.8 Agreements

Financial instruments can only be entered into with banks that have in place an executed ISDA Master Agreement with Council.

Council's internal/appointed legal counsel must sign off on all documentation for new loan borrowings, re-financings and investment structures.

6.9 Financial covenants and other obligations

Council must not enter into any transactions where it would cause a breach of financial covenants under existing contractual arrangements.

Council must comply with all obligations and reporting requirements under existing funding facilities and legislative requirements.

6.10 Specific Council Approval

Any activity outside the limits set in section 6 will require specific Council approval.

7.0 Cash Management

The Finance Accountants Team has the responsibility to carry out the day-to-day cash and short term debt management activities. All cash inflows and outflows pass through bank accounts controlled by the finance function.

- The Finance Accountants Team will calculate and maintain comprehensive cash flow projections on a daily (two weeks forward), weekly (four weeks forward) and monthly (12 months forward) basis. The Long Term Planning process completed every three years looks forward for 10 years. These cash flow forecasts determine Council's borrowing requirements and surpluses for investment;
- On a daily basis, electronically download all Council bank account information;
- Co-ordinate Council's operating units to determine daily cash inflows and outflows with the objective of managing the cash position within approved parameters;
- Undertake short term borrowing functions as required, minimising overdraft costs;
- Ensuring efficient cash management through improvement to accurate forecasting using spreadsheet modelling;

- Minimise fees and bank/Government charges by optimising bank account/facility structures;
- Match future cash flows to smooth overall timeline;
- Provide reports detailing actual cash flows during the month compared with those budgeted;
- Maximise the return from available funds by ensuring significant payments are made within the vendor's payment terms, but no earlier than required, unless there is a financial benefit from doing so; and
- Cash is invested for a term of no more than three months and in approved instruments and counterparties.

8.0 Measuring Treasury Performance

In order to determine the success of Council's treasury management function, the following benchmarks and performance measures have been prescribed.

Those performance measures that provide a direct measure of the performance of treasury staff (operational performance and management of debt and interest rate risk) are to be reported to Council or an appropriate sub-committee of Council on a quarterly basis.

8.1 Operational performance

All treasury limits must be complied with including (but not limited to) counterparty credit limits, dealing limits and exposure limits.

All treasury deadlines are to be met, including reporting deadlines.

8.2 Management of debt and interest rate risk

The actual funding cost for Council (taking into consideration costs of entering into interest rate risk management transactions) should be below the budgeted interest cost.

Since senior management is granted discretion by Council to manage debt and interest rate risk within specified limits, the actual funding rate achieved must be compared against an appropriate external benchmark interest rate that assumes a risk neutral position within existing policy. **Note:** in this respect, a risk neutral position is one that is always precisely at the mid-point of the minimum and maximum percentage limits specified within the policy.

Given current fixed/floating risk control limits and fixed rate maturity profile limits as defined in Section 6.3 of the Treasury Policy, the market benchmark (composite) indicator rate will be calculated as follows:

- The wholesale interest rate is the mid-point policy benchmark rate. Council's policy mid-point represents an average term of seven-years. The market benchmark rate will be calculated every month and represent the seven-year swap rate monthly rolling average over a seven-year period.

The micro-benchmark rate used to measure performance is the aggregate of the composite benchmark indicator rate calculated above and the margin that applies to existing funding facilities.

Accordingly, the actual weighted average interest rate for the financial year to date (that incorporates all issuance margins and derivative settlements) must be compared against the micro-benchmark rate on a monthly basis, with historical comparison reported graphically over the previous 12 months.

9.0 Reporting

When budgeting forecast interest costs/returns, the actual physical position of existing loans, investments and interest rate instruments must be taken into account.

9.1 Treasury reporting

The following reports are produced:

Report Name	Frequency	Prepared By	Recipient
Daily Cash Position Treasury Spreadsheet	Daily	AA/FA	FSM
Treasury Exceptions Report	As required	FSM	GMF
Treasury Report <ul style="list-style-type: none"> • Policy limit compliance • Borrowing limits • Funding and Interest Position • Funding facility • New treasury transactions • Cost of funds vs budget • Cash flow forecast report • Liquidity risk position • Counterparty credit • Treasury performance Debt maturity profile • Treasury investments 	Monthly (ELT)/ Quarterly (Council)	AA/FA	ELT/Council

Report Name	Frequency	Prepared By	Recipient
Quarterly Treasury Strategy Paper	Quarterly	GMF	Council
Statement of Public Debt	Monthly	FSM	Council
Revaluation of financial instruments	At least Annually	FSM	Council

9.2 Accounting treatment of financial instruments

Council uses financial market instruments for the primary purpose of reducing its exposure to fluctuations in interest rates. The purpose of this section is to articulate Council's accounting treatment of derivatives in a broad sense.

Under NZ IPSAS accounting standards changes in the fair value of derivatives go through the Income Statement unless derivatives are designated in an effective hedge relationship.

Council's principal objective is to actively manage Council's interest rate risks within approved limits and chooses not to hedge account. Council accepts that the mark-to-market gains and losses on the revaluation of derivatives can create potential volatility in Council's annual accounts.

The FSM is responsible for advising the GMF and CE of any changes to relevant NZ IPSAS which may result in a change to the accounting treatment of any financial derivative product.

All treasury financial instruments must be revalued (mark-to-market) at least once annually for risk management purposes. Banks can confirm valuation of financial instruments at least six monthly and during periods of significant change quarterly.

