




## OVERVIEW

Provides information on the environment Kaipara District Council operates in.

Includes looking at the way things are & trends driving change.

Helps Council's decision making and supports planning for the future.

Does not make recommendations.



## OVERVIEW

### Covers:

- The physical environment
  - Geology and soils, climate and climate change
- Population demographics
  - Population growth, ethnicity, population aging
- The economy
  - Structure of the economy, economic performance, job creation
- Infrastructure
  - Transport, electricity, telecommunications, four waters

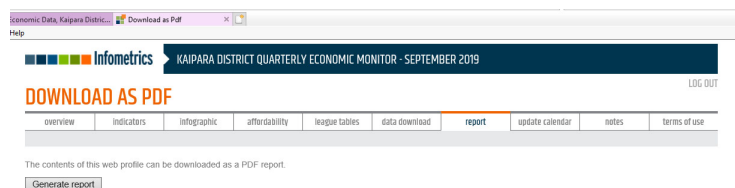


## OVERVIEW

The information available is being updated all the time

You can find the latest at:

<https://www.kaipara.govt.nz/council/council-publications/economic-data>






## GEOLOGY AND SOIL

**Geology**

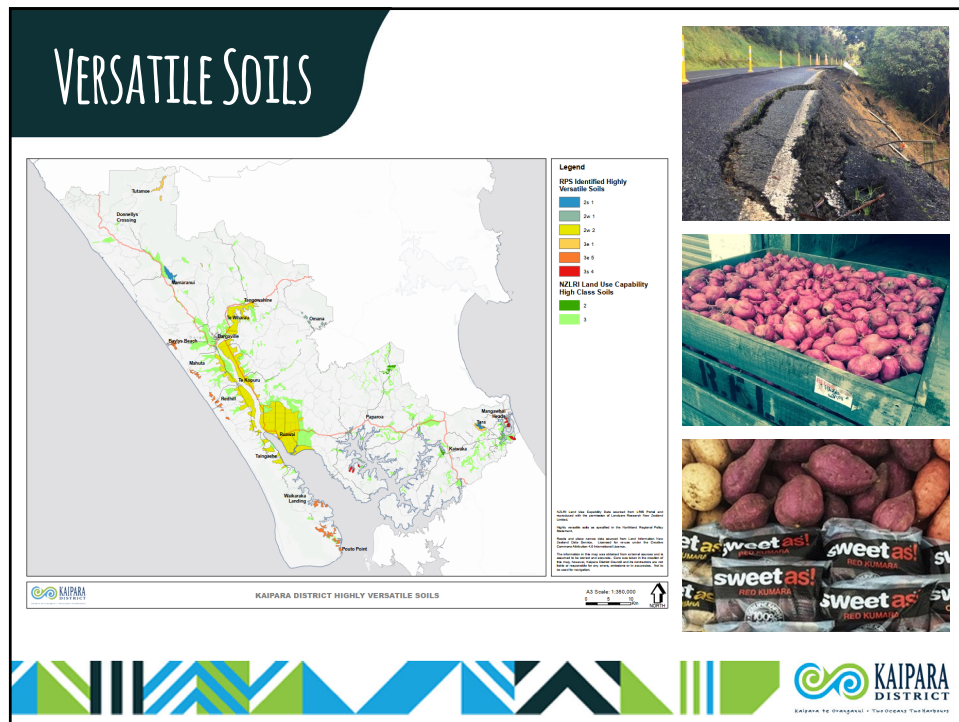
- Kaipara is an expansive district with challenging geology
- Main geological hazards are land instability (slumping and sliding) and consolidation settlement

**Soils**

- Extensive areas of highly versatile soils & marginal hill country



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## CLIMATE

- Mild, humid, subtropical climate
- Rainfall is typically plentiful all year round with sporadic very heavy falls
- Droughts and floods are not uncommon
- Climate change is anticipated to make Kaipara dryer with droughts more common
- Plan for sea level rise of 1.5m above the 1986-2005 baseline over the next 100+ years
- Sea level rise of this magnitude will have significant ramifications for the district due to proximity to the ocean, extensive tidal river network, and large expanses of low-lying land

