



# Environmental Scan

**August 2014**



Kaipara te Oranganui

**KAIPARA  
DISTRICT**

Two Oceans Two Harbours

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## A. Executive Summary

This Environmental Scan was completed in August 2014. The purpose of this document is to provide a quick overview of the legal, social, economic, physical and technical environment in which the Council operates. This fourth edition of the Environmental Scan is to be followed by later editions every six months which will ensure up to date information on key indicators is always available. While this edition does repeat some of the key information included in the last edition; much of the information contained in the past edition, though still up-to-date, has not been re-included with the intent of keeping this document a reasonable length.

The key findings which are highlighted within this Environmental Scan are:

### *Social*

- The District has a population of 18,963 (2013 census);
- The population is largely rural, living in small settlements dotted in amongst the rolling hills;
- The District's population has grown by 4.6% since the 2006 census;
- Most growth has and is expected to continue to occur in the east of the District around Mangawhai, Kaiwaka, Maungaturoto and Paparoa. By contrast population in the remainder of the District is predicted to continue declining. This has implications for how Council allocates its spending on infrastructure. While capital works in growth areas such as Mangawhai and Kaiwaka will need to be future-proofed to accommodate growth, Council must also consider how to sustain future maintenance and overall viability of existing facilities in areas experiencing population decline such as Dargaville. Council may also consider how to target economic development initiatives to encourage growth or population retention in existing areas of decline;
- Mangawhai's population has increased by 44.8% since 2006. Comparing dwelling growth to populating growth suggests that the proportion of permanent residents in Mangawhai is increasing. This may raise demands on Council's infrastructure;
- Dargaville's population has declined by 4.6% since 2006. This appears to be in concert with much of rural New Zealand, including much of western Kaipara;
- Kaipara has an aging population, the result of the large baby boomer cohort reaching retirement age and the social trend towards couples having fewer children. This trend is being exacerbated by the tendency of young adults to leave the District, coupled with the attractiveness of the District as a retirement destination. This sees population growth of the post-reproductive age group. These two factors result in a reduction in the breeding population as young families establish outside the District, following the trend towards centralisation and the growth of cities such as Auckland (source: NIDEA 2014);

### *Economic*

- Kaipara's economic success is based on its primary industries, particularly dairy and forestry;
- Kaipara's economy strengthened further in the March 2014 quarter, with the District's GDP growing by 3% over the year to March, compared with estimated growth of 2.3% across Northland and 2.5% across New Zealand;

- Farmers confidence to spend and invest was buoyed by a record milk payout forecast and rising returns for other pastoral and horticultural commodities. Although Fonterra's recent announcement of a sharply lower farm-gate milk price for the 2014/2015 season will take away some upside to Kaipara's economic growth rate over the coming quarters, better returns for sheep and beef farmers, as well as rising log prices and soaring volume of constructions consents will help ensure economic growth remains healthy;
- The greatest limitations on industry in Northland are limitations in transport networks (Roads, and of particular importance for heavy freight Rail), electricity generation/security of electricity supply and the need for better broadband. Council could assist the establishment and retention of industry in the District by lobbying central government to provide better State Highway, rail and broadband infrastructure in the District. Council could also show support for local power generation schemes;
- Infometrics estimates Kaipara's unemployment rate averaged just over 6% during the year to March 2014, compared with an average of over 7% a year earlier.
- Housing is more affordable in Kaipara than in Northland and the country as a whole. This may help to attract more people to settle in Kaipara;
- The average house price in Kaipara increased by 7.9% in the year to March 2014 compared with the previous 12 months. Kaipara's average annual house price was \$218,000 in the year to March 2014, which was lower than the average for the Northland Region (\$308,000) and lower than for New Zealand (\$406,000).
- House sales in Kaipara in the year to March 2014 increased by 15.6% compared with the previous year. Over the same period house sales in New Zealand increased by 2.8%;
- A comparison of rates to household income shows that rates totalled greater than 5% of household income only in the population centres of Mangawhai and Dargaville where the greatest concentrations of Council services are located;

#### *Customer Expectations*

- The Kaipara District has a large percentage of absentee ratepayers compared to other districts. 37% of our ratepayers are non-resident;
- 63% of properties in Kaipara are owned by people living in Kaipara and 24% by people living in Auckland;
- The percentage of Kaipara property owners with an Auckland postal address is greater in eastern areas. The extreme example of this is Mangawhai where just 38% of properties refer to a Mangawhai postal address and 50% of rateable properties refer to an Auckland postal address;
- It is considered that non-resident ratepayers have higher service level expectation than resident ratepayers. Furthermore, large non-resident populations tend to place greater demand on public infrastructure during holiday periods than during the remainder of the year. Council may anticipate this in its contracts by including provision for heightened service levels during holiday periods e.g. more frequent emptying of rubbish bins;

*Physical*

- The Kaipara District has a large roading network (1,570 km), with a large proportion of these roads being unsealed (1,124 km). This network includes 353 bridges. Maintaining such a large network with a small rating base is a challenge Council continues to face;
- Heavy vehicle movements on the District's roads are anticipated to continue increasing in response to more plantation forests reaching maturity (ready to harvest) and increased freight volumes passing through Northport. This will increase the cost of road maintenance and the frequency of road works in the District. More truck movements will also increase travel times and reduce road safety;
- Northland's roads are made of a softer roading aggregate than elsewhere in the country meaning they degrade faster;
- The District's rail network is underutilised and threatened with closure. This could further increase the number of truck movements on the District's roads.
- The Ara Tūhono – Pūhoi to Wellsford Road of National Significance (RONS): Pūhoi to Warkworth section Board of Inquiry has released its draft report and decision. The Board has confirmed two notices of requirement and granted the 15 Resource Consents sought by the NZ Transport Agency, subject to the imposition of conditions. The draft report and decision is available on the Environmental Protection Agency's website [HERE](#). The applicant and other parties now have 20 working days to make comments on minor or technical aspects of the report. The Board will provide its final decision to the Environmental Protection Agency by 04 September 2014. The start date for the Pūhoi to Warkworth section of the project is now 2015/2019 with construction due for completion by 2022. This roading development will further reduce travel times between Auckland and Northland, especially during peak holiday periods. This is likely to further increase the desirability of real estate in eastern Kaipara to people living in Auckland. At this stage options to progress the Warkworth to Wellsford section are being considered as part of a long term strategy to identify a programme of improvements for the entire Auckland to Northland State Highway corridor.

*Legal*

- A number of amendments have recently been made to the Local Government Act 2002. These include the removal of most of the Act's requirements to use the special consultative procedure, adding a provision for councils to include a 30-year Infrastructure Strategy in their Long Term Plans, and redefining the laws around Development Contributions including the introduction of a new Development Contribution objection process. This will increase the workload of Council's staff in the period following Royal Assent as policy changes will be required to implement the changes to the Act;
- The Local Government Commission is currently considering reorganisation of local government across the whole of Northland. The option they have proposed is to amalgamate the four Northland councils into a single unitary authority with a second tier of government provided by seven community boards based on the boundaries of the current Northland Regional Council wards. The Local Government Commission has received submissions on its draft proposal and is

now considering whether or not to; issue the draft proposal as a final proposal, modify the draft and issue it as a final proposal, issue a new draft proposal based on a different preferred option for local government in Northland, or decide not to issue a final proposal at all (retain the status quo). The Local Government Commission has signalled that they will not release their decision until after the national General Elections in September 2014.

- Auckland Council is continuing to develop their Unitary Plan. Recently the Plan was open for people to make Further Submissions on the requests made by other submitters. The Further Submission period closed at 5pm on Tuesday 22 July 2014. Pre-hearing meetings on Further Submissions are estimated to begin in September 2014 with Hearings estimated to start in November 2014;

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## **C. Overview of Environmental Scan**

### **1 Introduction**

Environmental scanning is the process of continually updating or acquiring information on events occurring outside the organisation to identify and interpret potential trends. An Environmental Scan looks at what changes are likely to affect the future internal and external operating environment for the Kaipara District Council. The Environmental Scan can occur by evaluating and highlighting medium and long term trends and anticipating what might transpire in the future, this foresight can then be used in strategic planning.

### **2 Environmental Scan Process**

We experience changes in a large number of areas. Environmental trends typically arise from the sources listed below. Providing an explanation for the trend and assessing its implications is also an important part of environment scanning

- Social;
- Economic;
- Customer Expectations;
- Physical;
- Technical; and
- Legal.



## D. The Kaipara District

Kaipara District Council is one of the few councils that stretch from the west coast to the east coast; from Ripiro Beach on the west to Mangawhai Heads on the east.

The Kaipara District is located in the low hills around the northern shores of the [Kaipara Harbour](#); a large natural harbour which opens to the [Tasman Sea](#). Kaipara District Council shares management of the harbour with various other organisations, most notably [Auckland Council](#) in the south of the harbour.

The roughly triangular District stretches from a thinning of the [North Auckland Peninsula](#) south of [Kaiwaka](#) in the southeast, to the [Waipoua Forest](#) in the northwest, from there extending down the west coast to the Kaipara Harbour entrance at Pouto. The region is bisected by the Northern [Wairoa River](#) and its tributaries, which flow into the northern end of the Kaipara Harbour.

The District consists of the towns of [Dargaville](#), [Ruawai](#), Matakoho, [Paparoa](#), [Maungaturoto](#), [Kaiwaka](#) and [Mangawhai](#), as well as the rural area which surrounds them.

The population is largely rural, living in small settlements scattered amongst the rolling hills or nestled on the shores of the harbour.

The nearest city is [Whangarei](#), 60 kilometres northeast of Dargaville.



### **3 Social**

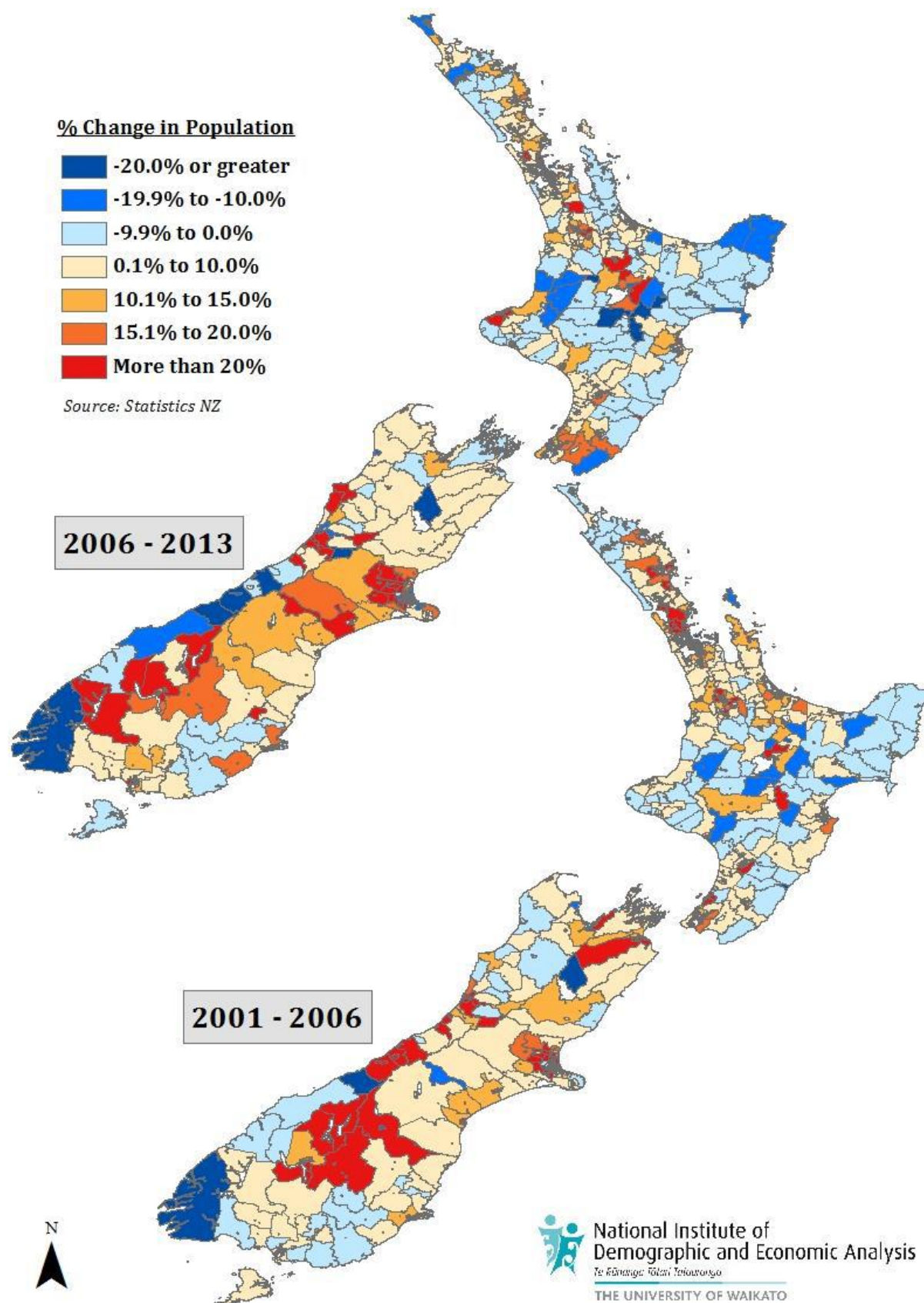
#### **3.1 Population**

##### **3.1.1 Population Change Nationally**

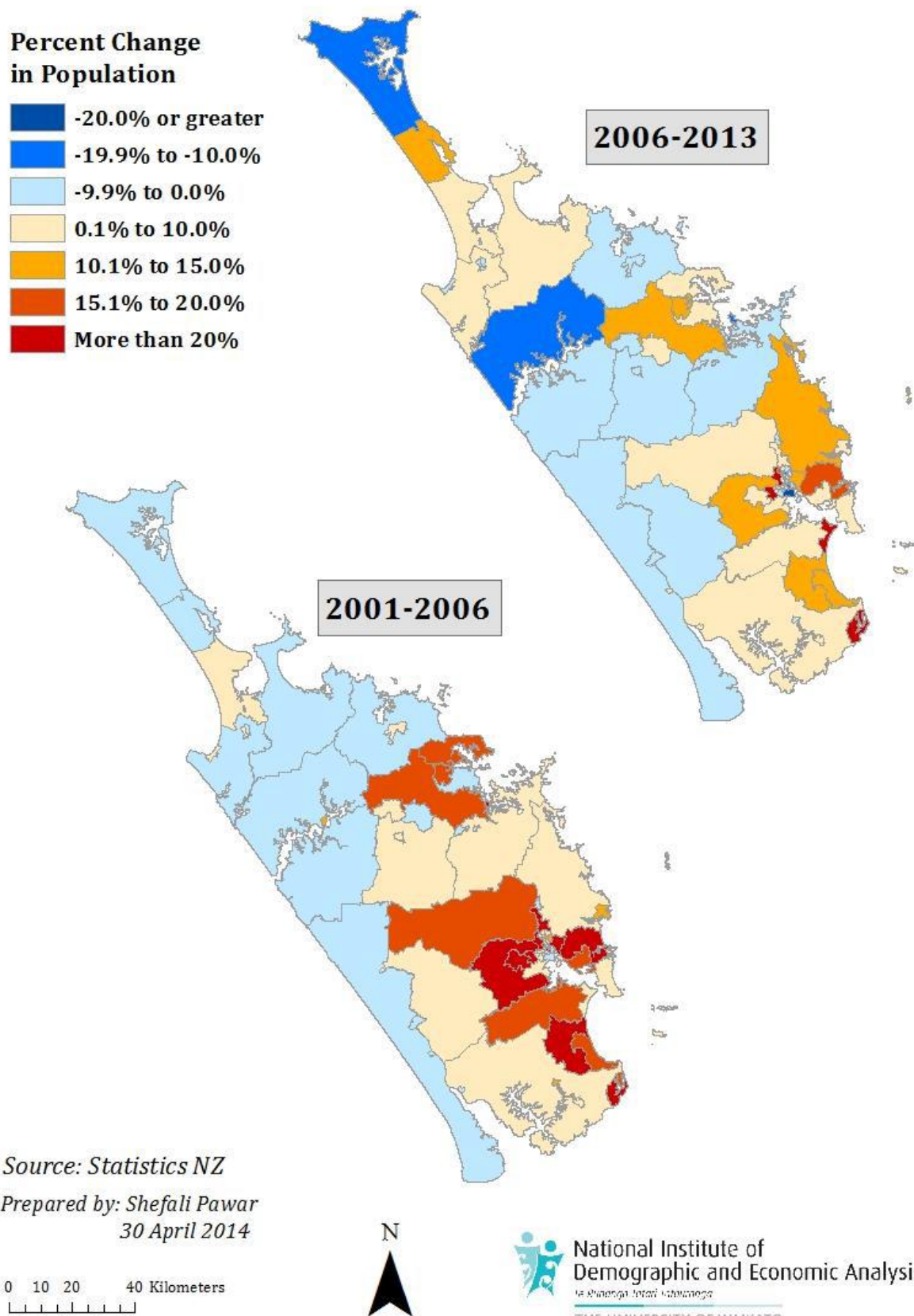
The usually resident population of New Zealand increased by 5.3% over the seven year period 2006/2013. Growth was however not evenly distributed across the Nation with some areas growing and others declining. Almost one-third of Census Area Units (CAUs) (not counting CAUs with a population under 10 residents) declined in number (affecting 613 of the total 1,869 CAUs). This is notably more than the 475 CAUs (25.4% of total) which recorded a decline in population over the previous inter-censal period (2001/2006) (source: NIDEA 2014).

Perhaps the most notable new change is the growing spread of decline in the North Island, with 32% of CAUs declining between 2006 and 2013, up from 25% 2001/2006. The number of CAUs declining in the South Island was even greater (36%, up from 27%), but at least some of the increase can be attributed to the Christchurch earthquakes (source: NIDEA 2014). The overall trend appears to be towards migrants moving from rural areas to cities such as Auckland following education and employment opportunities which have themselves been centralised to city areas.

Percentage Change in the Usually Resident Population of Census Area Units, 2001-2006 and  
2006-2013: Total New Zealand



Percentage Change in the Usually Resident Population of Census Area Units within Northland,  
2001-2006 and 2006-2013.





### 3.1.2 Population Change in the Kaipara

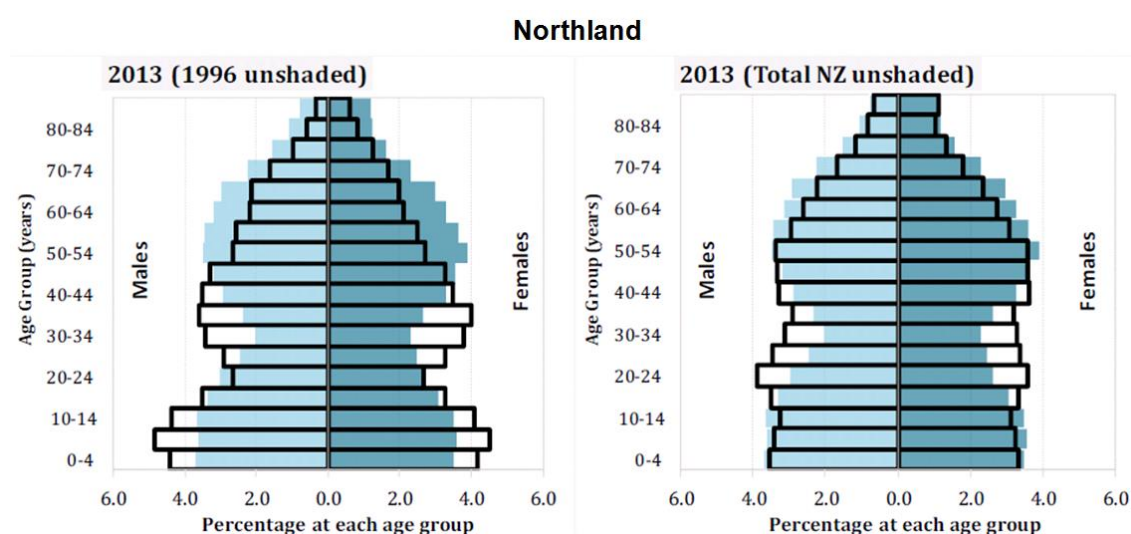
Population growth is an indicator of a district's attractiveness as a place to live and work. A strong local economy with plentiful job opportunities will help a district retain its population and attract new residents from other districts and abroad.