9.3 Valuation of treasury instruments

All treasury financial instruments must be revalued (mark-to-market) at least annually. This includes those instruments that are used only for hedging purposes.

Underlying rates to be used to value treasury instruments are as follows:-

Official daily settlement prices for established markets;

Official daily market rates for short term treasury instruments (e.g. FRA settlement rates calculated by Reuters from price maker quotations as displayed on the BKBM page);

Relevant market mid-rates provided by the company's bankers at the end of the business day (5.00pm) for other over-the-counter treasury instruments; and

For markets that are illiquid, or where market prices are not readily available, rates calculated in accordance with procedures approved by the GMF.

10.0 Policy Review

This Treasury Policy is to be formally reviewed on a triennial basis.

The CE has the responsibility to prepare a review report that is presented to Council or Council sub-committee. The report will include:

- Recommendation as to changes, deletions and additions to the policy;
- Overview of the treasury management function in achieving the stated treasury objectives, including performance trends in actual interest cost against budget (multi-year comparisons);
- Summary of breaches of policy and one-off approvals outside policy to highlight areas of policy tension;
- Analysis of bank and lender service provision, share of financial instrument transactions etcetera;
- Comments and recommendations from Council's external auditors on the treasury function, particularly internal controls, accounting treatment and reporting;
- An annual audit of the treasury spreadsheets and procedures should be undertaken; and
- Total net debt servicing costs and debt should not exceed limits specified in the covenants of lenders to Council.

Council receives the report, approves policy changes and/or reject recommendations for policy changes.

Rating Policies

Rates Postponement and Remission Policy

1.1 Overview and Background

Section 102(3) of the Local Government Act 2002 provides that a Council may adopt a rates remission policy and/or a rates postponement policy. The two policies have been combined into a single Rates Postponement and Remission Policy.

The objective of this scheme is to:

- provide financial assistance and support to ratepayers
- address rating anomalies
- address matters related to wastewater charges
- cover other objectives.

The Council must consult on a draft policy or amendment in a manner that gives effect to section 82 of the Local Government Act 2002 to adopt and amend this Policy.

The Council's Rates Postponement and Remission Policy is set out in four parts, each containing a number of schemes.

Part One - Financial Assistance and Support

- Rates Postponement for Financial Hardship
- Rates Remission for Financial Hardship
- Rates Remission of Penalties Only.

Part Two - Addressing Anomalies

- Rates Remission of Multiple Uniform Annual General Charges and other Uniform Charges on Rating Units
- Rates Remission for Community, Sporting and Other Organisations
- Rates Postponement or Remission for Miscellaneous Purposes.

Part Three - Addressing Matters Related to Wastewater Charges

- Rates Remission for School Sewerage Charges

Part Four - Other Schemes

- Water Supply Rates Remission for Excessive Water Rates due to a Fault.

1.2 Full details of each rates remission and postponement scheme

Part One - Financial Assistance and Support Schemes

Rates Postponement for Financial Hardship

Objective

The objective of this scheme is to assist ratepayers experiencing financial hardship which affects their ability to pay rates.

Criteria

The ratepayer must meet the following criteria to be considered for rates postponement for hardship:

- 1 The ratepayer must be the current owner of the rating unit and owned the property for at least five years.
- 2 The rating unit must be used solely by the ratepayer as his/her residence.
- 3 No person entered on the Council's rating information database as the "ratepayer" must own any other rating units or investment properties (whether in the District, in New Zealand or overseas) or have significant interests or ownership of a businesses or shares.
- 4 The current financial situation of the ratepayer must be such that he/she is unlikely to have sufficient funds left over, after the payment of rates, for normal health care, proper provision for maintenance of his/her home and chattels at an adequate standard, as well as making provision for normal day-to-day living expenses.
- 5 The ratepayer (or authorised agent) must make an application to Council on the prescribed form (copies can be obtained from the Council Offices, at either Dargaville or Mangawhai, or on Council's website www.kaipara.govt.nz).

Conditions

The Council will consider, on a case-by-case basis, all applications received that meet the above criteria.

- 1 For the rates to be postponed, written confirmation of the ratepayer's financial situation must be provided from the ratepayer's budget advisor. Additionally, Council reserves the full right to have the question of hardship addressed by any outside agency with relevant expertise e.g. budget advisors or the like.
- 2 For the rates to be postponed, the Council will require a statutory declaration:
 - a) that the ratepayer does not own any other property or have significant interest in a business or shares; and

- b) containing the value of the ratepayer's property insurance and the value of encumbrances against the property, including mortgages and loans.
- 3 For the rates to be postponed, the Council will require the ratepayer to first make acceptable arrangements for payment of future rates, for example by setting up a system for regular payments.
 - 4 The Council will add a postponement fee each year to the postponed rates. The fee will cover the period from when the rates were originally due to the date that they are paid. This fee will not exceed the Council's administrative and financial costs of the postponement.
 - 5 The postponement will apply from the beginning of the rating year in which the application is made, although the Council may consider backdating to before the rating year in which the application is made depending on the circumstances.
 - 6 Any postponed rates will be postponed until:
 - a) the death of the ratepayer(s); or
 - b) the ratepayer/s cease/s to be the owner or occupier of the Rating Unit; or
 - c) the ratepayer/s cease/s to use the property solely as his/her residence; or
 - d) the postponed rates are 80% of the available equity in the property; or
 - e) a date specified by Council.
 - 7 All or part of the postponed rates may be paid at any time. The applicant may also elect to postpone the payment of a lesser sum than that which they would be entitled to have postponed pursuant to this scheme.
 - 8 Postponed rates will be registered as a statutory land charge on the rating unit title. This means that the Council will have first call on the proceeds of any revenue from the sale or lease of the rating unit.