KAIPARA DISTRICT

KAIPARA TO IMAGINE! - THE OCEAN, THE RIVERS

## Demography – Our people, our communities

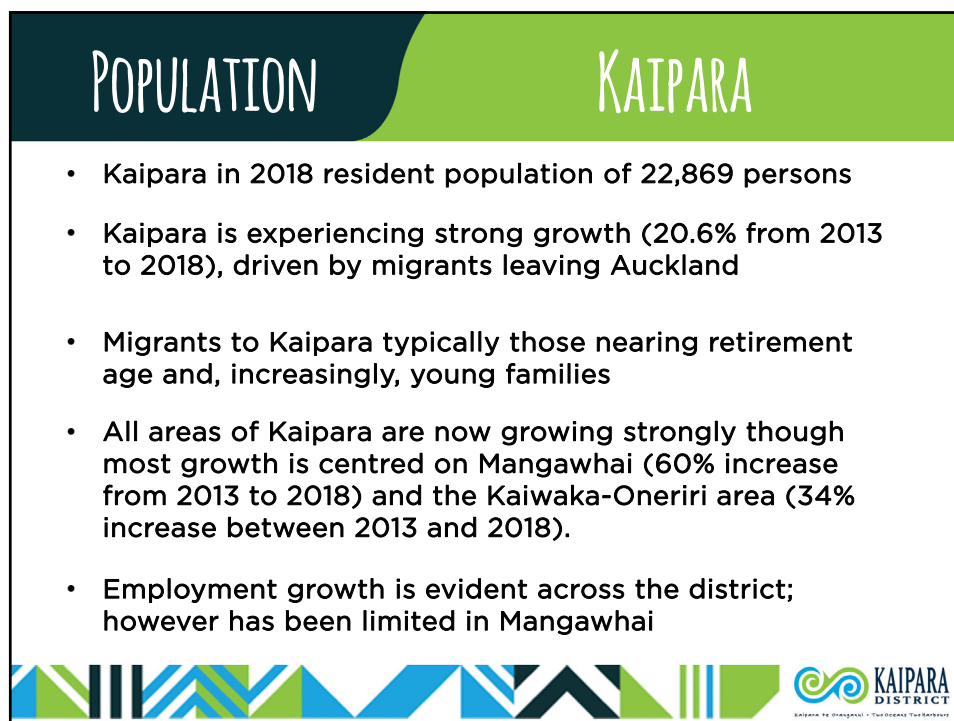
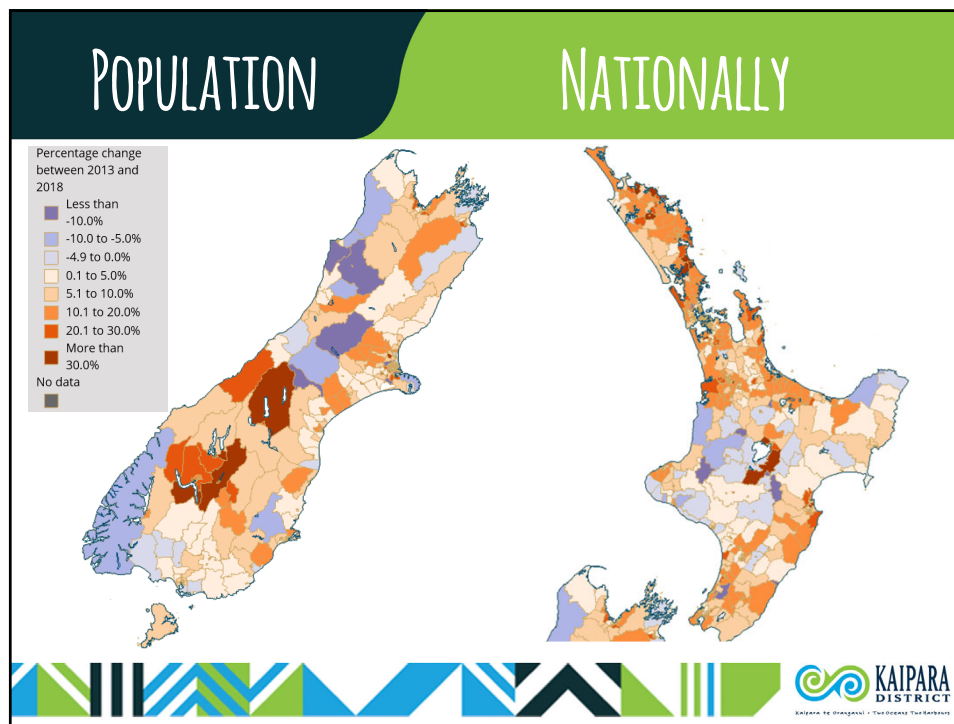