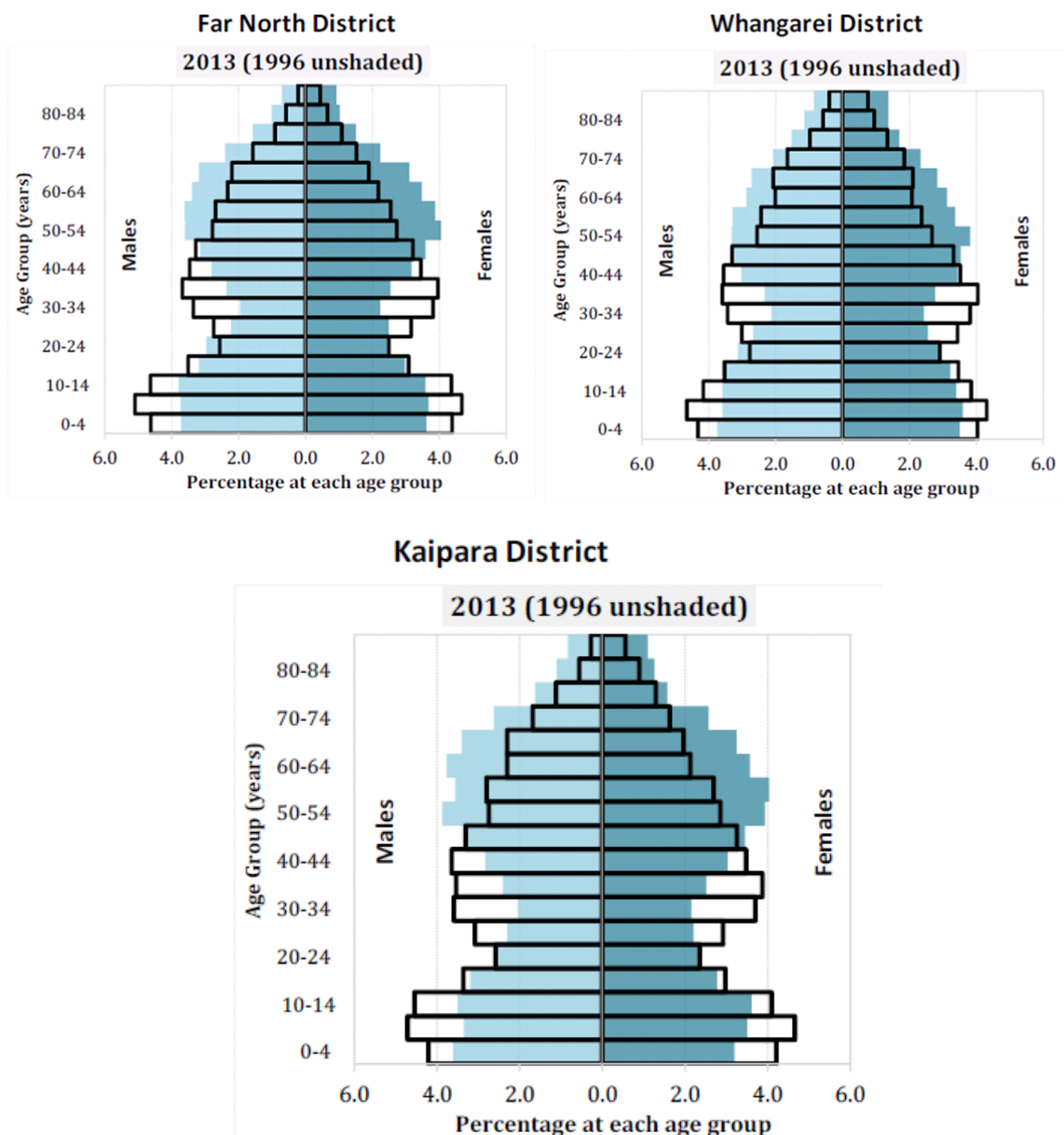
The Kaipara District had a population of 18,963 people as at the 2013 Census, an increase of 4.6% since 2006 (an average of 0.7% per annum). Projections for the District indicate growth will continue but slow to about 0.3% per annum from 2016 to 2026 and 0.05% per annum from 2026 to 2031 (source: Statistics New Zealand).

As with most rural areas of the North Island, this slowing in growth is attributed to less births and increasing deaths due to the aging of the population (source: NIDEA 2014). Population aging across New Zealand and the developed world resulting in a gradual end to population growth and the beginning of population decline is the result of the large baby boomer cohort reaching retirement age, together with the social trend towards couples having fewer children.

In Kaipara, as with other rural areas of the North Island, this trend is being exacerbated by the tendency of young adults to leave the District, often in search of work or education, coupled with the attractiveness of the District as a retirement destination which sees population growth of the post-reproductive age group. These two factors result in a reduction in the breeding population as young families establish outside the District, following the trend towards centralisation and the growth of cities such as Auckland (source: NIDEA 2014). The schematics below compare the age structure of Northland and its three territorial authorities against New Zealand (note the reduction in population around child-bearing age).

#### Age-Sex Structures of Northland and its Territorial Authorities in 2013 compared with 1996 (unshaded) (Estimated Resident Population).





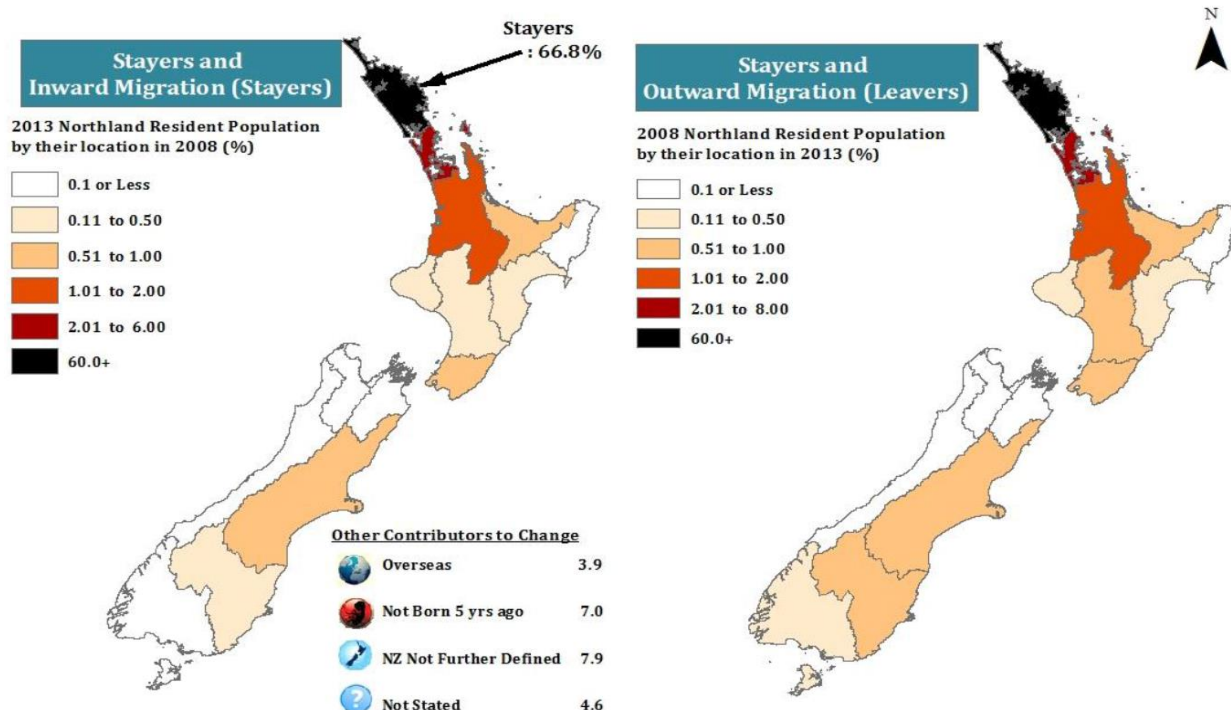
Source: Jackson/Subnational Age Structure Resource, National Institute of Demographic and Economic Analysis (NIDEA), University of Waikato  
Notes: Source data from Stats NZ Infoshare Estimated Subnational Population (RC, TA, AU) by Age and Sex at 30 June 1996, 2001 and 2006-2013 (2006 Boundaries)

Looking at migration trends, the past four Census indicate that just on two-thirds of people enumerated as living in the Northland Region at each census had been living in the Region five years previously.

The single largest source of the Region's arrivals for the periods 2008/2013 and 1996/2001 was those who at the previous Census had been living elsewhere in New Zealand but not further defined. For the 2001/2006 period it was those who had been overseas at the previous Census, and for the 1991/1996 period it was those who had not been born five years ago.

The regions of origin (for arrivals) and destination (for leavers) for Northland's internal migrants have remained almost unswerving over time, with Auckland consistently the main region of both origin and destination, with Waikato the second.

## Movers and stayers 2008-2013, Northland Region



When considering population and demographic trends for the District it needs to be remembered that the Kaipara District spans a large area of rural Northland and includes many individual towns, settlements and heartland communities. Demographic and population trends vary greatly across the District's many communities giving the need to consider such trends at a community by community level. While some communities are expected to grow, possibly with the influx of retirees, other areas are expected to face population decline. In general it is anticipated that most growth will continue to occur in eastern areas of the District, particularly Mangawhai and Kaiwaka. Western and rural areas are projected to experience continuing population loss unless changes to underlying social or economic trends occur.

The following table shows Statistics New Zealand's growth projections for the various communities in Kaipara. These growth projections (2011 and 2016 to 2031) are derived by increasing the 2006 Census population by the projected levels of births, deaths and migration. The table also includes the actual population counts as recorded for each area in the 2013 Census to provide a comparison between the projections and what is actually occurring.

### Population projections 2006 to 2031 (2006 Census base) plus 2013 census actuals

	2006	2011	2013*	2016	2021	2026	2031
Kaipara District	18,550	19,150	18,963	19,450	19,750	19,950	20,000
Te Kopuru	460	440	465	430	410	400	390
Dargaville	4,570	4,470	4,251	4,310	4,070	3,790	3,440
Maungaturoto	860	900	753	910	920	920	910
Ruawai	440	420	432	400	380	360	330
Kaiwaka	550	560	576	570	590	600	610
Mangawhai	830	1,020	1,329	1,100	1,160	1,230	1,280
Mangawhai Heads	870	950	1,086	1,010	1,070	1,130	1,190

\*Figures taken from the 2013 Census, not based on projections.

It needs to be remembered that these projections are not exact forecasts and will be particularly affected by social and economic trends that may affect peoples desire to live in the country or their ability to find employment there. The working age population in particular is anticipated to be influenced by employment prospects. It should, for example, be noted that some rural areas of the South Island have experienced population increase following development of irrigation schemes which have increased dairy outputs.

The population of the Kaipara District will reflect both economic and social drivers. Fewer jobs in the District will obviously force people to leave in search of work. Reduced economic opportunities will also prevent people moving into or returning to the District. This is likely to have its greatest affect on youth who leave the District to attain a tertiary education and may find it difficult to return.

Ongoing moves towards centralisation over the past few decades have seen many services and related jobs move to the larger centres. This has contributed to population decline in the District. At the same time, roading improvements and the popularity of coastal and rural living have resulted in growth in holiday destinations such as Mangawhai and lifestyle destinations such as Kaiwaka.

Net migration gains to Southern Kaipara may increase further as roading improvements between Wellsford and Auckland improve its accessibility to those who wish to live rurally but still enjoy the services of the big city. Rising Auckland house prices are also expected to force more people to settle beyond the metropolis.

### **3.1.3 Ethnicity of Kaipara's Population**

The table below shows the ethnic make-up of Kaipara's population in the different communities as at 2006. Four of the CAUs (Te Kopuru, Ruawai, Dargaville and Kaiwaka) have a relatively large Maori population while the opposite is true for Mangawhai and Mangawhai Heads.

<b>CAU</b>	<b>European</b>	<b>Māori</b>	<b>Pacific</b>	<b>Other</b>	<b>Total</b>
Te Kopuru	63.7%	39.3%	4.4%	12.6%	453
Kaipara Coastal	74.3%	22.2%	2.2%	13.3%	2,982
Maungaru	82.9%	15.1%	0.9%	11.6%	1,725
Dargaville	69.9%	31.0%	5.0%	10.0%	4,455
Maungaturoto	78.4%	24.9%	1.8%	8.8%	837
Ruawai	74.8%	36.0%	5.0%	5.0%	426
Kaiwaka	73.4%	30.6%	2.3%	8.7%	537
Rehia-Oneriri	80.1%	17.4%	1.5%	12.6%	5,055
Mangawhai	87.5%	7.8%	1.6%	12.5%	810
Mangawhai Heads	86.8%	9.9%	0.7%	11.0%	852
<b>Kaipara District</b>	<b>76.8%</b>	<b>22.3%</b>	<b>2.6%</b>	<b>11.4%</b>	<b>18,132</b>

*Source: Census 2006*



### 3.2 Dwelling Growth

The 2013 Census shows that the total number of dwellings in the District has increased by 21.8% since 2006. The number of occupied dwellings has increased 16.4% and the number of unoccupied dwellings has increased 39.2%. As with population growth, dwelling growth was not spread equally across the District with total dwellings in the Mangawhai area (including Mangawhai Heads and Mangawhai Village) growing 57% since 2006 while Ruawai saw an increase of just 2.2%. The following table compares changes in the number of dwellings across the District.

Area	Occupied dwellings			Unoccupied dwellings			Total dwellings		
	2006	2013	% change 06-13	2006	2013	% change 06-13	2006	2013	% change 06-13
504400 Te Kopuru	186	192	3.2%	24	27	12.5%	209	219	4.5%
504501 Kaipara Coastal	1,133	1,224	7.4%	407	483	15.8%	1,540	1,707	10.8%
504502 Maungaru	638	666	4.2%	69	72	4.3%	707	738	4.4%
504600 Dargaville	1,747	1,818	3.9%	129	174	26.1%	1,876	1,992	6.2%
504700 Maungaturoto	288	285	-1%	22	39	44.4%	310	324	4.7%
504800 Ruawai	177	186	5.1%	32	27	-18.2%	208	213	2.2%
504900 Kaiwaka	186	213	12.7%	6	33	83.3%	191	246	28.5%
505010 Rehia-Oneriri	1,792	2,202	18.6%	542	786	31%	2,335	2,988	28.0%
505021 Mangawhai	302	582	48.1%	105	315	66.7%	407	897	120.4%
505022 Mangawhai Heads	372	570	34.8%	772	975	20.8%	1,144	1,545	35.1%
Mangawhai Area (505021 + 505022)	674	1,152	71.0%	877	1,290	47.1%	1,551	2,442	57.5%
<b>Total Kaipara District</b>	<b>6,821</b>	<b>7,938</b>	<b>16.4%</b>	<b>2,106</b>	<b>2,931</b>	<b>39.2%</b>	<b>8,927</b>	<b>10,869</b>	<b>21.8%</b>

Interestingly, the percentage increase in occupied dwellings in the Mangawhai Area (71%) is larger than the percentage increase in unoccupied dwellings for this area (47.1%), indicating that the percentage of permanent residences to holiday homes is increasing.

### 3.3 Household and Family Structure

Couples with children make up 38.9% of all families in Kaipara District, while couples without children make up 44.8% of all families (source: Statistics New Zealand). By comparison, in New Zealand couples with children make up 42% of all families, while couples without children make up 39.9% of all families. That fewer families in Kaipara have children is likely a reflection of the District's older age structure, which incorporates a greater proportion of retired couples (source: NIDEA 2014).

16.2% of families in Kaipara District are one-parent-with-children families, compared with 18.1% of families for New Zealand as a whole (source: Statistics New Zealand).

One-family households make up 69.4% of all households in the Kaipara District, comparable with New Zealand as a whole (69.1%) (source: Statistics New Zealand).

1,776 people (or 26.5%) live in one-person households in Kaipara District. Throughout New Zealand one-person households make up 23% of all households (source: Statistics New Zealand).

The average household size in Kaipara District is 2.5 people, compared with 2.7 people nationally (source: Statistics New Zealand).

### 3.4 Deprivation

The [New Zealand Deprivation index](#) released May 2014 is an updated version of the 2006 indexes of socioeconomic deprivation. The index uses data from the 2013 Census to map the level of deprivation across New Zealand. In undertaking this analysis, each Census Meshblock is given a deprivation score based on the following variables:

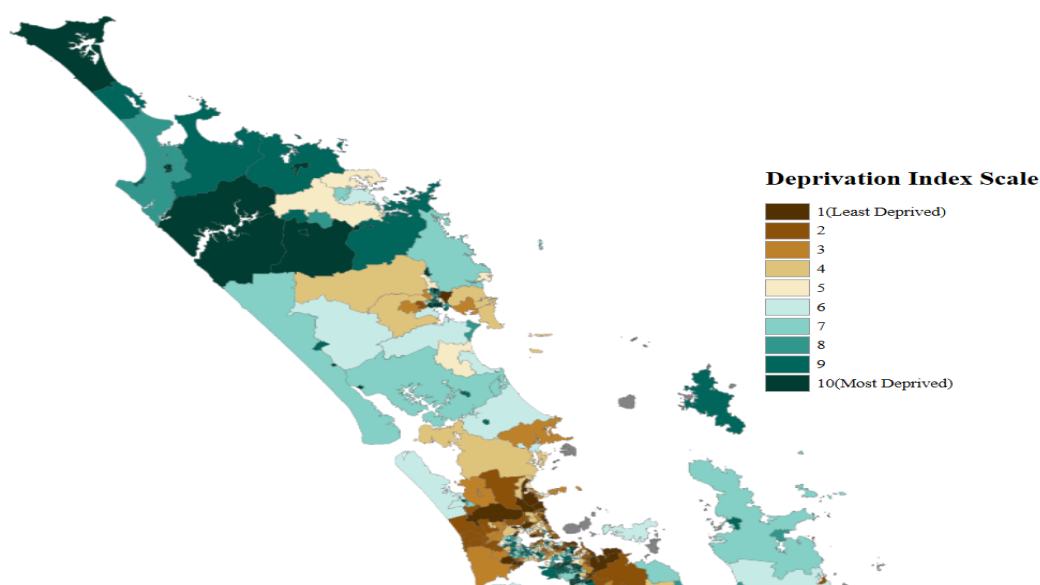
- Access to the internet;
- Household income;
- Unemployment;
- Single parent families;
- No qualifications;
- Dwellings not owner-occupied;
- Access to car;
- Occupancy; and
- Means tested benefit status.