Delegation of decision-making

Decisions relating to the postponement of rates will be made by the General Manager Finance or Chief Executive.

Rates Remission for Financial Hardship

Objective

The objective of this Policy is to assist ratepayers experiencing extreme financial hardship which affects their ability to pay rates.

Criteria

The ratepayer must meet the following criteria to be considered for a rates remission for financial hardship:

- a) The ratepayer must be the current owner of the rating unit and owned the property for at least five years.
- b) The rating unit must be used solely by the ratepayer as his/her residence.
- c) No person entered on the Council's rating information database as the "ratepayer" must own any other rating units or investment properties (whether in the District, in New Zealand or overseas) or have significant interests or ownership of a businesses or shares.
- d) The current financial situation of the ratepayer must be such that s/he is unlikely to have sufficient funds left over, after the payment of rates, for normal health care, proper provision for maintenance of his/her home and chattels at an adequate standard, as well as making provision for normal day-to-day living expenses.
- e) The ratepayer (or authorised agent) must make an application to Council on the prescribed form (copies can be obtained from the Council Offices, at either Dargaville or Mangawhai, or on Council's website www.kaipara.govt.nz).

Conditions

The Council will consider, on a case by case basis, all applications that meet the above criteria.

- a) For the rates to be remitted, the ratepayer's financial situation must be such that the ratepayer is eligible for, and has applied for, the Government rates rebate scheme. Additionally, Council reserves the full right to have the question of hardship addressed by any outside agency with relevant expertise e.g. budget advisors or the like.
- b) For the rates to be remitted, the Council will require a statutory declaration that the ratepayer does not own any other property or have significant interest in a business or shares.
- c) The remission will apply from the beginning of the rating year in which the application is made, although the Council may consider backdating to before the rating year in which the application is made depending on the circumstances.

Delegation of decision-making

Decisions relating to the remission of rates for financial hardship will be made by the General Manager Finance or Chief Executive.

Rates Remission of Penalties Only

Objective

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

Criteria

- 1 Where the ratepayer meets the payment conditions agreed with the Council to resolve a rates arrears, the Council can remit any part of the penalties already

incurred or yet to be incurred.

- 2 The penalties incurred on the first instalment of each financial year will be remitted if the ratepayer pays the total amount of rates due for the year, excluding the penalty on the first instalment, but including any arrears owing at the beginning of the financial year, by the second instalment due date.
- 3 There are extenuating circumstances.
- 4 The ratepayer has paid after the penalty date, but has not received a rates penalty remission under this scheme within the past two years.

Conditions

- 1 If the ratepayer stops paying rates then the Council is able to reinstate the penalties.
- 2 The remission will apply from the beginning of the rating period in which the application is approved and may not necessarily be backdated to prior years.

Treatment of Penalties on Small Overdue Balances

When a small balance is overdue which is uneconomical to collect, the Revenue Manager, the General Manager Finance or the Chief Executive may write-off the balance in line with other Council procedures. Penalties will not be applied in these circumstances.

Delegation of decision-making

Decisions relating to the remission of rates penalties will be made as follows:

- for meeting condition/criterion 1 (enters payment conditions to resolve rate arrears) - General Manager Finance or Chief Executive
- for meeting condition/criterion 2 (pays outstanding rates by instalment 2) - Revenue Manager, General Manager Finance or Chief Executive
- for meeting condition/criterion 3 (extenuating circumstances) - General Manager Finance or Chief Executive
- for meeting condition/criterion 4 (late payment but first in two years) - Revenue Manager, General Manager Finance or Chief Executive
- for meeting condition/criterion 6 (backdating remission to prior years) - General Manager Finance or Chief Executive.

Part Two - Addressing Anomalies

Rates Remission of Uniform Annual General Charges and other Uniform Charges on Rating Units

Objective

To enable Council to act fairly and equitably with respect to the imposition of uniform charges on two or more separate rating units that are contiguous, and used jointly for a single residential or farming use but do not currently meet section 20 of the Local Government (Rating) Act 2002.

Conditions and Criteria

- 1 The Council may remit multiple sets of Uniform Annual General Charges and relevant targeted rates set as a fixed amount per rating unit or Separately Used or Inhabited Part of Rating Unit (SUIP) in the following circumstances:
 - a) Where a ratepayer owns and resides on two separate residential rating units that are contiguous and used jointly as a single residential property;
 - b) Where a farming operation consists of a number of separate Certificates of Title or rating units that are contiguous, the occupier of all rating units is the same and operated jointly as a single farm, but is owned by a number of separate owners. In some case the rating units may have different property categories.
- 2 Properties that have been subdivided for sale are not eligible for remission of Annual General Charges and relevant targeted rates.
- 3 Targeted rates set as a fixed amount for a service actually provided or made available to each separate part of the rating unit, such as water and wastewater rates, shall not be eligible for remission.
- 4 Owners wishing to claim a remission under this scheme may be required to make a written application or declaration using the appropriate application form and to supply such evidence as may be requested to verify that a remission should be granted under this scheme.

Delegation of decision-making

Decisions relating to the remission of rates will be made by the Revenue Manager, General Manager Finance or Chief Executive.