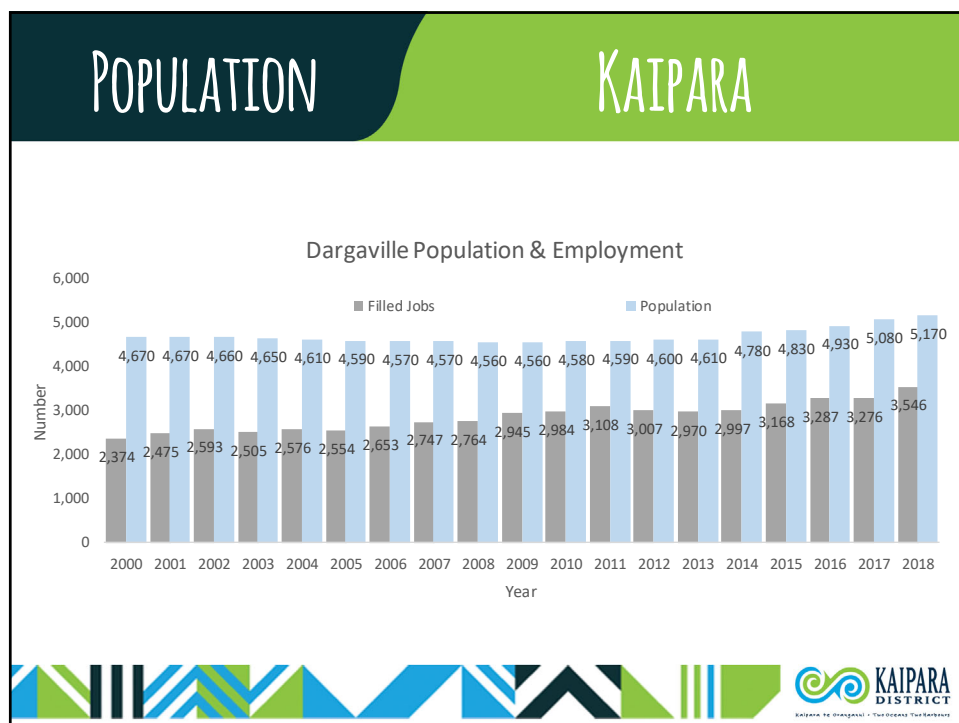
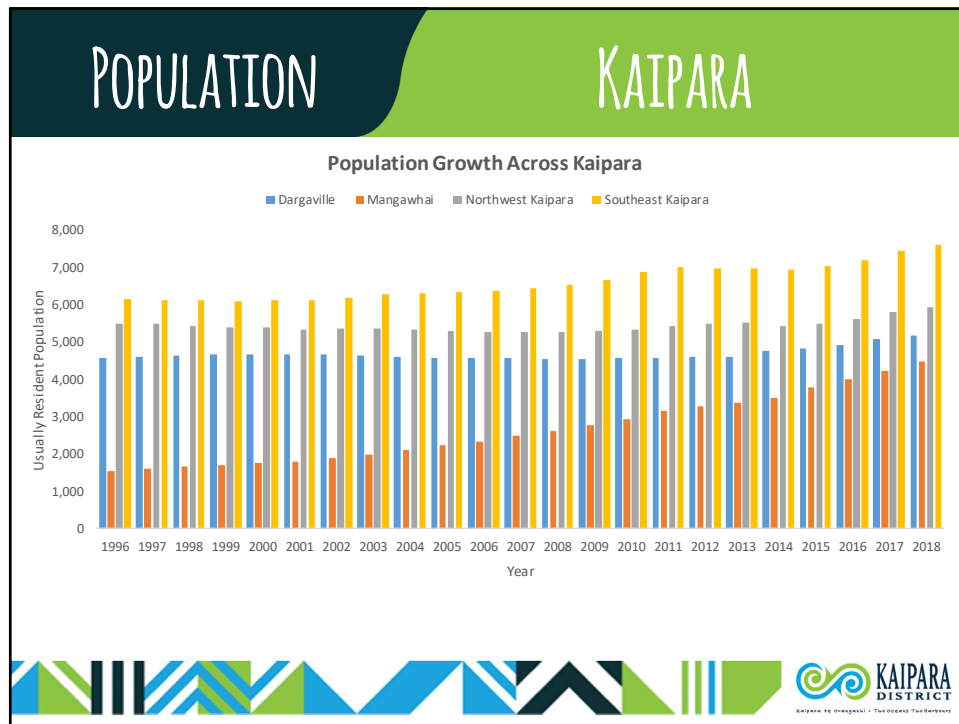
### POPULATION