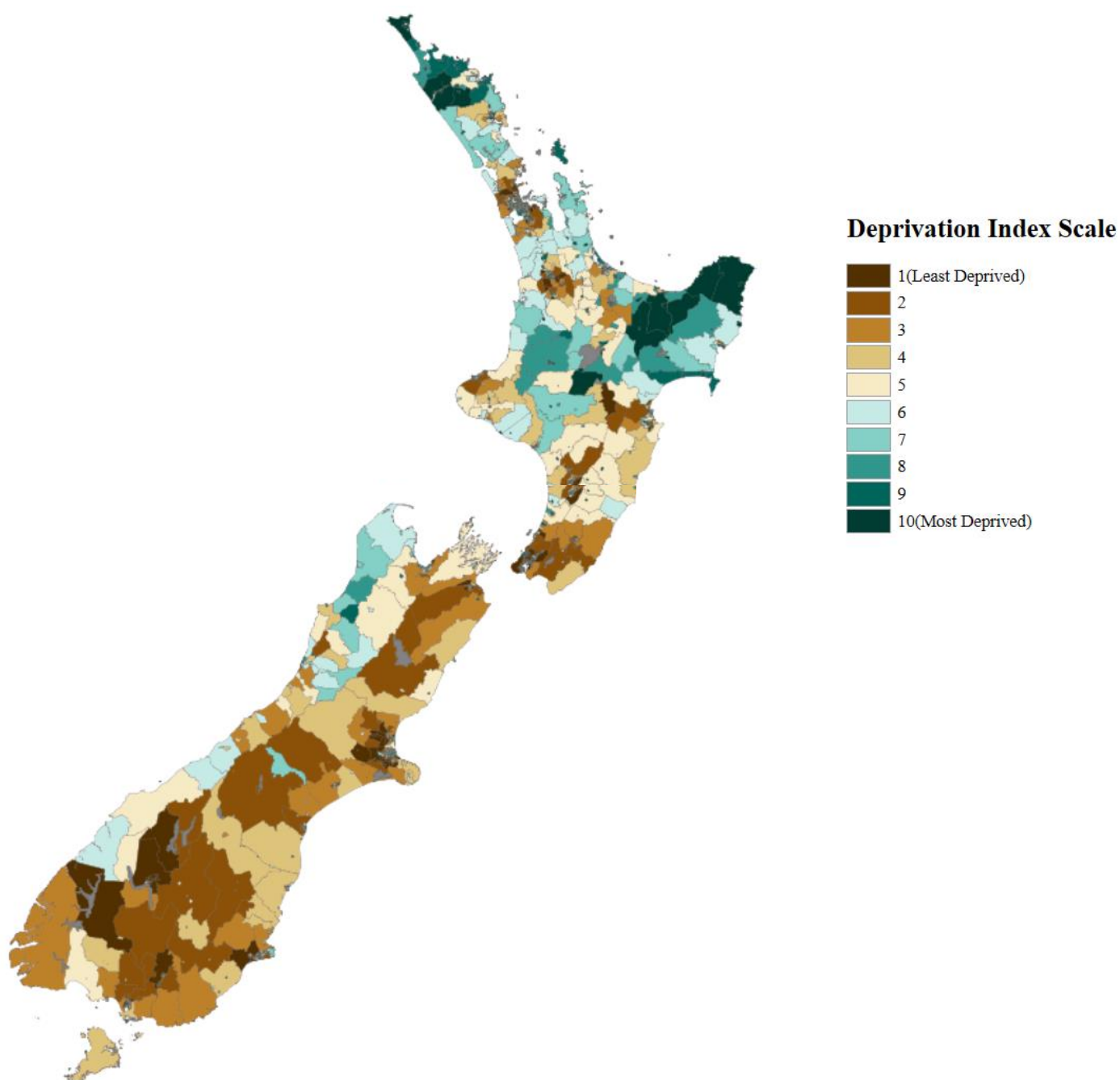
One noteworthy change in the index from 2006 was the inclusion of 'lack of access to the internet at home for those less than 65' variable, recognising the growing importance of the internet for various social activities.

These variables are used to describe the underlying concept of deprivation. All the variables are designed to reflect 'a lack of something'.

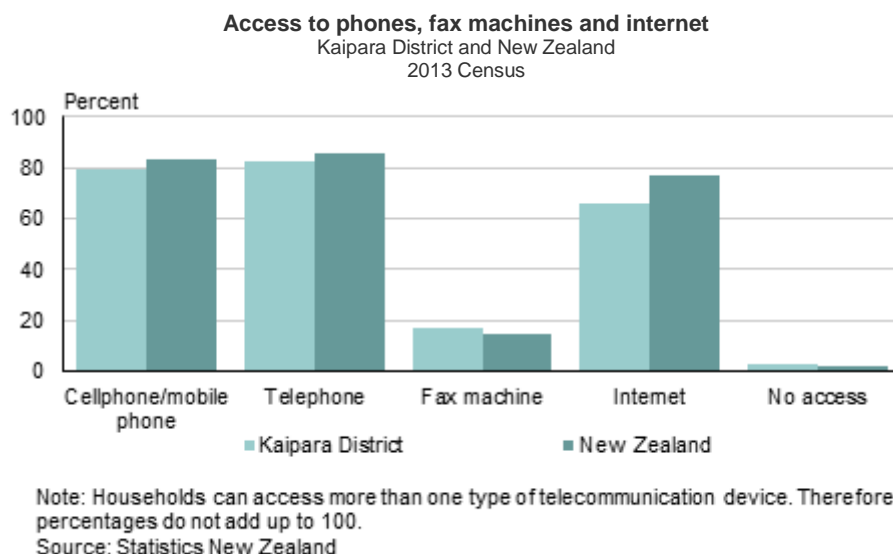
A value of 10 on the Deprivation Index indicates that the area is in the most deprived 10% of areas in New Zealand. The scale reflects a continuum from 'least deprivation' to 'most deprivation', rather than from 'affluence' to 'deprivation', according to the accompanying research report.

The index shows that, in Kaipara, deprivation appears worse in urban areas than in rural. The Deprivation Index also shows that deprivation is worse in the Far North than in Whangarei with Kaipara featuring between these two extremes, as is shown in the figure below.





Data from the 2013 Census shows that 66% of households in Kaipara District has access to the internet, compared with 76.8% of households nationally. Similarly, only 79.6% percent of households were seen to have access to a cellphone, compared with 83.7% nationally (source: Statistics New Zealand).



### 3.5 Health

The following table compares selected health variables for Kaipara with those for New Zealand. The data shows Kaipara residents are less likely to visit the emergency department of a hospital than average New Zealand residents (14,149.5 per 100,000 compared to 23,466.7 per 100,000 nationally) and are much less likely to attend mental health or addiction treatment (891.9 per 100,000 compared to 3,623.6 per 100,000 nationally). However these lower rates may to some extent be influenced by a lack of access to facilities rather than a lack of cases.

Disappointingly, when compared to the national level, Kaipara had higher alcohol-related hospital discharges and far higher child and youth hospital discharges. The higher level of child and youth hospital discharges may be partially influenced by Kaipara's having a greater proportion of children per head of population than in the national population.

Kaipara also had higher occurrences of malignant cancer registrations and ischaemic heart disease hospital discharges than the national rate but had a lower rate of chronic lower respiratory disease.

Selected health indicators, Kaipara domiciled patients	Period	Age standardised rate (per 100,000 population)	
		NZ	Kaipara
Hospital discharges (inpatient events) - alcohol related*	2012/13	417.2	612.3
Hospital discharges (inpatient events) - child and youth (0-24)**	2012/13	6,627.9	8,036.3
Hospital discharges (inpatient events) - chronic lower respiratory disease***	2012/13	398.5	312.1
Hospital discharges (inpatient events) - ischaemic heart disease***	2012/13	268.9	367.4
Emergency department visits	2011/12	23,466.7	14,149.5
Malignant cancer registrations	2011	293.1	330.2
Patients that attended mental health or addiction treatment	2012/13	3623.6	891.9

\* based on primary and secondary diagnosis

\*\* excluding birth events

\*\*\* based on primary diagnosis only

Source: National Collections, Ministry of Health, January 2014 (all data is provisional and subject to minor change)

### Smoking

The following table shows that Northland had a higher smoking rate than other comparable regions and the national average. 17% of Northlanders were regular smokers and a further 25% were former smokers. The reason for this is not known (source: Census 2013). It should be considered when comparing this data that statistics for Northland as a whole may not accurately reflect the situation for Kaipara District. This is because Kaipara socio-economic factors (to which smoking is strongly linked) can differ markedly from those in Whangarei and Far North Districts.

Regional Council of Usual Residence	Regular Smoker			Ex-Smoker			Never Smoked Regularly			Not Elsewhere Included		
	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total
Northland Region	8%	9%	17%	13%	12%	25%	21%	25%	46%	6%	6%	12%
Auckland Region	6%	5%	12%	9%	8%	17%	27%	34%	61%	5%	5%	10%
Waikato Region	8%	8%	16%	11%	11%	22%	25%	29%	54%	5%	5%	9%
Taranaki Region	8%	8%	16%	11%	11%	23%	24%	28%	52%	5%	5%	9%
Manawatu-Wanganui Region	8%	8%	16%	11%	11%	22%	24%	28%	52%	4%	5%	9%
<b>Total New Zealand</b>	<b>7%</b>	<b>7%</b>	<b>14%</b>	<b>11%</b>	<b>10%</b>	<b>21%</b>	<b>26%</b>	<b>31%</b>	<b>56%</b>	<b>5%</b>	<b>5%</b>	<b>9%</b>

### Mortality Rates

2010 Mortality and Demographic Data show that Northland had significantly higher rates of mortality relative to the national rate. This appears to be because of the higher proportion of Maori in the Northland population, as Maori exhibit higher rates of mortality and Northland Maori exhibit a higher rate of mortality than for Maori nationally. Non-Maori in Northland had the same mortality rates as the national rate. Furthermore, smoking and obesity rates are known to be higher among people living in more deprived areas (Ministry of Health 2012) and Northland, particularly the Far North, is known to have a higher proportion of such areas. People living in many parts of Northland are also required to travel greater distances to reach healthcare facilities and this is also thought to increase the regional mortality rate (source: Ministry of Health: Mortality and Demographic Data 2010). The figure below shows how rates of mortality vary across New Zealand relative to the national rate.



### ***Drownings***

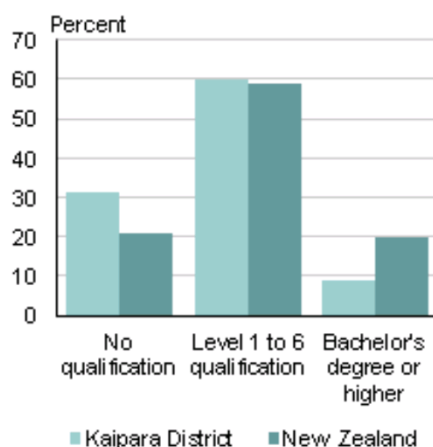
There were 81 drownings in New Zealand during 2013. 11 of these were in Northland making it the second worst region trailing Auckland (16) (which has a much higher population) and ahead of Waikato (9). Northland drownings for 2013 were up 5 on the 6 who drowned in 2012. In Northland, land-based fishing accounted for 5 of the 8 who drowned nationally from this activity. Northland had 3 swimming related deaths contributing to 16 nationally. Of the 11 drowned in Northland 10 were male. This compares to 62 of the 81 drowned nationally being male. Nationally the greatest number of drownings were at beaches (19), rivers (18) and tidal water (13) compared to swimming pools (6). (source: Dargaville and District News 15/01/2014).

The high occurrence of drowning in Northland is likely due to the high accessibility of the coast, warm climate and popularity of swimming and fishing with both locals and holidaymakers.

### **3.6 Education**

According to the 2013 Census, 68.7% of Kaipara people aged 15 years and over have a formal qualification, compared with 79.1% of people nationally. What is more, 8.9% of Kaipara people aged 15 years and over held a Bachelor's Degree or higher as their highest qualification, compared with 20% for people nationally.

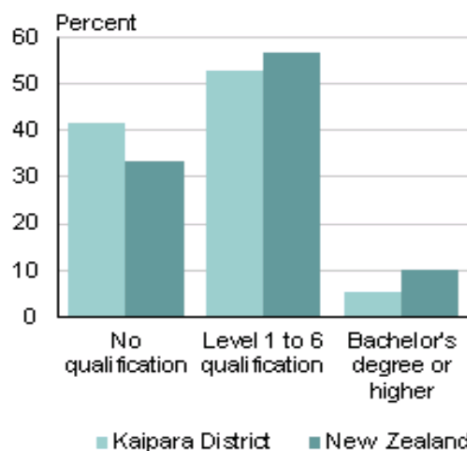
**Highest qualification for people aged 15 years and over**  
 Kaipara District and New Zealand  
 2013 Census



Note: Level 1-6 qualification category includes level 1-4 certificate, level 5 and 6 diploma and overseas secondary school qualifications  
 Source: Statistics New Zealand

Kaipara Māori were also less qualified than Māori nationally with 58.1% aged 15 years and over having a formal qualification, compared with 66.7% for Māori nationally. Furthermore, only 5.3% of Kaipara Māori aged 15 years and over held a Bachelor's Degree or higher as their highest qualification, compared with 10% of New Zealand's Māori population.

**Highest qualification for Māori aged 15 years and over**  
Kaipara District and New Zealand  
2013 Census



Note: Level 1-6 qualification category includes level 1-4 certificate, level 5 and 6 diploma and overseas secondary school qualifications.  
Source: Statistics New Zealand

### 3.7 Crime

Nationally, the crime rate (total number of recorded crimes divided by the population) is the lowest since 1979, having dropped 16% over the last five years. Youth crime and violent crime rates are also falling nationally (source: Justice Sector Report 2013).

New Zealand Police statistics for Northland show there were a total of 15,588 crimes reported in 2013, an increase of 1.5% since 2012 (source: Northland District Crime Statistics 2013).

There were 4 homicides in Northland in 2013, up from 2 in 2012. By contrast, cases of assault decreased 4.3% to 2,103 in 2013, however only 76.3% of Northland assault cases in 2013 were resolved compared to 78.1% in 2012 and 84% in 2011.

There were 171 reported cases of sexual assault in 2013, a decrease of 17.4% from the 207 cases reported in 2012. Abduction, harassment and other related offences against a person amounted to 743 cases (13 of which were abductions), a 6.8% increase on 2012.

There were 77 cases of robbery in Northland in 2013 (a 13.5% decrease since 2012) and 2,688 cases of unlawful entry with intent/burglary, break and enter (a 14.9% increase since 2012). There were also 4,337 cases of theft and related offences, a 14.3% increase on 2012, and 1,848 cases of property damage.

There were 961 illicit drug offences in Northland in 2013, a decrease of 26% from the 1,299 in 2012 (source: Northland District Crime Statistics 2013).

### 3.8 Notifications (reports of concern) to Child, Youth and Family

The data below relates to notifications made to Child, Youth and Family (CYF) for each financial year (from 01 July 2007). The data includes family violence referrals from Police as well as from education providers, members of the public and other sources.



## Notifications at a regional level

(Note that 'Tai Tokerau' is Northland)

Region	Operational Area	F2009	F2010	F2011	F2012	F2013	YTD 01Jul2013 - 31Mar2014*
Auckland Region	Te Tai Tokerau	4,884	6,059	6,299	7,116	8,222	6,203
Auckland Region	Waitemata	14,530	19,765	21,879	22,147	20,288	13,852
Auckland Region	Counties / Manukau	23,276	23,235	26,798	26,016	25,049	16,816
Midlands Region	Waikato	7,656	8,845	15,743	17,248	15,464	12,440
Midlands Region	Bay Of Plenty	10,016	12,376	15,936	15,494	15,546	11,843
Central Region	Western	5,148	6,980	8,301	8,426	8,078	6,120
Central Region	Eastern	8,608	9,139	11,671	10,713	11,315	9,511
Central Region	Lower North Island	6,371	8,562	8,978	9,658	8,319	6,139
Central Region	Greater Wellington	9,372	10,259	12,260	12,523	10,547	7,818
Southern Region	Upper South	3,579	3,582	5,031	5,578	5,611	4,288
Southern Region	Canterbury	10,340	10,601	11,906	11,536	13,210	10,336
Southern Region	Otago / Southland	5,606	4,792	5,496	6,177	6,381	4,465
Contact Centre / Adoptions		562	726	811	775	629	345
<b>National</b>		<b>110,797</b>	<b>124,921</b>	<b>151,109</b>	<b>153,407</b>	<b>148,659</b>	<b>110,176</b>

\* From July 2010 the family violence referrals requiring no CYF action have been recorded separately.

## Notifications at site level

Operational Area	Sub Site	F2009	F2010	F2011	F2012	F2013	YTD 01Jul2013 - 31Mar2014*
Te Tai Tokerau	Kaitaia	851	1,080	1,216	1,619	1,798	1,237
Te Tai Tokerau	Kaikohe	1,438	1,621	1,754	1,944	2,145	1,442
Te Tai Tokerau	Whangarei	2,146	2,798	2,658	2,782	3,471	2,879
Te Tai Tokerau	Dargaville	449	560	671	771	808	645

## Notifications that required further action - site level

Operational Area	Sub Site	F2009	F2010	F2011	F2012	F2013	YTD 01Jul2013 - 31Mar2014
Te Tai Tokerau	Kaitaia	443	400	553	692	781	485
Te Tai Tokerau	Kaikohe	769	664	630	745	858	538
Te Tai Tokerau	Whangarei	1,322	1,472	1,628	1,926	2,176	1,215
Te Tai Tokerau	Dargaville	398	369	379	469	472	369

These figures show that in the year to March 2014 there were 645 notifications made to CYF's Dargaville site. Of these notifications, over half (369) required further action by CYF.

## 4 Economic

### 4.1 National Economy

New Zealand's Economy entered 2014 with a hiss and a roar, buoyed by strong export returns, steady increases to household spending, and rising construction activity. Furthermore surveys of business confidence show that the majority of firms expect their own activity levels to continue rising over the coming year. In this environment, it is not surprising to see that employment, investment, and pricing intentions are also running high. Net migration inflows have surged over recent quarters, as labour market conditions in New Zealand improve rapidly relative to labour markets in Australia, Asia and parts of Europe. The Reserve Bank has begun to tighten policy by rising the official cash rate in an effort to ensure that inflation expectations remain anchored at close to the Bank's target of 2% per annum (source: Infometrics Quarterly Economic Monitor March 2014).

### 4.2 Local Economy

Kaipara's economy strengthened further in the March 2014 quarter, with the District's GDP growing by 3% over the year to March, compared with estimated growth of 2.3% across Northland and 2.5% across New Zealand (source: Infometrics Quarterly Economic Monitor March 2014).

Farmers confidence to spend and invest was buoyed by a record milk payout forecast and rising returns for other pastoral and horticultural commodities. Although Fonterra's recent announcement of a lower farm-gate milk price for the 2014/2015 season will take away some upside to Kaipara's economic growth rate over the coming quarters, better returns for sheep and beef farmers, as well as rising log prices and soaring volume of constructions consents will help ensure economic growth remain healthy. Furthermore, Fonterra's 2014/2015 payout forecast is still about 15% above the average payout over the last ten years (source: Infometrics Quarterly Economic Monitor March 2014).

*Kaipara Economic Indicators (March year 2014).*

Indicator	Kaipara	Northland	New Zealand
<i>Annual average % change</i>			
Gross domestic product	↑ 3.0%	↑ 2.3%	↑ 2.5%
Traffic flow	↑ 0.9%	↑ 0.6%	↑ 1.7%
Residential consents	↑ 24.5%	↑ 15.3%	↑ 28.6%
Non-residential consents	↑ 187.3%	↑ 83.1%	↑ 11.4%
House prices	↑ 7.9%	↑ 3.5%	↑ 8.8%
House sales	↑ 15.6%	↑ 12.0%	↑ 2.8%
Guest nights	↑ 18.1%	↑ 1.5%	↑ 4.2%
Retail trade	↓ -3.1%	↓ -2.1%	↑ 3.7%
Car registrations	↑ 32.1%	↑ 34.1%	↑ 20.0%
Commercial vehicle registrations	↑ 38.9%	↑ 32.3%	↑ 27.7%
<i>Level</i>			
Unemployment rate (annual average)	↑ 6.4%	↑ 8.5%	↑ 6.0%
International net migration	↑ 41	↑ -184	↑ 31,910

Infometrics estimates Kaipara's unemployment rate averaged just over 6% during the year to March 2014, compared with an average of over 7% a year earlier (source: Infometrics Quarterly Economic Monitor March 2014).

According to Statistics New Zealand, the unemployment rate of Māori aged 15 years and over in Kaipara District is 10.7%, compared with 11% for New Zealand's Māori population.

Non-residential building consents tripled over the year to March, reaching \$15.0 million, pushed up by \$9.0 million worth of shops, restaurants, and tavern consents in the September quarter. The value of non-residential consents increased 187.3% over the year to March 2014. By comparison the value of consents in the national economy increased by 11.4% over the same period (source: Infometrics Quarterly Economic Monitor March 2014).

Residential building consents rose 25% over the year until March 2014, as willingness to invest in new houses climbs amid increasing house prices and improving labour market conditions.