Rates Remission for Community, Sporting and Other Organisations

Objective

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

Criteria

- 1 Council may remit all or part of rates to land that is being used or occupied under the following circumstances:
 - a) Land owned or used by a society or association of persons, whether incorporated or not, for the purposes of a public hall, library, museum or other similar institution.
 - b) Land owned or used by a society or association of persons, whether incorporated or not, for games or sports other than galloping races, harness races and greyhound races, and does not meet the 50% non-rateable definition as a club licence under the Sale and Supply of Alcohol Act 2012 is for the time being in force.

- c) Land owned or used by a society or association or persons, whether incorporated or not, the object or principal object of which is to conduct crèches or to conserve the health or well-being of the community or to tend the sick or injured.
- d) Land owned or used by a society or associations of persons, whether incorporated or not for sporting, recreation, or community purposes that does not meet the 100% and 50% non-rateable criteria under Schedule 1 of the Local Government (Rating) Act 2002.

2 In all cases, land that is used for the private pecuniary profit of any members of the society or association shall not be eligible for a rates remission.

Conditions

1 The rates remission for the following uses is:

Land use	Remission
Public halls, libraries, museums	100%
Sports Clubs	50%
Other community groups	50%

2 The remission of rates does not extend to rates set for water supply, wastewater services and (if applicable) refuse services.

Delegation of decision-making

Decisions relating to the remission of rates will be made by the Revenue Manager, General Manager Finance or Chief Executive.

Rates Postponement or Remission for Miscellaneous Purposes

Objective

The objective of this scheme is to enable the Council to postpone or remit rates and/or penalties on rates in circumstances that are not specifically covered by other schemes in the Rates Postponement and Remission Policy, but where the Council considers it appropriate to do so.

Criteria

- 1 The Council may postpone or remit rates and/or penalties on rates on a rating unit where it considers it just and equitable to do so because:
 - a) There are special circumstances in relation to the rating unit, or the incidence of the rates (or a particular rate) assessed for the rating unit, which mean that the unit's rates are disproportionate to those assessed for comparable rating units;
 - b) The circumstances of the rating unit or the ratepayer are comparable to those where a postponement or remission may be granted under the Council's other rates postponement or remission schemes, but are not actually covered by any of those schemes;

- c) There are exceptional circumstances that the Council believes that it is equitable to postpone or remit the rates and/or penalties on rates.

Conditions

- 1 Where the Council and the ratepayer have agreed to postpone rates and/or penalties on rates:
 - a) Applications must be received in writing by Council from the ratepayer.
 - b) Applicants may elect to postpone a lesser amount than the maximum they would be entitled to under the scheme.
 - c) Postponed rates will be registered as a Statutory Land Charge on the Certificate of Title.
 - d) Council will add a postponement fee to the postponed rates for the period between the due date and the date the rates are paid. This fee is to cover Council's administrative and financial costs and may vary from year to year.
 - e) Any postponement is valid for the year in which the application was made.
 - f) Ratepayers will be encouraged to obtain financial and/or legal advice about the rates postponement from an appropriate independent person.
- 2 The Council has the final discretion to decide whether to grant a rates postponement or rates and/or penalties on rates remission under this scheme.

Delegation of decision-making

Decisions relating to the remission of rates and/or penalties on rates will be made by the Chief Executive.

Part Three - Addressing Matters Related to Wastewater Charges

Rates Remission for School Sewerage Charges

Objective

To maintain the intent in providing relief and assistance to educational establishments that are subject to multiple pan charges for wastewater services as defined in the since repealed Rating Powers (Special Provision for Certain Rates for Educational Establishments) Amendment Act 2001.

Conditions and Criteria

- 1 This part of the scheme will apply only to educational establishments as defined in the repealed Rating Powers (Special Provision for Certain Rates for Educational Establishments) Amendment Act 2001. The scheme does not apply to any schoolhouse, or any part of a school used for residential purposes.
- 2 The calculated number of pans of any educational establishment in any one year subject to the relevant wastewater targeted rate will be the lesser of:
 - a) The **actual** number of toilet pans in the establishment, or

- b) The **notional** number of toilet pans in the establishment. The notional number is calculated as one pan per 20 pupils/staff. A part thereof a notional pan will attract no charge.
- 3 The charging regime to apply to these educational establishments will be the same as for commercial ratepayers with multiple pans. That is a fixed amount per rating unit of the education establishment will apply for the first two pans, with the third or more pans attracting a charge for each pan at 50% of the corresponding fixed amount.

Delegation of decision-making

Decisions relating to the remission of rates will be made by the Revenue Manager, General Manager Finance or Chief Executive.

Part Four - Other schemes

Water Supply Rates Remission for Excessive Water Rates due to a Fault

Objective

The objective of this scheme is to provide relief to ratepayers who have excessive water rates due to a fault (leak) in the internal reticulation serving their rating unit.

Conditions and Criteria

- 1 Definitions:
 - a) Remission means the partial or total write-off of water rates owed to the Council;
 - b) The boundary between the Council maintained water system and the privately maintained water system is taken as being the water meter.
- 2 Council may remit the whole or part of water rates where the application meets the following criteria:
 - a) A remission will only be considered where immediate action to repair or minimise water loss is taken on notification. Any remission will only apply up to the date the ratepayer became aware of or was notified of the leak.
 - b) A remission will not normally be granted where the leak is the result of poor workmanship or incorrect installation.
 - c) All applicants are requested to submit their application in writing, using an 'Excess Water Charges Remission Application Form'.
 - d) Details of the location and the repairs to the reticulation be submitted for verification (e.g. receipt or supplier's invoice) and information supplied showing due diligence in the repair of the leak.
 - e) Any remission under this scheme is a "one-off" and any further remissions for subsequent leaks on the same reticulation supply line may only be granted if the full reticulation system is replaced. Where there are special circumstances which prevent this any remission will only be given at the discretion of the General Manager Finance.