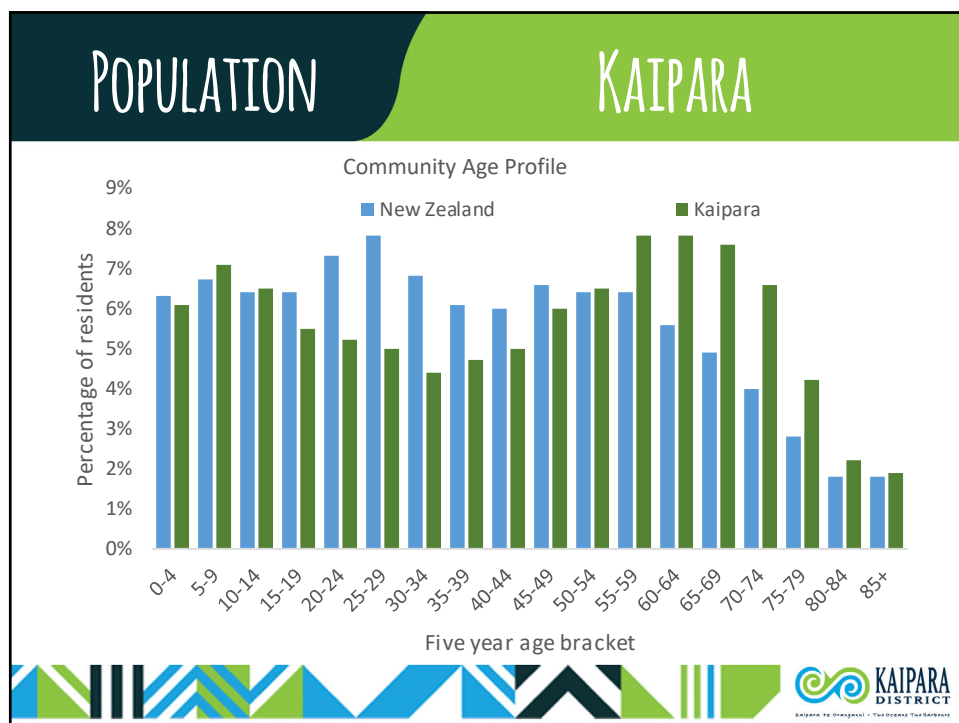
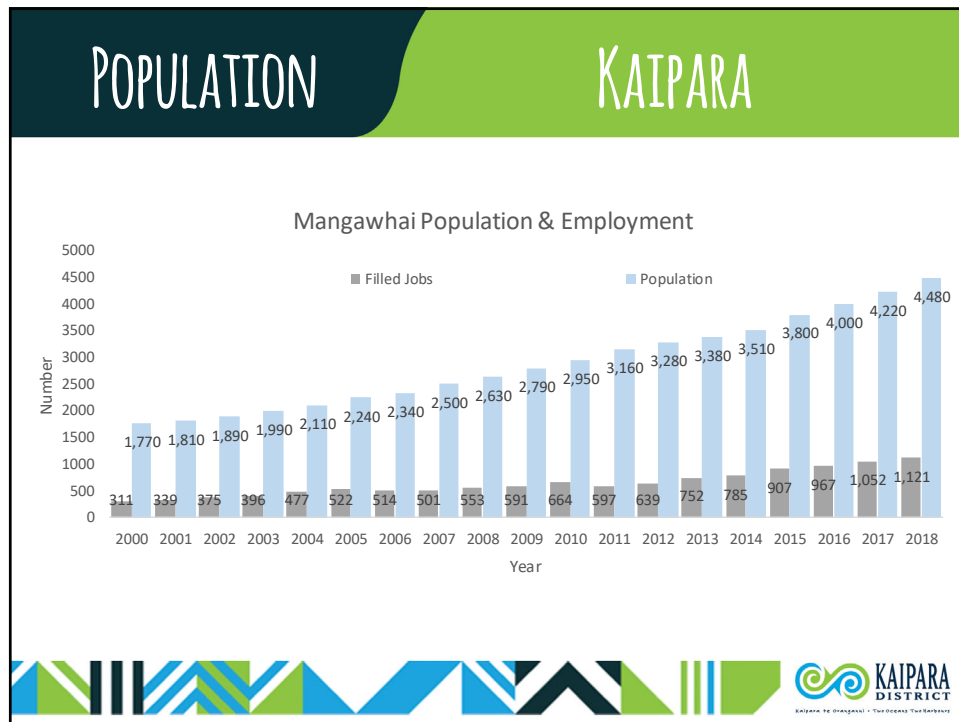
### NATIONALLY