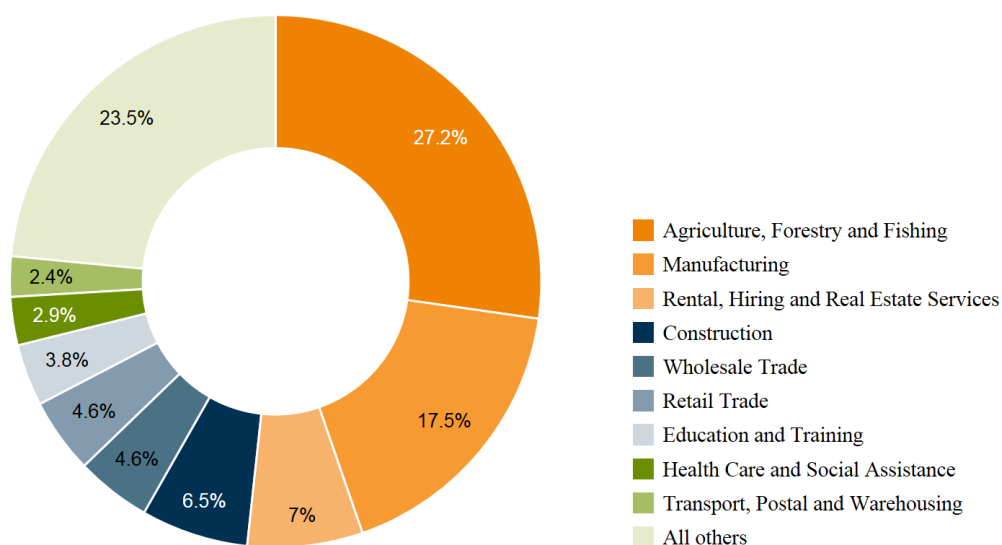
Total guest nights in Kaipara increased by 18.1% during the year to March 2014 compared with the previous 12 months. The change in Kaipara was higher than in the Northland region (1.5%) and higher than in the country as a whole (4.2%). Visitors stayed 64,100 guest nights in Kaipara during the March 2014 quarter. This accounted for 9.6% of total guest nights in the Northland region.

In the year to March 2014 annual retail spending in Kaipara decreased by 3.1% compared to the previous 12 months. Core retail sales measured \$142.0 million in Kaipara during the year to March 2014. The number of cars registered in Kaipara increased by 32.1% in the year to March 2014 compared with the previous 12 months. Growth was lower than in the Northland Region (34.1%) and higher than in New Zealand (20%). A total of 123 cars were registered in Kaipara in the March 2014 quarter. This compares with a 10-year average of 86. The number of commercial vehicles registered in Kaipara increased by 38.9% in the year to March 2014 compared with the previous 12 months. Growth was higher than in the Northland Region (32.3%) and higher than in New Zealand (27.7%). A total of 157 commercial vehicles were registered in Kaipara in the March 2014 quarter. This compares with a 10-year average of 135.

#### **4.3 Kaipara's Economy by Industry Groups**

The Primary sector was the largest contributor to GDP and employment in the Kaipara District in 2013. More specifically, it generated \$167.3 million in GDP (27.3% of Kaipara's total). It is expected this contribution to GDP would have been much higher had it not been for the persistence of the drought. The primary sector also provided 2,220 jobs (29% of Kaipara's employment) and contained the largest number of business units in the District with 1,377 business units or 41.5% of the total (source: Infometrics 2013 Annual Economic Profile: Kaipara). The second largest industry in Kaipara was manufacturing (17.5% compared to 12.6% nationally). GDP in the manufacturing sector was \$107.0 million in Kaipara District for 2013, compared to \$25.416 million for New Zealand as a whole. Between 2000 and 2013, growth in Kaipara District's Manufacturing sector averaged 4.5 % compared to 1.2 % in New Zealand.

Proportion of Kaipara GDP Growth by Industry, 2013



Breaking this down further; dairy cattle farming was the largest contributor to GDP in Kaipara in 2013, despite the drought, accounting for 14.7% of total GDP. The second greatest contributing industry was property operating and real-estate services (6.4%) followed by Meat & Meat Product Manufacturing (5.9%), and Sheep, Beef Cattle & Grain Farming (5.9%). The following table shows how the different industry groups contributed to overall GDP in the Kaipara District in 2013.

**Kaipara District Environmental Scan 2014**  
**D. The Kaipara District**

**GDP by Industry 2013**

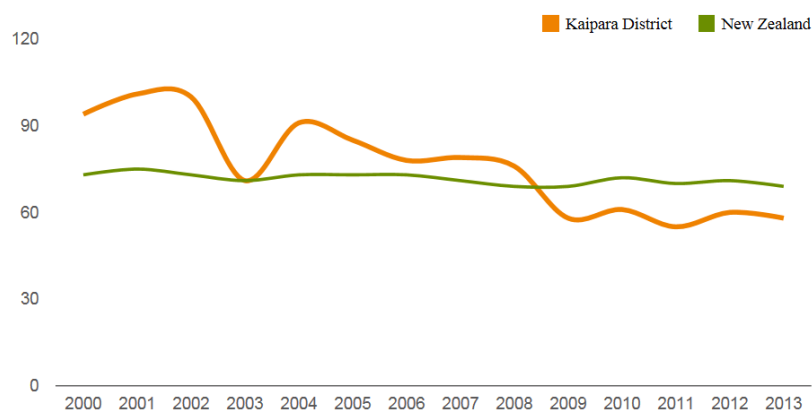
Industry	GDP Level (\$M)		Share of total	
	Kaipara District	New Zealand	Kaipara District	New Zealand
Dairy Cattle Farming	90	4,368.80	14.70%	2.20%
Property Operators & Real Estate Services	39	10,392.80	6.40%	5.20%
Meat & Meat Product Manufacturing	36.1	2,749.60	5.90%	1.40%
Sheep, Beef Cattle & Grain Farming	36.2	2,752.10	5.90%	1.40%
Wholesale Trade	28	10,539.60	4.60%	5.20%
Education & Training	23	8,876.10	3.80%	4.40%
Construction Services	19.1	6,167.00	3.10%	3.10%
Health Care & Social Assistance	17.8	11,959.90	2.90%	5.90%
Horticulture & Fruit Growing	17.5	1,200.30	2.90%	0.60%
Wood Product Manufacturing	15.2	1,352.60	2.50%	0.70%
Dairy Product Manufacturing	13.7	865.3	2.20%	0.40%
Professional, Scientific & Tech Services	13.1	15,180.70	2.10%	7.50%
Other Store & Non Store Retailing	12	5,163.40	2.00%	2.60%
Building Construction	11.3	2,615.10	1.80%	1.30%
Forestry & Logging	11.1	1,333.10	1.80%	0.70%
Road Transport	10.3	2,855.90	1.70%	1.40%
Agric Support Services & Hunting	10.5	1,168.30	1.70%	0.60%
Heavy & Civil Engineering Construction	9.3	3,416.60	1.50%	1.70%
Supermarket & Specialised Food Retailing	8.7	2,557.10	1.40%	1.30%
Accommodation & Food Services	7.7	4,224.20	1.30%	2.10%
Furniture & Other Manufacturing	8.1	547.4	1.30%	0.30%
Mining	8.2	3,640.40	1.30%	1.80%
Motor Vehicle, Parts & Fuel Retailing	6.8	1,277.80	1.10%	0.60%
Central Gov Admin, Defence & Safety	6.4	7,571.80	1.00%	3.80%
Finance	6.2	7,713.60	1.00%	3.80%
Fruit, Cereal & Other Food Product Manu	6	2,200.50	1.00%	1.10%
Other Services	5.1	3,881.00	0.80%	1.90%
Machinery & Other Equipment Manu	5.2	2,837.50	0.80%	1.40%
Non-Metallic Mineral Product Manu	5	922	0.80%	0.50%
Textile, Leather, Clothing, Footwear Manu	4.9	730.6	0.80%	0.40%
Beverage & Tobacco Product Manu	5.1	1,810.00	0.80%	0.90%
Administrative & Support Services	4.5	4,368.20	0.70%	2.20%
Rental & Hiring Services	4.4	2,620.50	0.70%	1.30%
Postal, Courier & Warehousing Services	4.2	3,788.20	0.70%	1.90%
Local Government Administration	3.9	1,021.00	0.60%	0.50%
Fabricated Metal Product Manufacturing	3.8	1,904.90	0.60%	0.90%
Polymer Product & Rubber Product Manu	3.5	1,228.50	0.60%	0.60%
Arts & Recreation Services	3.1	2,505.80	0.50%	1.20%
Information Media Services	1.6	1,794.80	0.30%	0.90%
Water, Sewerage & Waste Services	1.8	1,065.10	0.30%	0.50%
Auxiliary Finance & Insurance Services	1.3	1,836.30	0.20%	0.90%
Telecomms, Internet & Library Services	1.5	4,793.70	0.20%	2.40%
Poultry, Deer & Other Livestock Farming	1.3	325.8	0.20%	0.20%
Rail, Water, Air & Other Transport	0.7	1,946.60	0.10%	1.00%
Printing	0.6	590.1	0.10%	0.30%
Fishing & Aquaculture	0.8	177.1	0.10%	0.10%
Insurance & Superannuation Funds	0	1,897.60	0.00%	0.90%
Electricity & Gas Supply	0	5,206.20	0.00%	2.60%
Transport Equipment Manufacturing	0	1,223.50	0.00%	0.60%
Primary Metal & Metal Product Manu	0	1,265.60	0.00%	0.60%
Basic Chemical & Chemical Product Manu	0	3,057.10	0.00%	1.50%
Petroleum & Coal Product Manufacturing	0	1,054.70	0.00%	0.50%
Pulp & Paper Product Manufacturing	0	765.4	0.00%	0.40%
Seafood Processing	0	310.5	0.00%	0.20%
Owner-Occupied Property Operation	38.9	11,130.80	6.40%	5.50%
Unallocated	40.8	12,506.50	6.70%	6.20%
<b>Total</b>	<b>613.1</b>	<b>201,255.50</b>	<b>100%</b>	<b>100%</b>

Source: Infometrics 2013  
Annual Economic Profile:  
Kaipara

According to the Infometrics “2013 Annual Economic Profile: Kaipara” the industries which are most over-represented in Kaipara compared to the national economy are dairy farming, dairy product manufacturing, furniture and other manufacturing, horticulture and fruit growing, meat and meat product manufacturing, sheep, beef cattle and grain farming, and wood product manufacturing.

According to Infometrics, Kaipara’s economy has very little diversity. Kaipara had a Herfindahl-Hirschman Index (HHI) (a diversity rating where a score of 0 = total diversity) of 58 in 2013, compared to 69 in the national economy. Since 2000 Kaipara's HHI has decreased from 94 indicating a more diverse industrial structure. During the same period the national economy has become slightly more diversified with the HHI decreasing from 73 to 69.

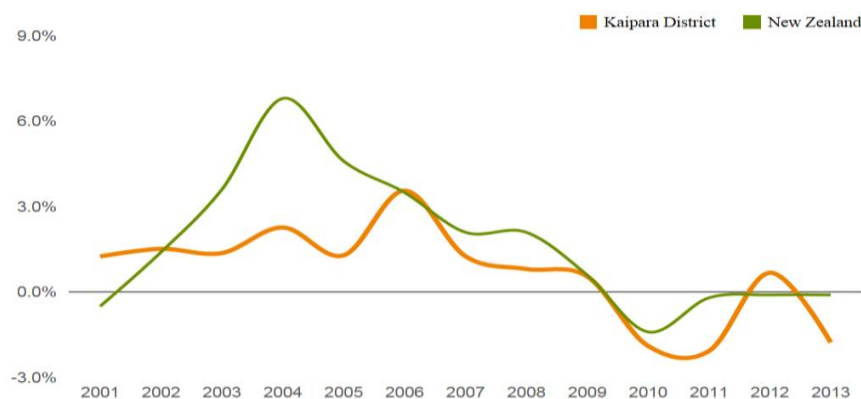
HHI Index in Kaipara District and New Zealand, 2000/2013



From an analysis of the literature it is evident that Kaipara’s economy is based on primary industries, particularly dairy and forestry. It is evident that in good growing seasons the District as a whole is able to prosper with GDP growth far exceeding that in other districts. Conversely, drought years have the opposite effect.

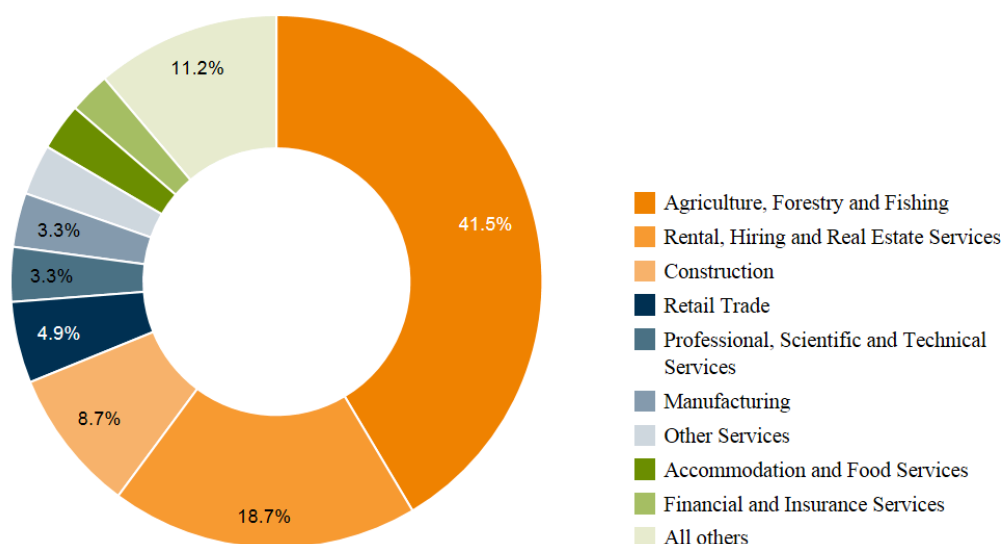
### **Business Units**

There were a total of 3,322 business units in Kaipara in 2013. This equated to a 1.8% decrease on the previous year (compared to a 0.1% decrease in the national economy). The figure below shows that business units in both Kaipara and the national economy have decreased over the past seven years.



The following figure shows how business units were spread across different industries in Kaipara in 2013. The majority, 41.5%, were in the primary sector, a further 18.7% were in rental, hiring and real estate services and 8.7% were in construction.

## Industries: Share of business units



Over the past 10 years, the biggest contributing industries to growth in business units have been rental, hiring and real estate services, and construction, as is shown in the table below.

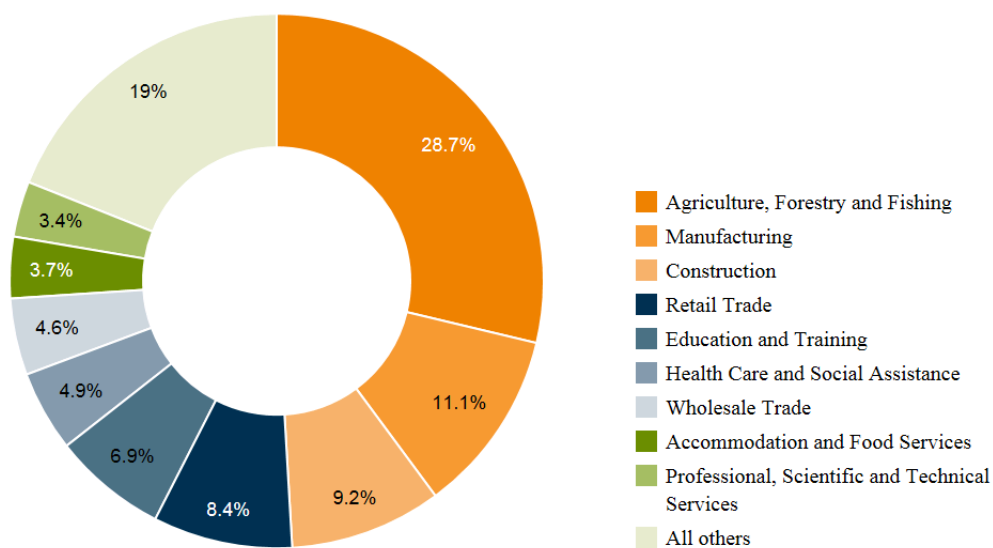
## Biggest contributors to growth in business units last 10 years

Rental, Hiring and Real Estate Services	176
Construction	110
Financial and Insurance Services	61
Professional, Scientific and Technical Services	60
Administrative and Support Services	22
All other industries	-282
<b>Total increase in employment</b>	<b>147</b>

The primary sector (agriculture, forestry and fishing) was the largest employer in Kaipara in 2013, accounting for 28.7% of total employment (dairy farming alone accounted for 13.2%, beef farming 4%, vegetable growing 3.3% and logging 1.2%). The second largest employer was manufacturing at 11.1% of total employment followed by construction at 9.2%.

The following figure shows how people in Kaipara were employed in 2013 across the various industry groupings.

## Industries: Proportion of filled jobs



Source: Infometrics 2013 Annual Economic Profile: Kaipara

The table on the following page gives a more detailed breakdown of which industry categories employed the most people in Kaipara.



Rank	Industry	Kaipara District		New Zealand
		Jobs	% of total	% of total
1	Dairy Cattle Farming	1,017	13.20%	1.70%
2	Beef Cattle Farming (Specialised)	311	4.00%	0.40%
3	Vegetable Growing (Outdoors)	253	3.30%	0.20%
4	Meat Processing	245	3.20%	0.90%
5	Primary Education	244	3.20%	2.20%
6	House Construction	200	2.60%	1.40%
7	Other Agriculture and Fishing Support Services	171	2.20%	0.80%
8	Supermarket and Grocery Stores	168	2.20%	2.50%
9	Secondary Education	153	2.00%	1.60%
10	Cafes and Restaurants	151	2.00%	2.50%
11	Sheep-Beef Cattle Farming	142	1.80%	0.60%
12	Non-Residential Property Operators	123	1.60%	0.60%
13	Cheese and Other Dairy Product Manufacturing	114	1.50%	0.40%
14	Fruit and Vegetable Wholesaling	114	1.50%	0.10%
15	Not Stated	98	1.30%	0.80%
16	Logging	94	1.20%	0.20%
17	Road Freight Transport	92	1.20%	1.30%
18	Aged Care Residential Services	91	1.20%	1.40%
19	Log Sawmilling	87	1.10%	0.20%
20	Urban Bus Transport (Including Tramway)	86	1.10%	0.30%
21	Site Preparation Services	84	1.10%	0.40%
22	Local Government Administration	84	1.10%	0.90%
23	Real Estate Services	76	1.00%	0.90%
24	Hardware and Building Supplies Retailing	73	0.90%	0.70%
25	General Practice Medical Services	73	0.90%	0.70%
26	Electrical Services	71	0.90%	0.80%
27	Wooden Furniture and Upholstered Seat Manufacturing	71	0.90%	0.20%
28	Hospitals (except Psychiatric Hospitals)	70	0.90%	2.90%
29	Labour Supply Services	68	0.90%	1.20%
30	Plumbing Services	66	0.90%	0.50%
31	Road and Bridge Construction	64	0.80%	0.60%
32	Other Automotive Repair and Maintenance	63	0.80%	0.70%
33	Accounting Services	60	0.80%	1.00%
34	Management Advice and Other Consulting Services	59	0.80%	1.50%
35	Preschool Education	55	0.70%	1.10%
36	Accommodation	54	0.70%	1.30%
37	Fuel Retailing	52	0.70%	0.40%
38	Other Agricultural Product Wholesaling	50	0.60%	0.20%
39	Other Residential Care Services	48	0.60%	0.70%
40	Shearing Services	45	0.60%	0.20%
41	Combined Primary and Secondary Education	42	0.50%	0.20%
42	Postal Services	42	0.50%	0.40%
43	Hairdressing and Beauty Services	41	0.50%	0.60%
44	Department Stores	37	0.50%	0.70%
45	Gardening Services	35	0.40%	0.30%
46	Painting and Decorating Services	34	0.40%	0.50%
47	Car Retailing	33	0.40%	0.50%
48	Other Heavy and Civil Engineering Construction	33	0.40%	0.80%
49	Veterinary Services	33	0.40%	0.20%
50	Wooden Structural Fittings and Components Manufacturing	33	0.40%	0.30%
	All other industries total	2,133	27.60%	58.70%
	Total	7,730	100%	100%

Source: Infometrics 2013 Annual Economic Profile: Kaipara

# Kaipara District Environmental Scan 2014

## D. The Kaipara District



The following tables show which broad industries have created or lost the most jobs over the year to March 2013.