Delegation of decision-making

Unless otherwise specified, decisions relating to the remission of rates will be made by the Revenue Manager, General Manager Finance or Chief Executive.

Early Payment of Current Year Rates Policy

In accordance with section 55 of the Local Government (Rating) Act 2002, which empowers councils to accept early payment of rates, Council will accept payment in full of all rates assessed in the current year on or before the due date for the first instalment of the year. Early payment of rates will attract neither a discount, nor interest on the sum paid.

Early Payment of Rates for Subsequent Years Policy

2.1 Overview and Background

The objective of this policy scheme is to assist ratepayers who want to make payment of specified rates (Wastewater - Mangawhai Capital Contribution targeted rates A, D, E and F) in anticipation of liability for the specified rates in subsequent financial years. This Policy is made under section 56 of the Local Government (Rating) Act 2002. Its effect is to provide ratepayers with the opportunity to extinguish their liability in relation to the Mangawhai Wastewater Capital Contribution sooner than under the long term rating option, and at a discount to the amount payable over time.

This policy is limited to the rates listed under the conditions and criteria. Council will accept payment of other rates for subsequent financial years not listed in the conditions and criteria below. However, early payment of these rates will attract neither a discount, nor interest on the sum paid.

2.2 Conditions and Criteria

- 1 Definition: "specified rates" means any one of the following targeted rates:
 - Wastewater – Mangawhai Capital Contribution A
 - Wastewater – Mangawhai Capital Contribution D
 - Wastewater – Mangawhai Capital Contribution E
 - Wastewater – Mangawhai Capital Contribution F
- 2 As long as a rating unit is subject to one of the specified rates, the ratepayer may, at any time before the due date for the last instalment of rates payable in that financial year, pay an amount calculated in accordance with this Policy to clear the rating unit's liability for the specified rate for all future years.

- 3 The sum to clear the rating unit's liability will equal the original principal amount (excluding GST) applying to that specified rate, less the principal paid (excluding GST), divided by the number of rating units liable for the targeted rate in the financial year (plus GST).
- 4 In the financial years 2018/2019, 2019/2020 and 2020/2021 the amount of the payment to clear a rating unit's liability will be:

Schedule of Wastewater – Mangawhai Capital Contribution Targeted Rates	Liability per unit if paid in 2018/2019 financial year (GST incl)	Liability per unit if paid in 2019/2020 financial year (GST incl)	Liability per unit if paid in 2020/2021 financial year (GST incl)
Wastewater – Mangawhai Capital Contribution A	\$7,884.98	\$7,660.13	\$7,626.56
Wastewater – Mangawhai Capital Contribution D	\$5,429.50	\$5,239.07	\$5,035.33
Wastewater – Mangawhai Capital Contribution E	\$5,946.06	\$5,755.38	\$5,551.38
Wastewater – Mangawhai Capital Contribution F	\$6,481.11	\$6,290.88	\$6,087.35

- 5 Elections must be in writing and addressed to the General Manager Finance or Finance Manager.
- 6 The Council will credit the payment in accordance with the Policy.
- 7 The discount offered by electing to make a payment in accordance with this Policy equals the Council's estimate of the cost of interest (plus GST) over the estimated term of the specified rate.

2.3 Delegation of decision-making

Decisions about applying the discount will be made by the Revenue Manager, General Manager Finance or Chief Executive.

Maori freehold Land Rates Postponement and Remission Policy

1.1 Overview, Background and Objectives

Section 102(2) of the Local Government Act 2002 provides that a Council must adopt a policy on the postponement and remission of rates on Māori freehold land.

This Policy is to ensure the fair and equitable collection of rates occurs from all sectors of the community. It is important to also recognise that Māori freehold land has particular conditions, and ownership structures which may make it appropriate to provide relief from rates.

Specifically this Policy considers the matters set out in schedule 11 of the LGA 2002 and is intended to support the following objectives:

- Recognise matters related to the physical accessibility of the land;
- Facilitate development or use of the land.

This Policy also has an objective to recognise situations where there is no occupier, or person gaining an economic or financial benefit from the land.

1.2 Conditions

1.2.1 Remission for undeveloped and inaccessible Māori Freehold Land

- 1 Council may remit rates penalties and/or current year or arrears of rates on Māori freehold land where the land has been unoccupied for the period which the remission is requested;
- 2 To be eligible for remission no person may, during the course of the year for which the remission is granted:
 - a) lease the land;
 - b) do one or more of the following things on the land, for profit or other benefit:
 - i. reside on the land;
 - ii. de-pasture or maintain livestock on the land;
 - iii. store anything on the land;
 - iv. use the land in any other way.

1.2.2 Remission to facilitate development of Māori Freehold Land

Council may remit the previous years' arrears and penalties provided the person or entity requesting the remission will pay for the annual rates for the current and previous two years and has agreed to contract to Council to keep all future rates paid in full.