Rank	Industry	Jobs		Change 2012 - 2013	% of total 2013
		2012	2013		
1	Meat Processing	212	245	32	3.20%
2	Shearing Services	18	45	27	0.60%
3	Dairy Cattle Farming	999	1,017	18	13.20%
4	General Practice Medical Services	57	73	16	0.90%
5	Primary Education	229	244	15	3.20%
6	Labour Supply Services	55	68	13	0.90%
7	Trailer and Other Motor Vehicle Wholesaling	0	11	11	0.10%
8	Secondary Education	141	153	11	2.00%
9	Liquor Retailing	20	30	10	0.40%
10	Urban Bus Transport (Including Tramway)	77	86	9	1.10%
11	Wooden Structural Fittings and Components Manufacturing	24	33	9	0.40%
12	Other Personal Services n.e.c.	8	16	8	0.20%
13	Other Interest Group Services n.e.c.	11	19	7	0.20%
14	Furniture and Floor Coverings Wholesaling	13	20	7	0.30%
15	Other Goods Wholesaling n.e.c.	22	29	6	0.40%
16	Plumbing Services	60	66	6	0.90%
17	Newspaper Publishing	21	27	6	0.30%
18	Management Advice and Other Consulting Services	53	59	6	0.80%
19	Natural Rubber Product Manufacturing	0	5	5	0.10%
20	Other Machinery and Equipment Wholesaling n	21	26	5	0.30%
21	Preschool Education	50	55	5	0.70%
22	Real Estate Services	72	76	4	1.00%
23	Confectionery Manufacturing	21	25	4	0.30%
24	Timber Resawing and Dressing	0	4	4	0.00%
25	Heavy Machinery and Scaffolding Rental and Hiring	9	12	4	0.20%
26	Other Machinery and Equipment Repair and Maintenance	12	16	4	0.20%
27	Other Hardware Goods Wholesaling	13	16	4	0.20%
28	Combined Primary and Secondary Education	39	42	4	0.50%
29	Adult, Community and Other Education n.e.c.	12	15	3	0.20%
30	Vegetable Growing (Under Cover)	12	15	3	0.20%
31	Log Sawmilling	83	87	3	1.10%
32	Cut and Sewn Textile Product Manufacturing	21	24	3	0.30%
33	Supermarket and Grocery Stores	165	168	3	2.20%
34	General Insurance	0	3	3	0.00%
35	Passenger Car Rental and Hiring	4	7	3	0.10%
36	Other Health Care Services n.e.c.	10	13	3	0.20%
37	Agricultural Machinery and Equipment Manufacturing	18	21	3	0.30%
38	Forestry	11	14	3	0.20%
39	Metal and Mineral Wholesaling	17	20	3	0.30%
40	Stone Fruit Growing	0	3	3	0.00%
41	Poultry Farming (Eggs)	11	14	3	0.20%
42	Ready-Mixed Concrete Manufacturing	5	8	3	0.10%
43	Forestry Support Services	14	16	2	0.20%
44	Printing	2	4	2	0.10%
45	Bricklaying Services	9	12	2	0.20%
46	Mining and Construction Machinery Manufacturing	0	2	2	0.00%
47	Gardening Services	33	35	2	0.40%
48	Sheep Farming (Specialised)	6	8	2	0.10%
49	Radio Broadcasting	3	5	2	0.10%
50	Video and Other Electronic Media Rental	4	6	2	0.10%
All other industries		4,856	4,719	-137	61.00%
Total		7,553	7,730	178	100%

Rank	Industry	Jobs		Change 2012 - 2013	% of total 2013
		2012	2013		
1	Vegetable Growing (Outdoors)	283	253	-30	3.30%
2	Accommodation	78	54	-25	0.70%
3	Other Store-Based Retailing n.e.c.	41	26	-15	0.30%
4	Other Heavy and Civil Engineering Construction	43	33	-10	0.40%
5	Aged Care Residential Services	101	91	-10	1.20%
6	Fuel Retailing	61	52	-9	0.70%
7	Other Agriculture and Fishing Support Services	178	171	-8	2.20%
8	Department Stores	44	37	-7	0.50%
9	Other Agricultural Product Wholesaling	57	50	-7	0.60%
10	Hardware and Building Supplies Retailing	79	73	-6	0.90%
11	Gravel and Sand Quarrying	39	33	-6	0.40%
12	Other Automotive Repair and Maintenance	69	63	-6	0.80%
13	Banking	33	27	-6	0.30%
14	Hairdressing and Beauty Services	47	41	-6	0.50%
15	Sheep-Beef Cattle Farming	147	142	-5	1.80%
16	Central Government Administration	29	24	-5	0.30%
17	Takeaway Food Services	37	33	-5	0.40%
18	Nursery Production (Outdoors)	21	17	-4	0.20%
19	House Construction	205	200	-4	2.60%
20	Other Social Assistance Services	28	24	-4	0.30%
21	Nature Reserves and Conservation Parks Operation	21	17	-4	0.20%
22	Automotive Body, Paint and Interior Repair	36	32	-4	0.40%
23	Newspaper and Book Retailing	11	8	-4	0.10%
24	Road Freight Transport	95	92	-4	1.20%
25	Higher Education	16	12	-4	0.20%
26	Other Furniture Manufacturing	26	23	-3	0.30%
27	Motor Vehicle New Part Wholesaling	19	16	-3	0.20%
28	Floriculture Production (Under Cover)	8	5	-3	0.10%
29	Agricultural and Construction Machinery Wholesaling	27	24	-3	0.30%
30	Catering Services	7	4	-3	0.10%
31	Road and Bridge Construction	67	64	-3	0.80%
32	Other Specialised Food Retailing	23	21	-3	0.30%
33	Non-Residential Property Operators	126	123	-3	1.60%
34	Child Care Services	13	10	-3	0.10%
35	Electronic (except Domestic Appliance) and Precision Equipment Repair and Maintenance	11	8	-3	0.10%
36	Other Crop Growing n.e.c.	6	4	-3	0.00%
37	Other Livestock Farming n.e.c.	6	3	-3	0.00%
38	Landscape Construction Services	20	17	-3	0.20%
39	Architectural Services	13	11	-3	0.10%
40	Professional Photographic Services	6	3	-3	0.00%
41	Local Government Administration	86	84	-2	1.10%
42	Sport and Physical Recreation Clubs and Sports Professionals	32	30	-2	0.40%
43	Jewellery and Watch Wholesaling	5	3	-2	0.00%
44	Flower Retailing	6	4	-2	0.00%
45	Buildings Cleaning Services	14	12	-2	0.20%
46	Clubs (Hospitality)	26	24	-2	0.30%
47	Other Goods and Equipment Rental and Hiring n.e.c.	8	6	-2	0.10%
48	Office Administrative Services	10	8	-2	0.10%
49	Specialist Medical Services	5	3	-2	0.00%
50	Wooden Furniture and Upholstered Seat Manufacturing	72	71	-2	0.90%
All other industries		5,111	5,549	437	71.80%
Total		7,553	7,730	178	100%

Source: Infometrics 2013 Annual Economic Profile: Kaipara

Meat processing made the largest contribution to employment growth in Kaipara between 2012 and 2013 with the industry adding 32 jobs. The greatest job losses were in vegetable growing (outdoors) and accommodation. Over the past 10 years, the biggest gains to employment in Kaipara have come from the construction and wholesale trade industries (see table below).

## Biggest contributors to employment growth last 10 years

Construction	344
Wholesale Trade	181
Professional, Scientific and Technical Services	124
Transport, Postal and Warehousing	91
Administrative and Support Services	91
All other industries	56
<b>Total increase in employment</b>	<b>886</b>

The following table shows that more than half of commercial ratepayers (business owners) in Kaipara live in Dargaville. This suggests that many of the District's businesses and therefore jobs are based in Dargaville. The table also indicates that only 23% of commercial rate accounts are sent to addresses outside the District, compared to 34% in the case of residential rate accounts (see section 5.1 Absentee Ratepayers) suggesting that most employers live locally. In the cases of Mangawhai Heads and Mangawhai, where more than half of residential rate accounts are sent to Auckland, fractionally more than one-fifth of commercial rate accounts are sent to Auckland addresses.

CAU	Kaipara District	Auckland	Northland	Rest of North Island	South Island	Overseas	Total ratepayers
Te Kopuru	80%	10%	0%	0%	10%	0%	10
Kaipara Coastal	95%	5%	0%	0%	0%	0%	19
Maungaru	25%	25%	25%	0%	0%	25%	4
Dargaville	76%	9%	10%	4%	2%	0%	221
Maungaturoto	72%	17%	5%	3%	0%	2%	58
Ruawai	93%	4%	4%	0%	0%	0%	28
Kaiwaka	64%	20%	4%	8%	4%	0%	25
Rehia-Oneriri	92%	8%	0%	0%	0%	0%	25
Mangawhai	76%	21%	2%	0%	0%	0%	12
Mangawhai Heads	76%	21%	2%	0%	0%	0%	30
<b>Kaipara District</b>	<b>77%</b>	<b>11%</b>	<b>6%</b>	<b>3%</b>	<b>1%</b>	<b>1%</b>	<b>432</b>

Source: Kaipara District Council

### 4.4 Obstacles to Industry

The Regional Economic Activity Report identifies broadband upgrades as being vital to expanding business in Northland. Improved Broadband will not only assist the efficiency of local businesses but also allow larger companies currently based in Auckland to move outside the metropolis.

A lack of transport infrastructure (road and rail) to service heavy industry and provide fast business links also acts to discourage the establishment of industry in the region. This is particularly the case for the forestry industry and Northport at Marsden Point. The reliable supply of electricity is also an issue for industry in Northland with much of the region's energy demands being met by sources south of Auckland. Hence local electricity generation, together with greater investment in road and rail, is needed to promote the expansion of heavy industry in Northland.

#### **4.5 Northland Growth Study**

Economic Development Minister Steven Joyce and Primary Industries Minister Nathan Guy have announced a new programme of work commencing in the Northland region to evaluate opportunities to further increase investment, employment and incomes in the region (source: National Party media release 10 April 2014).

The Ministry of Business, Innovation and Employment and the Ministry for Primary Industries will work alongside regional stakeholders such as the local and regional councils, Northland Inc., and the economic development agency to deliver a broad study of the region's economic potential.

Ultimately, the study will provide a comprehensive analysis of Northland's economy, its current comparative and competitive advantages, the constraints that need to be addressed and the opportunities for development (source: Northland Regional Council 10 August 2014).

Most importantly the study will point towards actions that need to be taken to strengthen and diversify Northland's economy.

The findings will also inform work by New Zealand Trade and Enterprise to attract investment into the region to support development and ultimately to provide employment.

The first report will build on work already started by MPI to unlock the potential for growth in Northland's primary sector (source: National Party media release 10 April 2014).

Following completion of this study later this year, Northland Inc. hopes to facilitate the development of a 10-year action plan; 'Northland 2025' with the aim of taking action on the recommendations of the study.

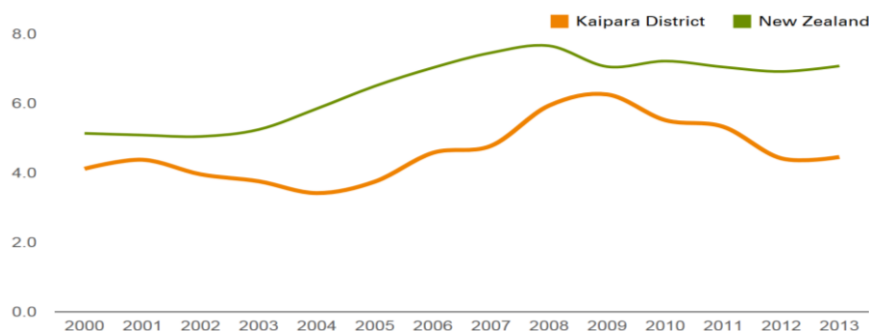
The 'Northland 2025' plan would cost about \$50,000 and take about three months to develop, beginning in earnest in 2015. The Northland 2025 plan would differ from previous strategies in that it will be focused on gaining agreement from central government and key stakeholders to act (source: Northland Regional Council 10 August 2014).

#### **4.6 Income and Affordability**

The Regional Economic Activity Report shows that Northland's average annual household incomes are still the lowest of any region in New Zealand. According to Infometrics, for those in paid employment in the Kaipara District, mean annual earnings were \$41,840. This compared to \$53,120 for those in paid employment in New Zealand as a whole. This disparity is likely a reflection of the District's remote, rural nature and lack of major industry (large-scale factories, manufacturing plants and ports). Furthermore, there are few company head offices located in the region and no high tech educational institutes (universities). This coupled with deeper labour markets elsewhere results in many higher skilled professionals being based outside the region.

Analysis of median household incomes in private occupied dwellings in the Kaipara District shows that incomes tend to be higher in rural areas than in urban areas. Maungaturoto had the highest median household income while Te Kopuru had the lowest.

Infometrics have calculated a housing affordability index which is the ratio of the median house price to average annual earnings. A higher ratio, therefore, suggests that houses cost a greater multiple of typical incomes, which indicates lower housing affordability. The index gives a ratio of 4.4 for Kaipara indicating that housing is more affordable in Kaipara than in New Zealand as a whole (which had a ratio of 6.9). The following figure shows how the housing affordability index for Kaipara and New Zealand has fluctuated over the past 13 years.



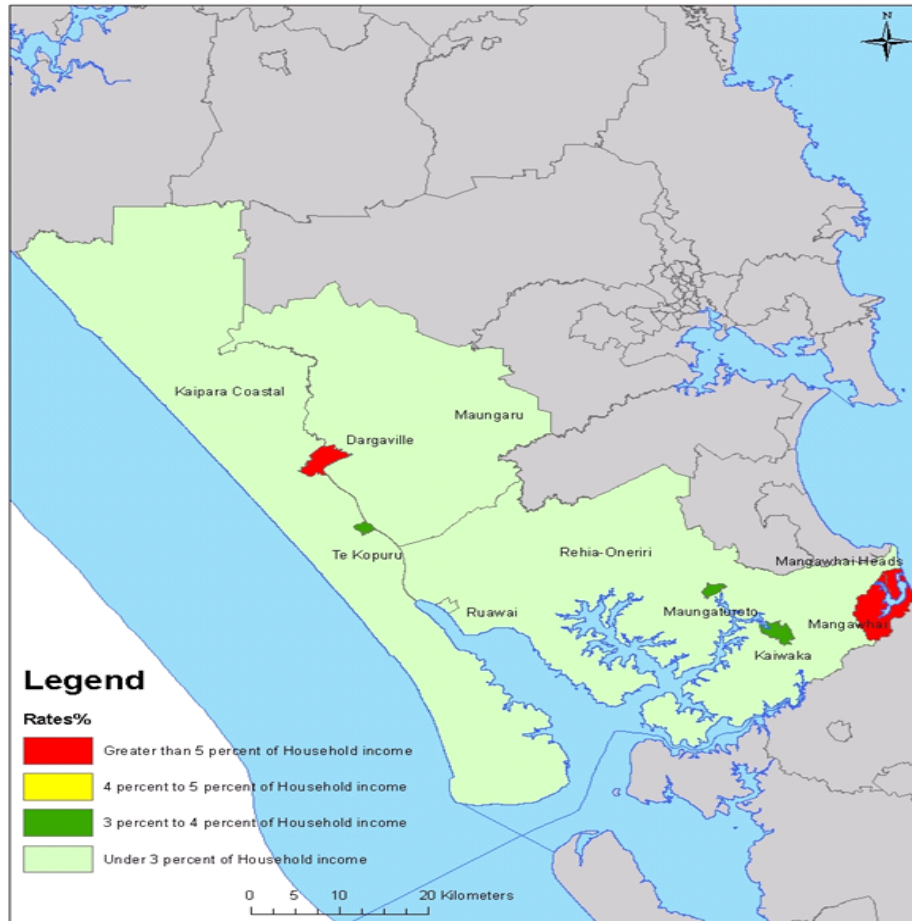
The average house price in Kaipara increased by 7.9% in the year to March 2014 compared with the previous 12 months. Kaipara's average annual house price was \$218,000 in the year to March 2014, which was lower than the average for the Northland Region (\$308,000) and lower than for New Zealand (\$406,000). House sales in Kaipara in the year to March 2014 increased by 15.6% compared with the previous year. Over the same period house sales in New Zealand increased by 2.8%.

The cost of rates can also be compared to household income. The table below shows 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. This table suggests that ratepayers in Mangawhai and Mangawhai Heads pay a slightly higher-than-average proportion of their household incomes in rates. However, this may overstate the rates burden on households in Mangawhai because it has only been assumed that non-resident households have incomes that are equivalent to median Auckland household incomes. In reality it is expected that those Auckland residents who invest in a second home in Mangawhai earn greater than the average Auckland income.

CAU	Median household income of all residents (2013)	Average annual rates for all residents (2013/2014)	% of household income spent on rates
Te Kopuru	\$36,188	\$1,424	3.9%
Kaipara Coastal	\$48,281	\$1,324	2.7%
Maungaru	\$49,620	\$1,195	2.4%
Dargaville	\$41,136	\$1,966	4.8%
Maungaturoto	\$55,041	\$1,646	3.0%
Ruawai	\$47,246	\$1,200	2.5%
Kaiwaka	\$52,099	\$1,544	3.0%
Rehia-Oneriri	\$51,166	\$1,232	2.4%
Mangawhai	\$60,172	\$2,810	4.7%
Mangawhai Heads	\$60,492	\$2,810	4.6%
<b>Kaipara District</b>	<b>\$52,231</b>	<b>\$1,969</b>	<b>3.8%</b>

Source: Kaipara District Council, Statistics NZ

The following figure maps how the proportion of rates to household income varies across the District by Census Area Unit (CAU). It reveals that rates totalled greater than 5% of household income only in the population centres of Mangawhai and Dargaville where the greatest concentrations of Council services are located.



#### 4.7 Local Government Financial Position

According to Local Government New Zealand (LGNZ), the local government sector has the strongest balance sheet in New Zealand, outperforming central government and the private sector (source: Local Government New Zealand press release 09 April 2014).

As at 30 June 2012 local government collectively owned \$121 billion of infrastructure, investments and other assets against \$11 billion debt with a 9% debt to assets ratio. Central government has \$241 billion of assets under management with \$181 billion debt, while the business sector has assets of about \$1,233 billion with liabilities in excess of \$800 billion, based on a Government report 'Building Capital Markets'.

Indicators show that local government's financial position continues to be sound. Local Government Funding Agency (LGFA) Chairman Craig Stobo said its credit margins over Government Bonds have been improving since its establishment in February 2012. LGFA borrowers represent more than 90% of total local government sector debt. LGFA has a stable long term outlook as a lender, classed as AA+ by international rating agency Standard & Poors. Many councils have similarly strong ratings.

## 5 Customer Expectations

### 5.1 Absentee Ratepayers

An area which is concerning for the Kaipara District Council is how to recognise absentee ratepayers. Acknowledging that the absentee versus permanent proportions of ratepayers varies between our different communities, absentee ratepayers can make up a significant part of some communities in holiday areas, especially Mangawhai. These areas are important as they are those in which our District's growth is predicted to occur.

It is also useful to acknowledge that the absentees create different sorts of demand on Council services. They will often have higher service level expectations and result in 'larger' numbers of people being present during the peak periods which puts different demands on our services.

By linking the location of a property to the location given by the owner's postal address it is possible to gain an indication of what percentage of Kaipara's residents live permanently in the District and what percentage are non-resident. This analysis is shown in the table below, note that it includes all properties - rateable and non-rateable. Dummy and parent properties (also known as Header Properties) were removed where they could be easily identified:

Summary of Ratepayer Postal Address						
	Total Kaipara		Mangawhai		Rest of Kaipara	
	Number of Properties	% of total	Number of Properties	% of total	Number of Properties	% of total
Mangawhai	1,568	10%	1,556	38%	12	0%
Rest of Kaipara	8,201	54%	129	3%	8072	72%
Far North	115	1%	13	0%	102	1%
Whangarei	711	5%	91	2%	620	6%
Wellsford	67	0%	35	1%	32	0%
Warkworth	124	1%	43	1%	81	1%
Rest of Auckland	3,723	24%	2,001	49%	1,722	15%
Waikato	246	2%	51	1%	195	2%
Wellington	141	1%	23	1%	118	1%
Rest of NZ	158	1%	29	1%	129	1%
Overseas	211	1%	76	2%	135	1%
<b>Total</b>	<b>15,265</b>	<b>100%</b>	<b>4,047</b>	<b>100%</b>	<b>11,218</b>	<b>100%</b>

Based on the above, approximately 72% of ratepayers in the Kaipara District (excluding Mangawhai) reside within the District and 28% outside the District. For Mangawhai, 41% reside within the District and 59% in Auckland.

An analysis of unoccupied versus occupied dwellings shows that Mangawhai's population may increase by 112%, more than double, during holiday periods.

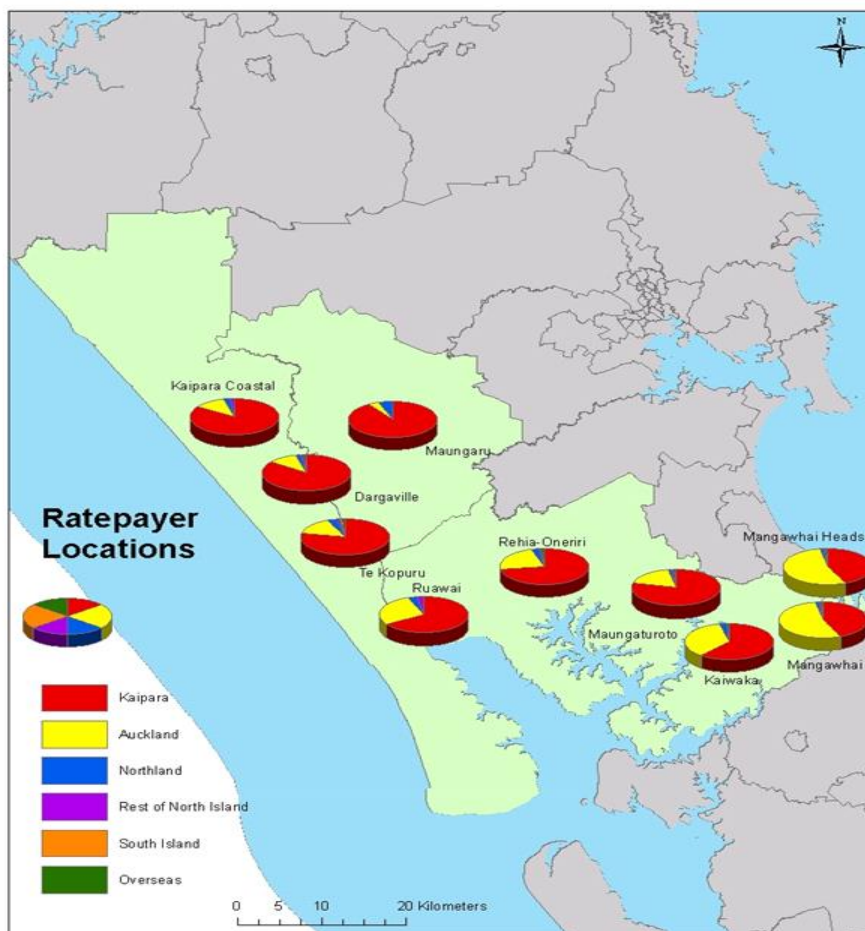
The proportion of unoccupied to occupied dwellings in the District (excluding Mangawhai) has been increasing by around 1.6% per year based on historical figures from 2006 to 2013. This suggests the



absentee population may also be increasing. By comparison, the proportion of unoccupied dwellings in Mangawhai has been decreasing by 0.5% per year since 2006. This suggests more people are moving permanently to Mangawhai. Source: Statistics New Zealand – June 2014

It is anticipated this trend will continue and intensify as the nation's aging population results in more holiday homeowners retiring permanently to their holiday houses in areas such as Mangawhai while the ongoing trend towards centralisation will result in more properties in rural areas being owned by outside investors.

The figure below shows how percentages of resident and non-resident ratepayers vary across the Statistics New Zealand CAUs in the District.



This analysis reveals that the percentage of Kaipara property owners with an Auckland postal address is greater in eastern areas.



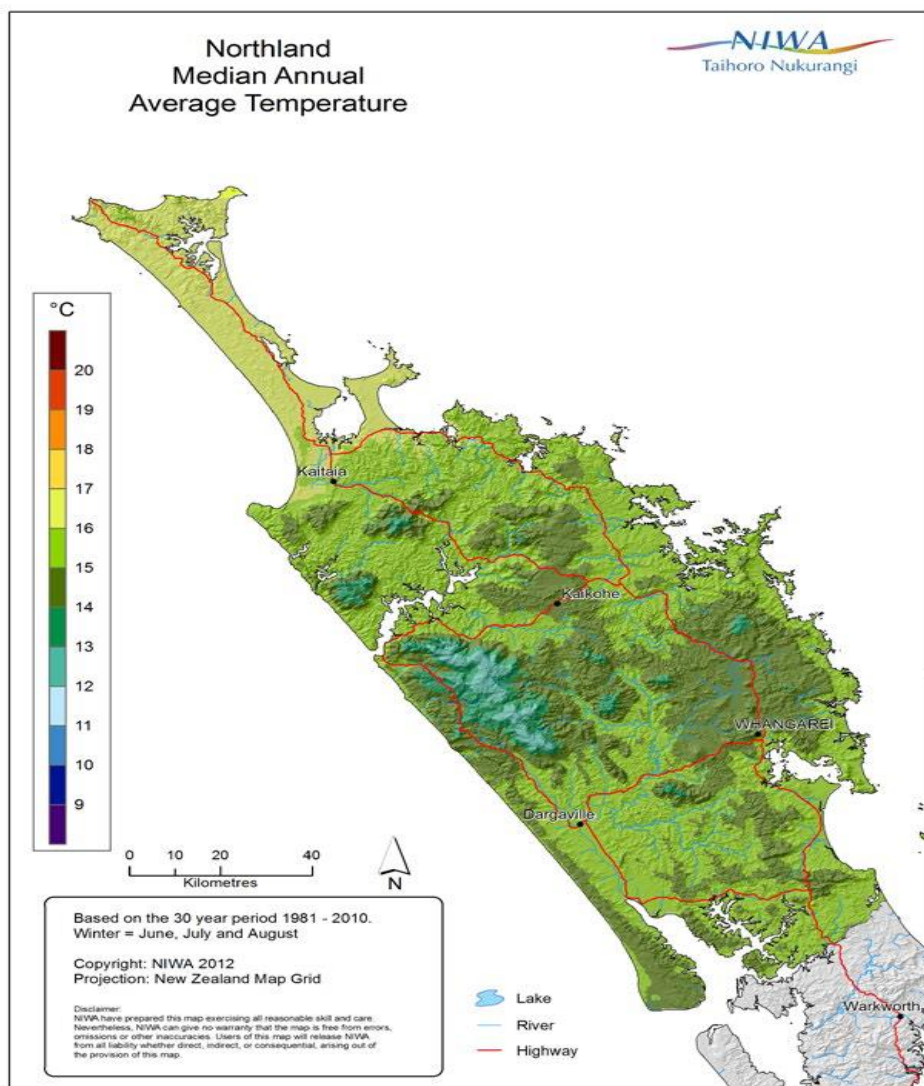
## 6 Physical

### 6.1 Weather and Climate

#### 6.1.1 Present Weather and Climate

Northland, with its northern location, low elevation and close proximity to the sea is characterised by a mild, humid, and rather windy climate. Summers are warm and tend to be humid, while winters are mild, with many parts of the region having only a few light frosts each year. Rainfall is typically plentiful all year round with sporadic very heavy falls. However dry spells do occur, especially during summer and autumn. Most parts of Northland receive about 2,000 hours of sunshine per year. It can be very windy in exposed areas and occasionally Northland experiences gales (source NIWA).

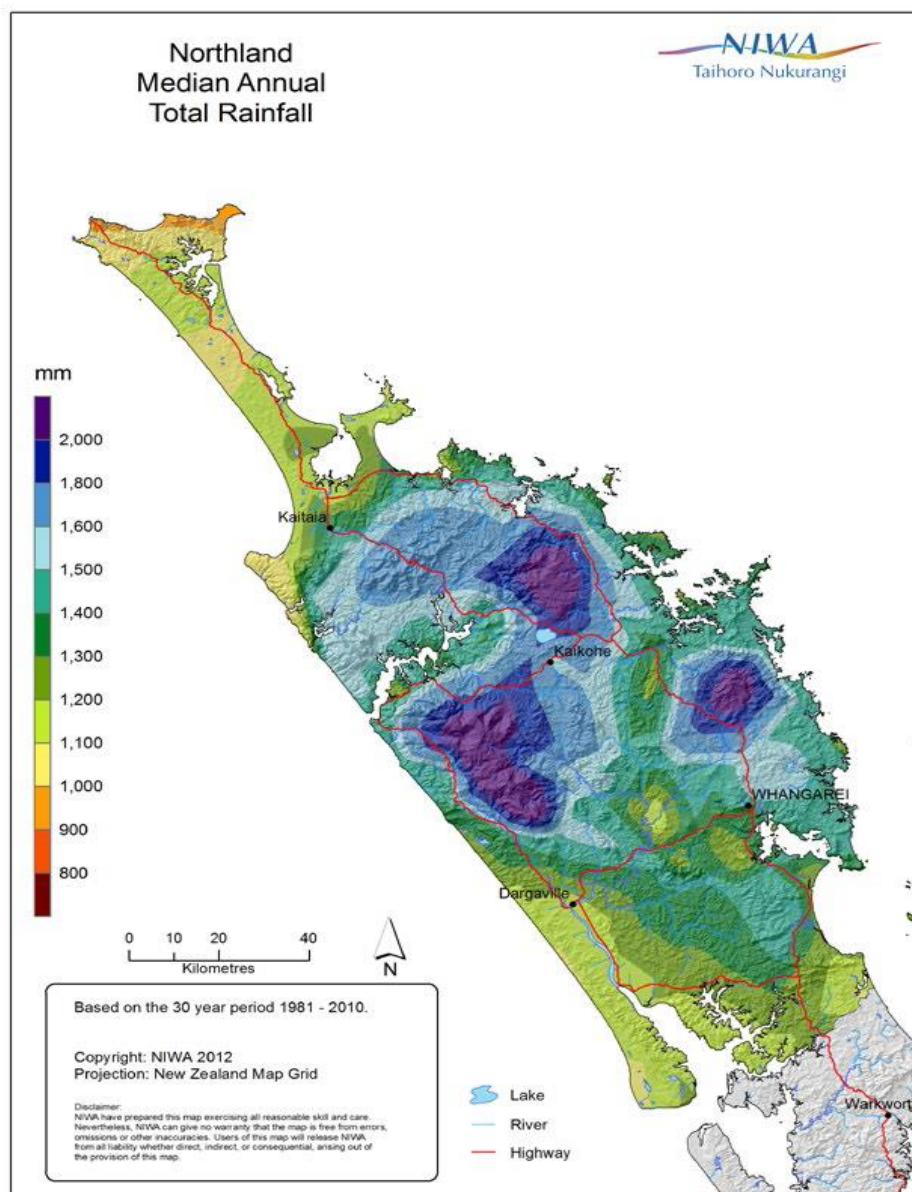
Mean annual temperatures in Northland are typically between 14°C and 16°C, with a mean annual temperature range (difference between summer and winter) averaging just 8.1°C. The mean annual temperature for the region north of Auckland City is the highest for any part of New Zealand (source NIWA). The figure below shows the median annual average temperature as it varies across Northland.



The airflow over Northland is predominantly from the southwest. This is particularly so in winter and spring, but in summer the proportion of winds from the easterly quarter, especially in eastern districts, about equals that from the southwest.

Inland and sheltered areas of Northland are among the least windy in the country, with mean annual wind speeds at Kaikohe and Kerikeri of about 10 km/hr. Spring is generally the windiest season while summer and autumn are the seasons when the greatest numbers of light wind days are recorded.

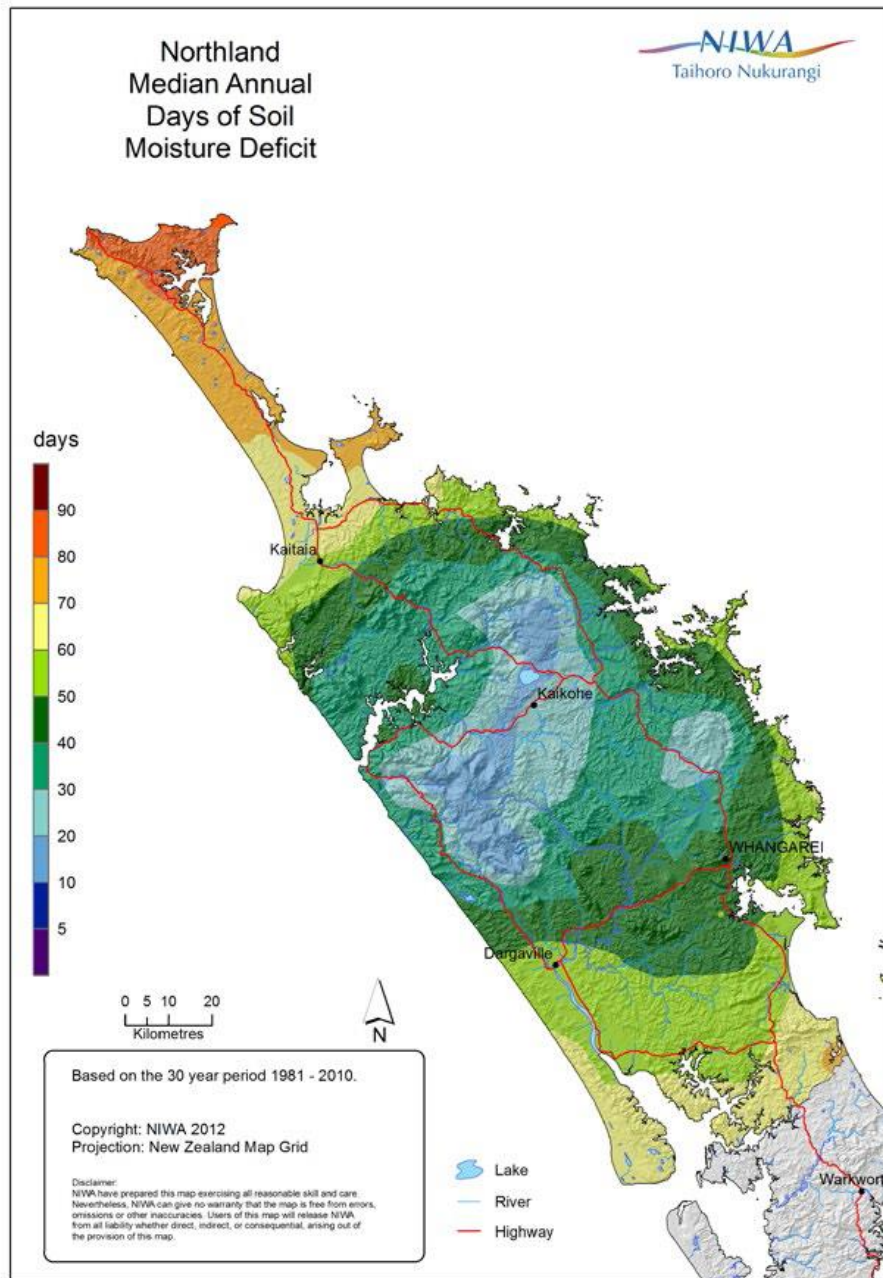
Northland's proximity to the sea and low altitude causes winds to be very moist with abundant rainfall throughout the region. Rainfall distribution patterns are related to topography with rainfalls ranging from about 1,000 mm in low-lying coastal areas, to approximately 2,000 mm at higher elevations. The following figure shows the distribution of median annual rainfall based on the 1981/2010 period.



Seasonal influences on rainfall distribution are also quite well defined. The table below lists monthly rainfall norms and percentages of annual totals for the period 1981/2010 for selected weather stations. This table clearly shows that rainfall is greater during the winter, June to August, period.

Location		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Cape Reinga Aws	a	58	65	56	109	96	103	128	95	85	61	57	76	988
	b	6	7	6	11	10	10	13	10	9	6	6	8	
Kaitaia Observatory	a	85	93	81	96	135	151	169	144	128	99	87	100	1367
	b	6	7	6	7	10	11	12	11	9	7	6	7	
Kaitaia Aero Ews	a	69	121	86	119	138	125	136	104	93	93	73	99	1253
	b	5	10	7	9	11	10	11	8	7	7	6	8	
Kaeo Northland	a	88	102	120	140	144	169	200	170	148	113	102	100	1596
	b	6	6	8	9	9	11	12	11	9	7	6	6	
Rawene 2	a	78	72	89	98	128	145	164	142	118	91	83	91	1299
	b	6	6	7	8	10	11	13	11	9	7	6	7	
Opononi	a	86	65	93	94	124	144	133	116	105	93	92	88	1234
	b	7	5	8	8	10	12	11	9	8	8	7	7	
Kaikohe Aws	a	110	106	109	140	139	152	188	159	124	100	96	109	1532
	b	7	7	7	9	9	10	12	10	8	6	6	7	
Kerikeri Airport	a	122	117	138	145	154	185	205	182	162	127	114	123	1775
	b	7	7	8	8	9	10	12	10	9	7	6	7	
Russell	a	91	87	116	117	130	144	172	146	121	97	89	90	1400
	b	7	6	8	8	9	10	12	10	9	7	6	6	
Waipoua Visitor Centre	a	89	82	103	97	146	177	166	153	132	110	93	94	1443
	b	6	6	7	7	10	12	11	11	9	8	6	7	
Whangarei Airport	a	78	98	117	103	110	132	169	127	110	84	76	97	1300
	b	6	8	9	8	8	10	13	10	8	6	6	7	
Dargaville 2	a	64	69	102	107	97	121	141	109	109	82	63	74	1137
	b	6	6	9	9	9	11	12	10	10	7	6	7	

The figure below shows region-wide variability in days of soil moisture deficit per year (days when there is not enough soil moisture to sustain plant growth without irrigation) for the period 1981/2010. The figure shows that, in an average year, there is between 60 and 70 days of soil moisture deficit for most areas of the Kaipara. The area around Mangawhai appears to be particularly dry. It should be noted however, that this model does not take soil type into account. Free draining sandy soils such as those in the western Kaipara will therefore likely have more days of soil moisture deficit than indicated by this figure.



### 6.1.2 Climate Change

As New Zealand, and particularly Northland, has a temperate maritime climate (its air temperature is moderated by the surrounding ocean which heats up and cools down slowly) it is expected climate change will have a lessor effect here than in continental countries such as Australia.