1.3 Criteria

Application for land to be granted remission of rates must be made by the owners or trustees, Council or any person(s) who has gained a right to occupy through the Māori Land Courts and is the authorised occupier(s).

- 1 The land is Māori freehold land as defined in the Local Government (Rating) Act 2002.
- 2 Owners or trustees or any authorised occupier(s) must include the following information in their application:
 - a) The details of the property for which the application for remission is being made;
 - b) The objectives (as outlined under Overview, Background and Objectives above) that will be achieved by providing a remission, together with an

explanation as to how the land fits within the objectives;

- c) Documentation that proves the land which is the subject of the application is Māori freehold land, as defined above.

1.4 Delegation of decision-making

Decisions about applying a remission of rates will be made by the General Manager Finance or Chief Executive.

1.5 Rates Postponement

This Policy does not provide for the postponement of the requirement to pay rates.

Statements of Comparison

Water and Sanitary Services Assessment

Under Part 7 of the Local Government Act 2002, Council is required to undertake an assessment of water services and other sanitary services from time to time. The Water and Sanitary Services Assessment (WSSA) is required to include all areas within the district, both Council serviced and unserviced areas. The Assessment satisfies Council's requirement under Schedule 10 of the Local Government Act 2002 which requires Council to explain any variation between proposals in the Long Term Plan and the WSSA. While the WSSA fulfils Council's obligations under the Local Government Act, it will also go some way to performing Council's obligations under section 35 of the Resource Management Act 1991, where Council is required to gather information, monitor and keep records on the environment. The WSSA also supports Council in formulating District Plans and in development forecasting.

The WSSA was undertaken in 2005 and was the result of a qualitative research process that gathered and analysed Council and public documents, and the local knowledge of community members. While Council has records relating to the larger reticulated communities, for the smaller un-serviced communities in which residents supply their own services, Council may have very little information.

Overall, the Assessment found that Council supplied water and sanitary services adequately and met the present needs of the specific urban communities in which they are located. The services were also capable of being upgraded to meet forecast future demands driven by development or expected changes in use. Residents in rural communities without reticulated water and sanitary services also appeared to be adequately meeting their needs.

In late 2017 Council identified that some residents in the Kaihu and Maungaturoto areas adjacent to Council's raw water supply watermains were inappropriately using the raw water as potable water. These raw water supplies are provided as extraordinary supplies for agricultural purposes i.e. they are not potable water connections. Council is working with affected residents to provide alternative private potable water supplies.

Council will undertake a new Water and Sanitary Services Assessment over the next three years.

1 Key Issues

The key issues identified in the WSSA and the changes since then are summarised below:

Water Supply

Quantity

There were no issues identified with either reticulated or non-reticulated communities in the 2005 WSSA report. The research identified no issues with access to adequate water supplies. They are generally in good condition and have adequate capacity to meet present and forecast future demands, notwithstanding that some communities require new sources of water or modifications to their abstraction resource consents.

In some communities, the Kaipara district has a high level of absentee homeowners and significant summertime transient populations especially on the east coast, namely at Mangawhai. This results in dramatically fluctuating populations and high peak demand periods over the summer months, which requires careful water resource management. Water conservation and demand management is recognised as being increasingly important to ensuring long term sustainable water supplies in the District.

There have been instances of raw water shortage for Dargaville water supply in 2012/2013 (during drought periods). Due to unavailability of easily accessible raw water and cost-benefit analysis, it was decided to manage the raw water shortage by implementing a Drought Management Plan.

Quality

Council's public water supplies are treated in accordance with the New Zealand Drinking Water Standards (NZDWS). All the district water supply systems are filtered, chlorinated, and with the exception of Ruawai, Ultra Violet disinfected. As part of NZDWS, continuous monitoring of various parameters is required. In order to monitor and control water quality, Council has implemented SCADA at the Dargaville and Maungaturoto Water Treatment Plants. Annual water supply pipe renewals are done mainly in Dargaville, Maungaturoto and Ruawai. In 2016 the Council also built a new water treatment plant in Mangawhai. This means that all reticulated supplies in the district are designed and operated to meet the Drinking Water Standards for New Zealand 2005 (revised 2008).

The findings of the Havelock North enquiry may require Council to provide additional monitoring, reporting or some other change in the operation of drinking water schemes especially in catchment management and development and use of Water Safety Plans.

There are many small communities that are not on a public reticulated water supply scheme. These communities, if consuming untreated water from streams and shallow bores, may be at risk of contracting water borne diseases. Water contamination can come from several sources such as farm runoff, excrement from local fauna and septic tank runoff. Contaminants such as cryptosporidium, campylobacter, giardia and e-coli can cause serious illnesses, which can be particularly dangerous for infants, elderly people and those with weak immune systems. In late 2017, when Council became aware that some residents connected to the raw water mains in Kaihu and Maungaturoto were using this extraordinary agricultural supply for human consumption, Council responded to rectify the situation by providing bottled water to residents while taking steps to ensure the property owners provide alternative private potable water supplies.

Wastewater

There are six reticulated wastewater systems operated by Council. Management and maintenance of Council's wastewater systems, including renewals, is undertaken by contractors engaged by Council.

The Council-owned reticulated systems are generally in sound condition and are operating satisfactorily.

Many properties within the Kaipara are used seasonally. Often holiday homes are vacant for the majority of the year and then used very heavily over summer. This can lead to unreasonable strain being placed upon the septic system and can lead to system failure and resulting contamination of the environment. Monitoring of septic tank management is underway by the Health Team of Council.