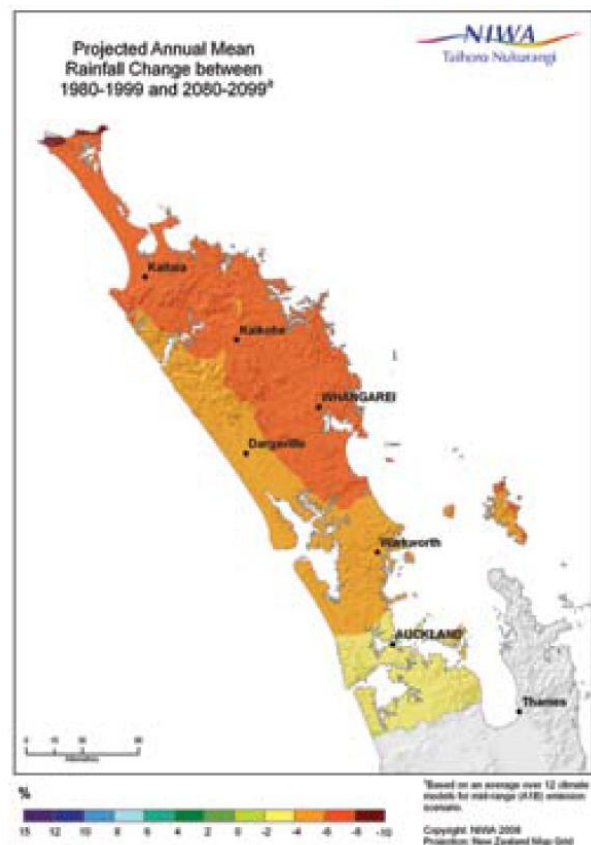
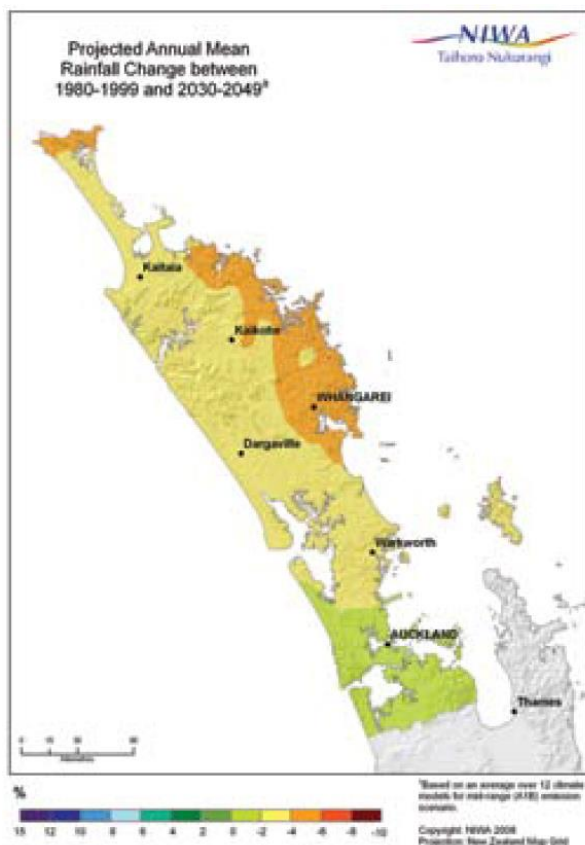
It should be noted that projections of climate change depend on future greenhouse gas emissions which are uncertain. Also, global climate models used to predict future climate vary in their sensitivity to these emissions. The combination of these factors means that projections of future climate are usually expressed as a range of likely values. The information presented below is mostly from "middle-of-the-range" climate change projections.



Northland temperatures are likely to be around 0.9°C warmer by 2040 and 2.1°C warmer by 2090, compared to 1990. To put this in perspective, consider that average temperatures were only 4.0°C cooler than the present during the last ice age (20,000 years ago); hence slight variations in average temperature can have a large effect on the Earth's climate. By the end of the century, Northland is projected to have about 45–70 extra days per year where maximum temperatures exceed 25°C (source: Ministry for the Environment (MFE)).

New Zealand tide records show an average rise in relative mean sea level of 1.7 mm per year over the 20th century. Sea levels are expected to continue to increase into the future. The Ministry for the Environment (MFE) recommends planning for future sea-level rise of at least 0.5 m, along with consideration of the consequences of a mean sea-level rise of at least 0.8 m (relative to the 1980/1999 average) by the 2090s. Coastal roads and infrastructure are expected to face increased risk from coastal erosion and inundation, increased storminess and sea-level rise (source: MFE).

Changes in rainfall are also expected for Northland, with the possibility of more extremes of wet and dry. The maps below show the projected trend in annual average rainfall that could be expected by 2050 and 2100, compared to the average for 1980/999 (source: Ministry of Primary Industries (MPI)). Average annual rainfall is likely to decrease by up to 4.0% in Auckland and western Northland, and by 5%–10% in the north and east of the region. With this comes a consequent increase in drought risk (source MPI).



There is already large natural variability in extreme rainfall frequency in Northland from year to year and decade to decade. With climate change, Northland is expected to have more frequent and intense heavy rainfall events during the 21st century in addition to this natural variability (source: MFE).

The intensity of ex-tropical cyclones is likely to increase and when these occur there will be an increased risk of damage from heavy rain and strong winds. More heavy rainfall will increase the risk of flooding, which could become up to four times as frequent by 2090. Changes to flood plains resulting from a higher number of floods may damage infrastructure (source: MFE).

It can also be noted that the number of storms crossing the Tasman Sea is expected to increase in summer and decrease in winter by the end of the century. The intensity of these storms is likely to decrease in both summer and winter (source: MFE).

More frequent, intense rainfall will require ongoing improvements in erosion control and better drainage particularly in the vegetable growing areas where crops are grown in loose (ploughed) soil (source MPI). There will also be consequences for local and regional infrastructure including: land drainage; flood protection; community water schemes; culverts and bridges; erosion control; farm dams; water reticulation and irrigation (source MPI).

By 2090, the time Northland spends in drought is likely to range from minimal change through to more than double, depending upon the climate model and emissions scenario considered. More frequent droughts are likely to lead to further water shortages, increased demand for irrigation and increased risk of wild fires (source: MFE).

Over the 21<sup>st</sup> century, lower river flows are anticipated in the east and north of the North Island as well as in the northeast of the South Island (source: New Zealand Climate Change Centre).

Agriculture may be hindered by the negative effects of climate change such as prolonged drought, increased flood risk, or greater frequency and intensity of storms. However, if these adverse effects can be mitigated, such as by providing dams for flood protection and irrigation, then farmers will likely benefit from faster growth of pasture and better crop growing conditions (source: MFE).

Production of some crops, such as kiwi fruit, is likely to become uneconomic in Northland by 2050 due to a lack of winter chilling. However, warmer temperatures, a longer growing season and frosts becoming rare could provide opportunities to grow new, sub-tropical crops such as avocados and citrus (source: MFE).

Northland could experience increases in temperate pasture yield, although high summer temperatures could become increasingly limiting over time. The extent to which any production gains are realised in pastoral systems will depend strongly on changes in pasture composition (source MPI). Sub-tropical grasses such as kikuyu and paspalum are already widespread and will likely become more so (source MPI).

Animal health effects could include increased heat stress on cattle and increased incidence of diseases such as facial eczema. Lower winter rainfall in eastern Northland could improve conditions for rearing young livestock during the cold months (source MPI).

There may be an increase in the occurrence of summer water-borne and food-borne diseases such as Salmonella. There could also be an increased risk from some vector-borne diseases such as Dengue fever and the Ross River virus (source: MFE). Increased problems with insect pests are also likely (source MPI).

Overall, the extent to which any change in the region's climate affects the Kaipara and its people will depend on their ability to adapt to a changing environment. As shown above, climate change will bring both challenges and potential opportunities for the District.

## **6.2 Coastal**

Kaipara's coastal resources can be broadly grouped into two types; the exposed west and east coasts and the sheltered Kaipara and Mangawhai Harbours.

The west coast beaches are challenged by their remoteness and dangerous swimming conditions making them less suitable for holidaymakers and tourists. However, for those with local knowledge or for the more experienced, these beaches offer numerous recreation opportunities. Kaipara's Ripiro Beach runs continuously almost the entire length of the District from Pouto to Maunganui Bluff. This long, wide, continuous beach also serves as a road, is part of the Kaipara Missing Link Cycleway and provides opportunities for horse trekkers.

The Kaipara Harbour is New Zealand's largest estuarine ecosystem and the largest harbour in the southern hemisphere. It has high ecological importance as a major nursery for commercial and recreational fish species, potentially affecting the fish stocks of much of the upper North Island's west coast.

The key challenge facing the harbour is management of sediment and, to a lesser extent, nutrients and pathogens washing into streams and rivers across its 640,000 hectare catchment. The high sediment loads entering the harbour are causing it to become increasingly shallow, congested with mangroves and difficult to navigate as well as smothering benthic biota (living things on the seabed) and reducing water clarity. Better land use management is needed to protect the harbour. Council is currently addressing this through its support and involvement with the Integrated Kaipara Harbour Management Group (IKHMG). The IKHMG was initiated by Te Uri o Hau on behalf of Ngati Whatua to achieve "a healthy and productive Kaipara Harbour". The Group has been proactive in promoting this goal, however the scale of the harbour's catchment leaves much work still to be done.

The Mangawhai Harbour is recognised for its cultural, landscape, ecological and heritage values. The history of the Harbour also signifies its importance to communities that have lived on its shores (both Maori and later European settlement). Activities on the Harbour have included gathering of kaimoana, shipbuilding, kauri milling, gum digging and, more recently, farming and sand mining (the later ceased in 2004). The Mangawhai Harbour experiences pressures from stormwater and recreational use, and these are likely to increase as the area's population grows. Key issues will be managing the health of the harbour and the stability of the harbour entrance, as well as protecting the area's natural character from development pressures.



The East Coast of the District is comparatively limited in geographic extent, extending from Bream Tail in the north to the District boundary (just north of Te Arai Point) in the south. This area is characterised by its distinctive and popular surf and white sandy beaches. The coast is recognised as an area of significant and outstanding landscape value and for its ecological values.

### **6.3 Infrastructure**

#### **6.3.1 Roothing**

The Kaipara District has a large roading network (1,570 km), with a large proportion of these roads being unsealed (1,124 km). Also part of the roading infrastructure are 353 bridges, 1,136 streetlights, 88 km of footpaths and more than 6,600 road traffic signs.

The high cost of maintaining the network is partly due to:

- the isolated, rural nature of much of the District and its difficult topography;
- unstable geology combined with regular high intensity rainfall events;
- scarcity and high costs of roading materials, typically aggregates;
- the reduction in the NZTA's financial assistance rate by one percent per annum over the past two years.

The extent of unsealed roads in the District is likely to remain unchanged over the foreseeable future as changes in NZTA's priorities have made subsidised seal extensions almost impossible to attain.

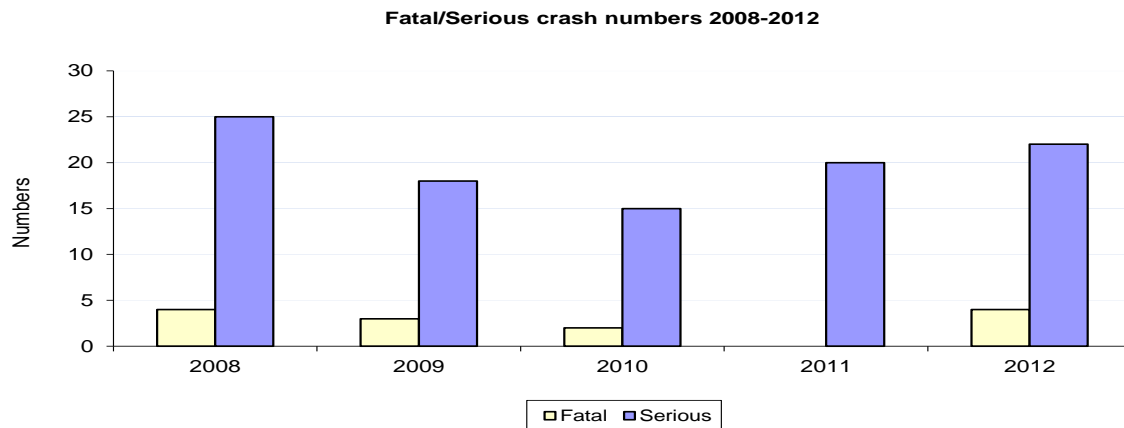
Roothing maintenance requirements are likely to increase as Northland forestry volumes are predicted to increase and truck movements to Northport continue to increase as the port increases its freight handling.

Increasing the number of heavy vehicle movements on our roads will have a greater effect in Northland than in many other parts of the country as the region's roads are made of a softer roading aggregate.

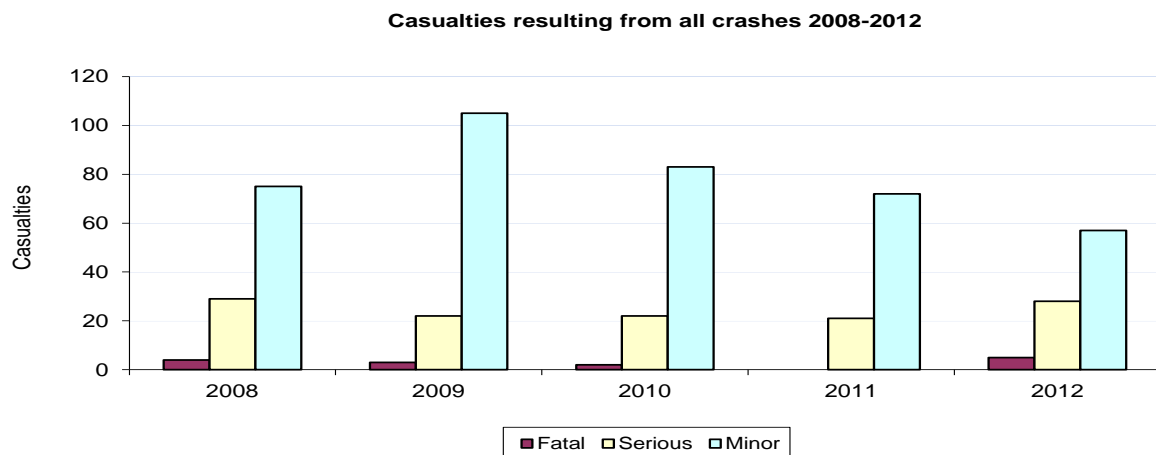
#### ***Road Crashes***

Safe and efficient travel in, out and around the District is perhaps the most important service Council offers and one that is vital to the economic and social well-being of Kaipara's communities. The ability to get in a car and travel freely, quickly and safely is fundamental to the lifestyle of New Zealanders and is of particular importance in rural areas where the sparseness of the population makes other transport options unviable.

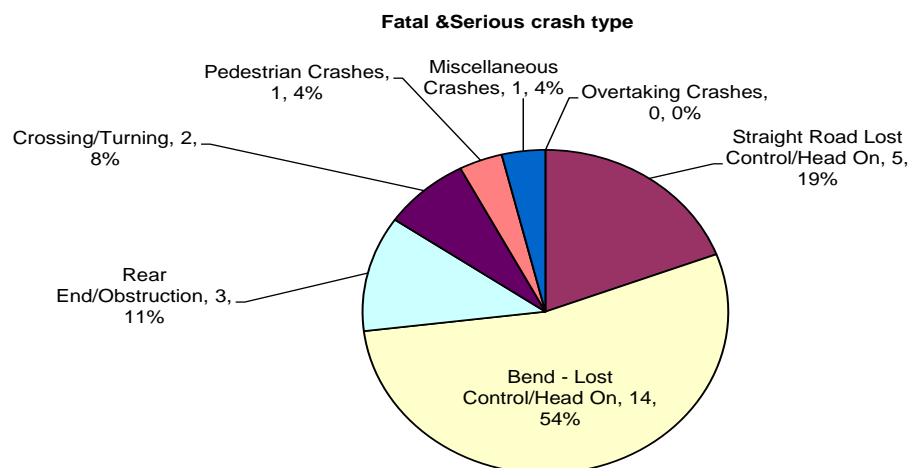
There were 113 serious/fatal crashes in Kaipara between 2008 and 2012. This compares to 240 in Far North and 208 in Whangarei over the same period. Of a total of 923 motor vehicle crashes in Kaipara over the five years until 2012, 13 (or 1%) resulted in fatalities, 100 (11%) resulted in serious injury, 256 (28%) resulted in minor injuries and 554 (60%) resulted in no injuries. The table below shows the number of fatal and serious crashes in Kaipara over the five years to 2012.



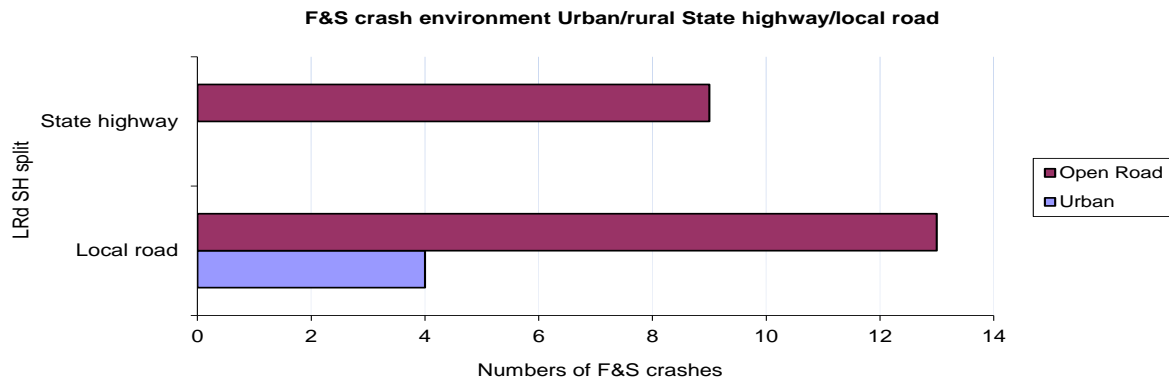
A total of 14 people were killed in motor vehicle accidents in Kaipara over the period 2008/2012. A further 122 were seriously injured and a further 392 received minor injuries. The following figure compares the numbers of fatally, seriously and minor injured casualties as they have varied over the period 2008/2012.



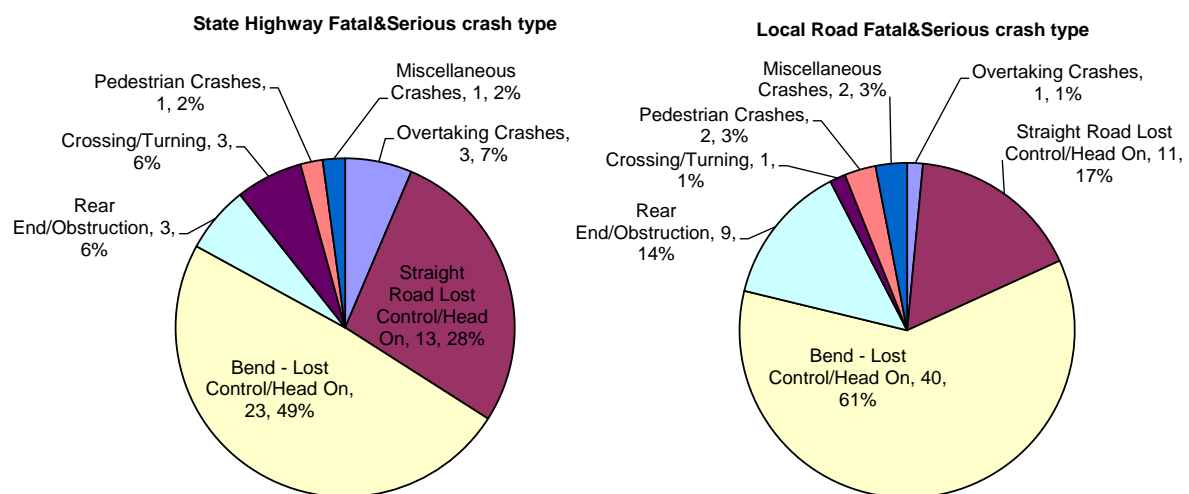
The following figure gives a breakdown of the circumstances under which Kaipara serious and fatal crashes occurred between 2008/2012. The figure shows that the majority of serious crashes occurred as a result of drivers losing control of their vehicles or veering off course.



The following figure shows how the number of road accidents on Kaipara District Council administered local roads compares to those on State Highways in the District. From it we see that crashes are more common on local roads than State Highways.



Analysis of the causes of serious and fatal crashes on both local roads and State Highways shows that crashes on local roads are more likely to be the result of losing control on a corner (61% of crashes) than crashes on State Highways (49%). Local roads also have a higher incidence of rear end/obstruction crashes (17%) compared to State Highways (6%). A higher percentage of crashes on State Highways were caused by drivers losing control on straights (28%) than on local roads (17%). These differences are shown on the figures below.



According to the 'Briefing Notes on Crash Analysis - June 2013', alcohol and drug related crashes are a high strategic priority for the District (as was identified in 'Safer Journeys'). Locally this issue is of concern due to the number of deaths and/or serious casualties when viewed against the local road use (VKT). This reflects a high level of personal risk.