Council has implemented SCADA system to all its wastewater pumping stations at Dargaville. SCADA helps in monitoring, functioning and operations of pump stations efficiently and ultimately reduction of sewer overflows.

Pipe renewals by relining and open cut have been implemented annually and studies of the system capacities of the wastewater schemes will commence within the first three years of the Long Term Plan 2018/2028.

Stormwater

Council operates five reticulated stormwater systems in the main towns and settlements within the District. Management and maintenance of the Council's stormwater systems is undertaken by contractors engaged under the main Operations and Maintenance Contract.

Dargaville is subject to flooding periodically due to storm events coinciding with high tides in the Northern Wairoa River.

Council is in the process of updating its Stormwater Management Plan for Dargaville. The outcomes of the study will be assessed and improvements will be planned accordingly.

The assessment of the other main towns and settlements within the district has found that overall, the environmental and public health risks of flooding and stormwater contamination are judged as being no more than minor. Mangawhai is currently experiencing growth, and its stormwater infrastructure is under-developed.

In smaller communities there is generally no formal reticulated stormwater systems apart from the drainage associated with the roads. Aside from communities where onsite wastewater systems may pose a contamination risk, the assessment has found that the environmental and public health risks in these communities are judged as being no more than minor.

Cemeteries/Crematoria

Council's cemeteries have adequate capacity for at least the next 10 years; provisions are therefore considered to be satisfactory.

Some deaths occurring in the district are dealt with by either cremation or burial outside the District. Whilst there are no crematoria within Council's area, facilities in Whangarei and Auckland are used and have ample capacity to meet the demands from the Kaipara.

Public Toilets

The existing facilities operated by Council and the Department of Conservation are of adequate quantity and quality, and consequently, it is assessed that public health is adequately protected. A Toilet Strategy needs to be developed over the next three years to identify the future needs of public toilets, particularly in growth areas such as Mangawhai, and also to meet growing demands at some district parks and reserves such as the Taharoa Domain.

Development of Maori capacity to contribute to decision-making processes

Council recognises its obligations to Maori and continues to look for ways to facilitate Maori input into decision-making.

Council has a Memorandum of Understanding (MOU) with Te Uri o Hau which reflects the relationship between the two parties and formalises the way with the two parties work together on a wide range of issues. This document was renegotiated in 2016 and has the provision for annual reviews.

Council is working towards developing a Mana Enhancing Agreement (MEA) with Te Roroa. This agreement will be negotiated to reflect the joint aspirations between the two parties with a goal of implementation in 2018.

Both the MOU and MEA will provide for regular funding towards services provided by Te Uri o Hau and Te Roroa which allows for the ongoing development of capacity within these organisations.

Co-governance arrangements are in place for both Taharoa Domain Governance Committee and the Harding Park/Pou Tu Te Rangi Joint Committee.

Kaipara District Council is one of four councils that have formed the Kaipara Moana Working Party to work closely with Ngati Whatua on the future governance arrangements for the Kaipara Harbour once the treaty settlement process has been completed.

Council has an agreed procedure in place to provide for iwi input into resource consent processing as well as ensuring that iwi have the opportunity for input into the Long Term Plan and Annual Plans during the draft Plan consultation process. These are covered in the MOU.

Council holds regular Tangata Whenua Hui with staff and kuia/kaumatua from local iwi and hapu attending.

Council remains open to considering further ways of supporting iwi to improve their ability to contribute to decision-making processes that is mutually beneficial to both parties. Internally Council has an Iwi Liaison Officer and a staff Maori Advisory Group.

Asset Management Plans

Council has prepared Asset Management Plans for eight activity areas:

- Northern Area Land Drainage;
- Raupo Land Drainage District;
- Reserves and Open Space;
- The provision of Roads and Footpaths;
- Solid Waste;
- Stormwater;
- Water Supply; and
- Wastewater.

These groups of activities incorporate the delivery of core services that Council provides to the communities. The purpose of these plans is to ensure that Council is prudently managing its assets for the benefit of Kaipara's communities by providing targeted improvements over the longer term. An Asset Management Plan (AMP) describes the assets and details the practices used to manage the assets, including levels of service, demand for additional or different service, maintenance, renewal or replacement of the assets, along with financial requirements of those management practices.

Council proposes to manage and improve these assets through the implementation of its AMPs for each asset type over the 2018/2028 period.

The Provision of Roads and Footpaths Asset Management Plan

The Provision of Roads and Footpaths is the most expensive activity Council undertakes. The purpose of the Provision of Roads and Footpaths Asset Management Plan is to detail in a logical manner, the issues that the transport network will need to meet in the next five to ten years with the next three years in detail, and provides a long term strategic outlook of the transport network until 2048.

The AMP has been created using a business case approach and the guidance provided by the Road Efficiency Group and the One Network Road Classification (ONRC) system. The business case approach consists primarily of two stages; a strategic case which outlines the way we manage assets and details the case for change and what the customers require, and secondly a programme case which assesses the best option to achieve the level of service agreed. The recommended budget in this AMP is built up from an analysis of the cost delivering fit-for-purpose levels of service. Roads will be maintained to a standard which is appropriate to their use, identified using the nationally agreed ONRC. The AMP is a funding plan to both Council and the NZ Transport Agency (NZTA) for managing the transport network. The funding assistance rate (FAR) that Council receives from the NZTA has been confirmed at 61%. This provides the community with sound funding stability.