### 6.3.2 Puhoi to Wellsford Motorway Extension

The Pūhoi to Wellsford motorway extension was nominated as a Road of National Significance (RONS) by the Government in 2009. The project will extend the motorway section of State Highway 1 from its current end point at the Johnstone's Hill tunnels (near Pūhoi) to Wellsford. The project is

divided into two stages, with the Pūhoi to Warkworth section a priority to progress towards obtaining consents and a designation ready to build.

At the end of August 2013 NZTA lodged an application with the Environmental Protection Authority (EPA) for resource consents and a designation to build the Pūhoi to Warkworth section of the motorway extension.

The EPA notified the proposal and received submissions from the public between 16 November and 13 December 2013.

The Ara Tūhono – Pūhoi to Wellsford Road of National Significance: Pūhoi to Warkworth section Board of Inquiry has released its draft report and decision. The Board has confirmed two notices of requirement and granted the 15 resource consents sought by the NZ Transport Agency, subject to the imposition of conditions. The draft report and decision is available on the Environmental Protection Agency's website [HERE](#). The applicant and other parties now have 20 working days to make comments on minor or technical aspects of the report. The Board will provide its final decision to the Environmental Protection Agency by 04 September 2014.

According to the NZTA's [website](#) the start date for this project is now 2015/2019 with construction due for completion by 2020/2022.

At this stage options to progress the Warkworth to Wellsford section are being considered as part of a long term strategy to identify a programme of improvements for the entire Auckland to Northland State Highway corridor.

### **6.3.3 Rail**

Two rail lines pass through the Kaipara District; the Dargaville Branch and the North Auckland Line. Both primarily transport forestry products (logs and wood chips) though the North Auckland Line also carries tonnage from Fonterra's Dairy factory at Kauri. The contribution of rail in reducing heavy vehicle movements on our roads, and therefore lowering road maintenance cost and improving travel times and road safety, needs to be considered when assessing land transport in our region. It is therefore concerning that the whole of the North Auckland Railway system is threatened with closure. The Dargaville line particularly is under threat. If this section is closed, additional truck movements on the road between Dargaville and Whangarei will result. While the increased costs of road maintenance will largely fall to NZTA, Kaipara as a whole is likely to experience increased travel times, poorer business links and reduced road safety.

### **6.3.4 Wastewater**

The Council operates wastewater treatment facilities at Mangawhai, Kaiwaka, Dargaville, Maungaturoto, Glinks Gully and Te Kopuru. The Dargaville plant is sufficient to serve the town provided its population does not experience a major increase. At present the Glinks Gully system cannot be upgraded to service the remaining beachfront properties due to limitations in the capacity of its effluent field.

*Experience demonstrates that consent conditions are becoming more stringent with increased monitoring requirements being commonplace and the likelihood of additional treatment requirements being added in the future. Increased expenditure may be required to meet revised compliance requirements for older (not Mangawhai) wastewater schemes within the District.*

### **6.3.5 Drinking Water Supply**

The Council supplies water to the communities of Maungaturoto, Ruawai, Dargaville (including Baylys), Glinks Gully and parts of Mangawhai. The Dargaville water pipe network is set to require a large-scale overhaul with much of the pipe network needing replacement. The other schemes are considered to require only minor upgrades, maintenance and monitoring.

### **6.3.6 Renewable Energy**

The lack of reliable electricity supply in Northland is a major limitation to industry in the region. Hence there is a great need for local generation of electricity to prevent the risk of blackouts. The Kaipara District is fortunate to have the opportunity to develop renewable energy resources. These include opportunities for large windfarms (potentially supplying up to 300MW) at Glinks Gully (Red Hill), Rototuna (Pouto Peninsular) and Pouto.

Meridian Energy has spent five years investigating the potential for a windfarm on the Pouto peninsular. The planning for this project is now well advanced, although final project size has not yet been determined. A portion of the windfarm site has been purchased and the project has support from Te Uri o Hau. Meridian Energy has stated that the windfarm is a desirable project in its portfolio but the timing is not right to progress for consent as the demand for electricity on the national market is currently insufficient to warrant new generation construction. This trend looks like it will continue for the foreseeable future. This project may become a reality as Auckland's growth fuels demand for energy and as changing social and political views increasingly favour renewable sources for electricity generation.

The District also has the opportunity to develop tidal power. Crest Energy Limited has a resource consent to develop a tidal power station in the mouth of the Kaipara Harbour. This could comprise up to 200 completely submerged turbines with a maximum generating capacity of around 200 megawatts. Crest Energy estimates this will generate sufficient power for an area from Albany to Cape Reinga. According to Jeremy Miller, Generation Development Manager for Nova Energy; "Crest currently does not have any immediate plans with respect to the project. Crest is currently observing technological developments overseas and reviewing the economics of the project before proceeding any further."

Increasing electricity generation within the region would allow for expansion and establishment of major industries such as sawmills, wood processing plants and dairy factories in the District. This in turn would raise employment and increase prosperity in our District.

## **7 Legal**

### **7.1 Local Government Reorganisation**

The Local Government Commission, in their Media Statement, “Timeframes for reorganisation proposals” released 27 June 2014 stated that they are currently considering the reorganisation of local government in Northland but will not release a decision in the lead-up to the General Elections in September 2014.

The Commission completed public hearings of submissions on its draft reorganisation proposal on 30 April 2014. Public hearings and meetings with hapu/iwi/Maori had been held in ten locations throughout Northland over 15 days. Almost 200 people spoke to their submissions and many raised ideas and questions for the Commission to consider further.

The Commission is now analysing the submissions and feedback from the hearings, and may undertake further inquiries and consultation with other groups if required. It then has four options:

- issue the draft proposal as a final proposal;
- modify the draft and issue it as a final proposal;
- issue a new draft proposal based on a different preferred option for local government in Northland;
- or
- decide not to issue a final proposal at all (retain the status quo).

The Commission is still considering these options. It anticipates that if a final proposal or a new draft proposal is to be issued, further work would be required on a number of issues. In relation to a final proposal, the Commission would need to first satisfy itself there is likely to be demonstrable community support for such a proposal in each affected district.

The Commission will avoid issuing any proposal, either final or draft, during the regulated period for the 2014 General Election (which commenced on 20 June 2014). It wishes to minimise the risk of voter confusion if the General Election and a local government reorganisation poll were conducted in close proximity to each other.

In addition, the Commission is concerned to avoid possible ambiguity or uncertainty over the rules for advertising and expenses if a local poll was conducted during the General Election campaign period.

### **7.2 Auckland Unitary Plan**

Auckland Council is continuing to develop their Unitary Plan. The process so far has involved Auckland's most extensive public notification period, with the proposed Plan open for submissions for five months, from 30 September 2013 to 28 February 2014. More recently, Aucklanders had the opportunity to either support or oppose submitters' requests for changes, by making Further Submissions. The Further Submission period closed at 5pm on Tuesday 22 July 2014. Pre-hearing meetings on Further Submissions are estimated to begin in September 2014 with hearings estimated to start in November 2014.

Once complete, the Auckland Unitary Plan will replace the existing Regional Policy Statement and 13 existing district and regional plans. The Auckland Unitary Plan will ensure that Auckland can meet

its economic and housing needs and help its centres meet their real potential, while protecting and enhancing what Aucklanders treasure most.

### **7.3 Local Government Funding Review**

Auckland councillor Penny Webster is to lead a team on behalf of Local Government New Zealand (LGNZ) to undertake a study into options for raising more funds to pay for local infrastructure and will investigate local income, consumption, and payroll taxes.

According to LGNZ President Lawrence Yule, increasing populations in some centres but declining populations in others were putting "severe pressure" on rates which accounted for 60% of councils' income.

LGNZ's funding review team will publish an issues paper before Christmas and a final report in March 2015.

Mr Yule said New Zealand's local authorities had a high reliance on rates which was unusual compared with overseas where the common approach was to have "multiple taxing powers" for resilience and fairness reasons.

A report prepared last year by the NZ Initiative for LGNZ recommended new regional taxes or a new formula for councils to receive a share of central government funding.

However, the National Government has already indicated it is cold on the idea of any changes, and that regional taxes are not going to happen (source: The New Zealand Herald 02 July 2014).

### **7.4 Bills Before Parliament or Recently Enacted as at 29 July 2014**

#### **Local Government Act 2002 Amendment Act (No 3)**

The Act introduces a new, focused consultation document for Long Term Plans and Annual Plans, and reduces duplication between these Plans. The Act also removes most of the Local Government Act's requirements to use the special consultative procedure. It has more flexibility about how to consult to enable councils to design decision-making and community engagement processes that are appropriate to different circumstances.

The Act provides for a new Infrastructure Strategy to be incorporated into Long Term Plans. The purpose of this Strategy is to identify significant infrastructure issues, options and implications for the Council over a 30-year period. The Act specifies that certain information derived from Asset Management Planning would be included in the Infrastructure Strategy.

The Act also addresses limited mechanisms for resolving challenges to Development Contributions charges, and opportunities to encourage greater private provision of infrastructure.

The Act provides a new purpose for Development Contributions and principles to direct and guide how they are used by councils.

Furthermore, there are provisions that clarify and narrow the range of infrastructure that can be financed by Development Contributions. What is more, the Act introduces a Development Contribution objection process, with decisions made by Independent Commissioners. Finally, the Act



includes technical corrections and refinements to existing provisions in the Local Government Act 2002.

This Act is expected to have a high impact on Council as it creates a number of different workstreams around decision-making, community engagement, Development Contributions and drafting an Infrastructure Strategy. Council will also need to ensure that AMPs are consistent with the Infrastructure Strategy.

This Act had its Third Reading on 29 July 2014 and gained Royal Assent on 07 August 2014.

### **Building (Earthquake-prone Buildings) Amendment Bill**

The aim of this Bill is to amend the Building Act 2004 (the Act) “to improve the system for managing earthquake-prone buildings.” The Bill defines an earthquake-prone building and prescribes how they are to be managed. The Bill also prescribes timeframes that are to be met in order to fulfil the Bill's requirements.

- This Bill is expected to have a medium impact on Council as it sets more specific guidelines as to what needs to be included in Council's Earthquake-prone Buildings Policy. This includes specific timeframes which Council needs to meet with ensuring identifying, assessing and corrective actions having taken place. This is likely to require some additional staff resourcing to undertake the identifying and ensuring people undertake assessments and corrective actions. It is estimated that Kaipara will have less than 50 buildings throughout the District which this Bill would apply to. Some Council-owned buildings are included e.g. the Municipal Chambers.

The Bill had its First Reading on 05 March 2014. Submissions closed on 17 April 2014.

### **Human Rights Amendment Bill**

This Bill amends the Human Rights Act 1993 to enable the establishment of the position of a full-time Disability Rights Commissioner within the Human Rights Commission. The Bill also looks to make other changes to the roles, and structure of the Commission. The Bill gives additional functions to the Commission.

This Bill does not have direct implications on Council operations, however the Bill of Rights is a consideration which Council needs to be aware of when undertaking certain projects i.e. Bylaws. It may also have some employment implications (e.g. equal employment opportunities). This should be monitored to ensure that the correct legislative version is used when needed.

This Bill was at the Select Committee report stage as at 30 April 2014.

### **Public Health Bill**

This Bill proposes a number of changes, some of which are around planning and construction of sanitary services and definition of the word 'nuisance'.

This Bill is expected to have a low impact on Council, despite Council having powers and duties under the Health Act. The changes proposed should be minimal if any to Council's operations.

This Bill was at the Select Committee report stage as at 26 June 2008.

### **Environmental Reporting Bill**

The aim for this Bill is to provide for regular environmental reporting, including the type of information, quality of information and timing of the reports. This Bill sets the scone for state of the environment planning.

It is unclear as to how this Bill will affect Council. The Bill specifies in general terms the information that will be collected however does not provide specifics on what information Council will need to provide. It may also mean that Council may have to collect information in a certain way in order for information to be reported back in a consistent way for all Territorial Authorities throughout the Country.

This Bill had its First Reading on 05 March 2014.

### **Health and Safety Reform Bill**

This Bill will ultimately replace the Health and Safety in Employment Act 1992. This Bill sets out all the responsibilities and duties placed upon people in the workforce.

This Bill is expected to have a high impact on Council as everyone who works at Council including the elected body and volunteers has duties and responsibilities under this Act. Everyone will need to be made aware of these when (if not prior to) the Bill becomes enacted. Emphasis is placed on those people who make the decisions for the organisation to be completely aware of what health and safety issues the organisation has as ignorance will no longer be considered a defence if any issues arise. This Bill when enacted will be overseen by Worksafe New Zealand.

The Bill had its First Reading on 13 March 2014. Submissions closed on 17 April 2014.

### **Legislation Amendment Bill**

This Bill seeks to improve the accessibility of the law, so the main provisions of New Zealand legislation that are concerned with parliamentary enactments can be found in one statute and to improve the rules from the Interpretation Act 1999 for the Courts and the public by addressing a few technical issues that have been identified; to encourage the production of good legislation in order to inform the parliamentary and public scrutiny of that legislation; and to clarify and update the Legislation Act 2012.

This Bill is expected to have a minor impact on Council. This is highlighted as it outlines changes to legislation processes that may affect other legislation which concerns Council.

This Bill was introduced to Parliament on 20 May 2014.

### **Parental Leave and Employment Protection Amendment Act (formally part of the Budget Measures (Financial Support for new-born children) Bill)**

This Act increases maternity duration from 14 weeks to 16 weeks.

This Act is expected to have a minor impact on Council. This is largely an employment concern which may affect Council if key individuals wish to take maternity leave.

This Act gained Royal Assent 06 June 2014.

### **Psychoactive Substances Amendment Act**

This Act removes all psychoactive substances that were for sale from shop shelves. This means that any existing substances need to pass the same checks and balances as all other substances before that can be sold again.

This Act does not affect Council directly, rather is highlighted to understand legislation developments that affects a particular issue raised by Kaipara's communities.

This Act gained Royal Assent 07 May 2014.

### **Statutes Amendment Bill (No.4)**

This Bill makes a number of amendments to various Acts.

#### *Local Government Act 1974:*

Amendments include proposed changes to the Local Government Act 1974 s 342 Road (Stopping and Closing of Roads) and schedule 10 involving changes in organisation names. Local Government Act 2002 proposed amendments involve changes in wording to s 169A (Proving substance is alcohol in relation to alleged breach of alcohol ban) and to schedule 3.

#### *Local Government Official Information and Meetings Act 1987:*

There are also changes to the Local Government Official Information and Meetings Act 1987 and the Official Information Act 1982. Both of these propose changes are to how requests are handled and include clarifying the form a request can be made in and how amendments to requests are to be handled. Council needs to be particularly aware of the changes with the Local Government Official Information and Meetings Act to ensure that, if passed, Council's processes align with the amendments.

#### *Reserves Act 1977:*

An amendment to the Reserves Act 1977 is to give Council the ability to transfer to the Crown, reserves vested in and administered by the local authority at the moment the Crown can transfer to Council but not the other way around. Other amendments to the Reserves Act 1977 include removing the limitation of the application of sections 48A, 114 and 115 to "reserves originally vested in the Crown". The effect of this amendment is that, in respect of any reserve, irrespective of its original vestment, a local authority may:

- a. Use it for communication stations (Reserves Act, section 48A);
- b. Vary covenants, terms and conditions of licences and leases issued in respect of the reserve (Reserves Act, section 114); and
- c. Control the transfer of an interest in a licence or lease issued in respect of the reserve (Reserves Act, section 115).

Council needs to be aware of changes around the Reserves Act which may affect how Council undertakes activities and the considerations that may be made when making certain decisions.

*Sale and Supply of Alcohol Act 2013:*

Amendment to the Sale and Supply of Alcohol Act 2013 includes clarifying the grounds of an objection in respect of an application for a licence which is the same as one that is already in force at the premises and for which the same conditions are sought, is limited to the “suitability” of the applicant. Council needs to be aware of changes around the Sale and Supply of Alcohol Act which may affect how Council undertakes activities and the considerations that may be made when making certain decisions.

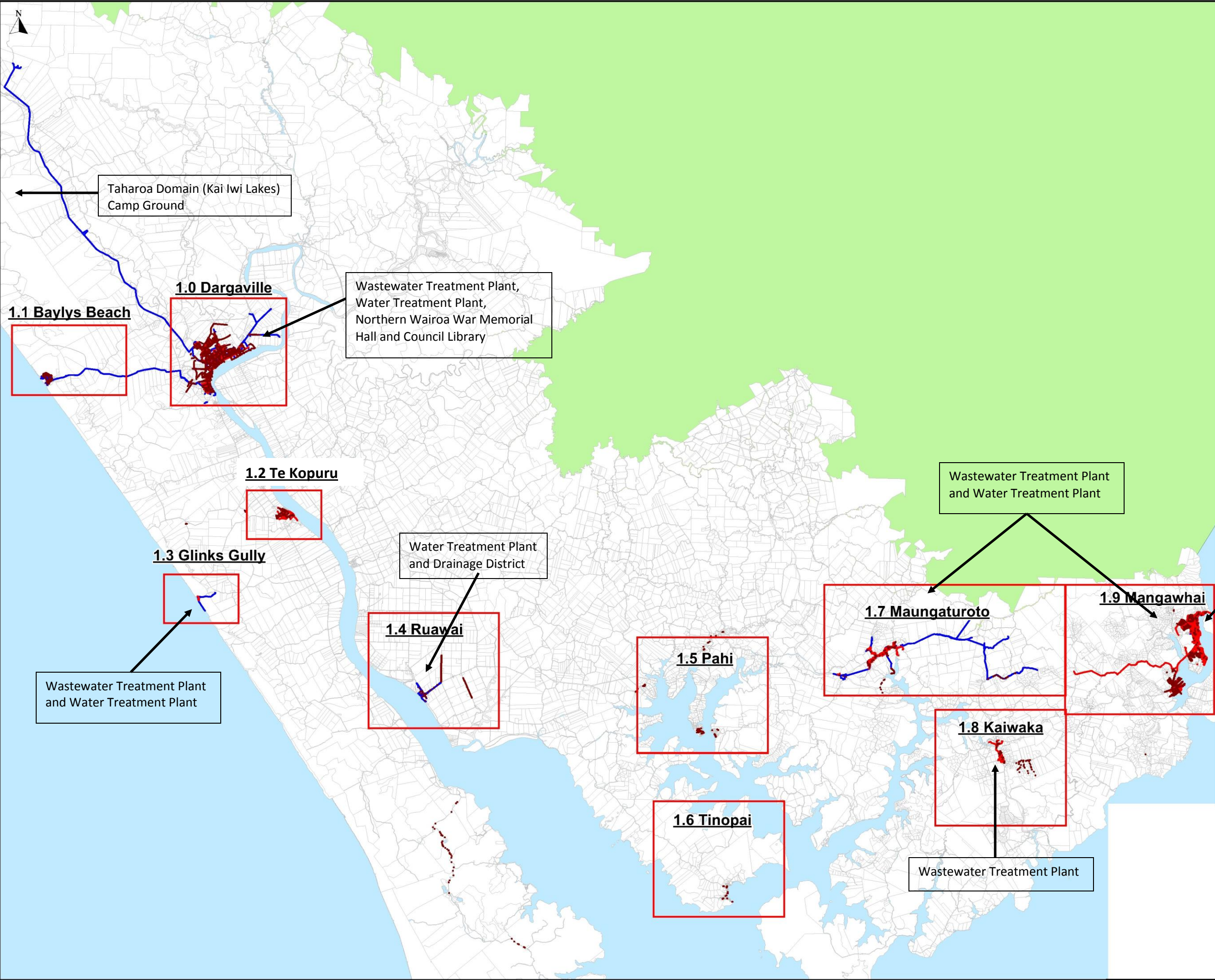
This Bill is expected to have a medium impact on Council.

This Bill had its First Reading on 16 April 2014.

**8      Technical**

Please see attached map.





### Legend

**Pipes**

- Water Distribution
- Stormwater Collection
- Wastewater Collection

**Zones**

- Parcel Boundaries

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Rev	Drw	Chk	Apd		Date

**KAIPARA DISTRICT COUNCIL**

Title: Figure 0.0

Scale	NTS	Rev
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