Water Supply Asset Management Plan

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

The Council operates five community potable water supply schemes:

- Dargaville (including Baylys);
- Glinks Gully;
- Ruawai;
- Maungaturoto; and
- Mangawhai.

The focus of a Water Supply system is to protect public health by providing potable water to the communities with reliable services. The water supply schemes are designed and operated to meet the Drinking Water Standards of New Zealand 2005 (Revised 2008). None of Council's water supply schemes rely on secure aquifers as a water source and so all of the potable water supplied is fully treated and chlorinated.

The focus of the 2018/2028 AMP is to continue with renewals, assess and renew critical assets like large diameter pipes under buildings, capacity studies, and ensuring security of supply for current and future populations.

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 and performance measures and demand, and environmental and service management. The results of the Havelock North enquiry may trigger legislative changes which require preparedness and Council will respond to any legislative changes as and when they occur.

Stormwater Asset Management Plan

The purpose of the Stormwater Asset Management Plan is to summarise Council's strategic and long term management approach for the provision and maintenance of stormwater assets.

In order to protect people, dwellings, private property and public areas from flooding by managing stormwater, discharges and collecting contaminants in a manner that protects the environment and public health, Council operates five community stormwater schemes:

- Dargaville;
- Baylys;
- Te Kopuru;

- Kaiwaka; and
- Mangawhai.
- The National Policy Statement on Freshwater Management and the Proposed Northland Regional Plan provide stricter guidelines and require more stringent management approaches to stormwater catchments and discharge points in order to protect the environment. Climate change and sea level rise have also been identified in the AMP as issues that need to be investigated.

The AMP provides discussion of the key elements affecting management of Council's stormwater assets including the legislative framework, links to community outcomes, policies and strategy, the proposed levels of service and performance measures and demand, and environmental and service management.

Land Drainage

The purpose of the two Land Drainage Asset Management Plans (Raupo and Northern Area Districts) is to summarise Council's strategic and long term management approach for the provision and maintenance of land drainage assets.

In order to manage the effects of flooding and coastal inundation to mainly rural productive land and the effective drainage thereof, Council works with the local communities and committees.

- The National Policy Statement on Freshwater Management and the Proposed Northland Regional Plan provide stricter guidelines and require more stringent management approaches to drainage catchments and discharge points in order to protect the environment. Climate change and sea level rise have also been identified in the AMP as issues that need to be investigated.

The AMP provide discussion of the key elements affecting management of Council's land drainage assets including the legislative framework, links to community outcomes, policies and strategy, the proposed levels of service and performance measures and demand, and environmental and service management.

Wastewater Asset Management Plan

The purpose of the Wastewater Asset Management Plan is to summarise Council's strategic and long term management approach for the provision and maintenance of wastewater assets.

The Council operates six community wastewater schemes:

- Dargaville;
- Glinks Gully;
- Te Kopuru;

- Maungaturoto;
- Kaiwaka; and
- Mangawhai.

The wastewater systems focus on protecting public and environmental health by collecting and treating wastewater prior to release into receiving environments. The National Policy Statement on Freshwater Management and the Proposed Northland Regional Plan provide stringent approaches to wastewater management and this issue as an example is raised in the Wastewater AMP for 2018/2028. The competing requirements of funding and compliance are apparent especially for smaller schemes within the district.

The AMP provides discussion of the key elements affecting management of Council's wastewater assets including the legislative framework, links to community outcomes, policies and strategy, the proposed levels of service and performance measures and demand, and environmental and service management.

Due to the high growth demands in Mangawhai, the Mangawhai Community Wastewater Scheme is proposed to be extended to provide capacity to service the growth. Options for the future disposal of the treated effluent will also be further investigated and a preferred option identified as the existing land based disposal system has a finite capacity.

Solid Waste Asset Management Plan

The purpose of the Solid Waste Asset Management Plan is to manage the assets prudently. When managing these assets Council must ensure the interests and expectations of stakeholders are considered alongside regulatory compliance requirements. The AMP documents this approach by outlining the asset management processes and practices used to develop optimised lifecycle management strategies.

The scope of the Solid Waste AMP covers the weekly bagged refuse collection, the weekly recycling service, the transfer stations at Dargaville and Hakaru, litter control, management of closed landfills including monitoring, removal of abandoned vehicles and the management of illegally dumped refuse throughout the Kaipara.

The bulk of the costs likely to arise in the 10 year forecast horizon are related to operational costs

Council will investigate options to reduce waste, and to improve recycling across the district.

Reserves and Open Space Asset Management Plan

The purpose of the Reserves and Open Space Asset Management Plan is multiple; it provides discussion of the key elements affecting management of Council's reserves and open space assets, including the legislative framework, links to community outcomes, policies and strategy, the proposed levels of service and performance measures and demand, and environmental and service management.

The Reserves and Open Space Asset Management Plan sets out to:

- demonstrate that asset management strategies support Council's Community Outcomes;
- outline how Council will meet its legal and regulatory obligations;
- provide a long term view on sustainable and cost effective management of reserves and open space demands;
- ensure that the Reserves and Open Space activity and facilities are managed in a cost effective and sustainable manner;
- provide financial forecasts and projections to meet Council's long term management approach for the reserves and open space assets; and
- summarise in one place Council's strategic and long term management approach for the provision and maintenance of its reserves and open space asset.

Council's Reserves and Open Space Strategy will be reviewed in consultation with the community.

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