- New Zealand's population is unevenly distributed, with about 76% of New Zealanders living in the North Island and half of them living in three regions; Auckland, Waikato and Bay of Plenty
- Around 46% of New Zealanders live within the triangle of Auckland, Hamilton and Tauranga (the so called 'Golden Triangle')
- 33% of New Zealanders currently live in Auckland alone
- Auckland is increasingly spilling over into neighbouring districts

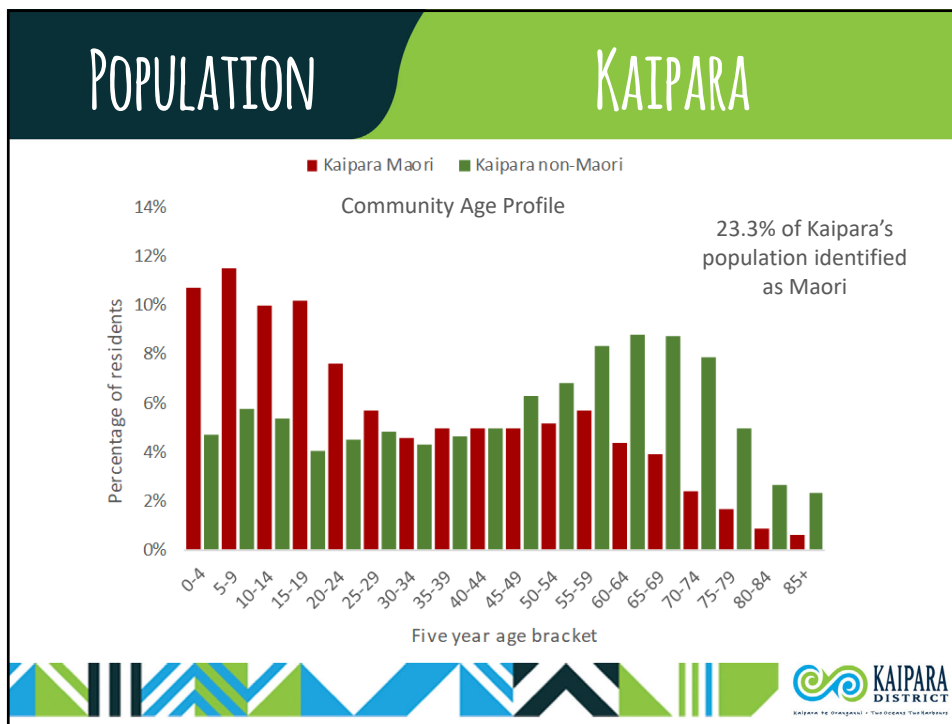








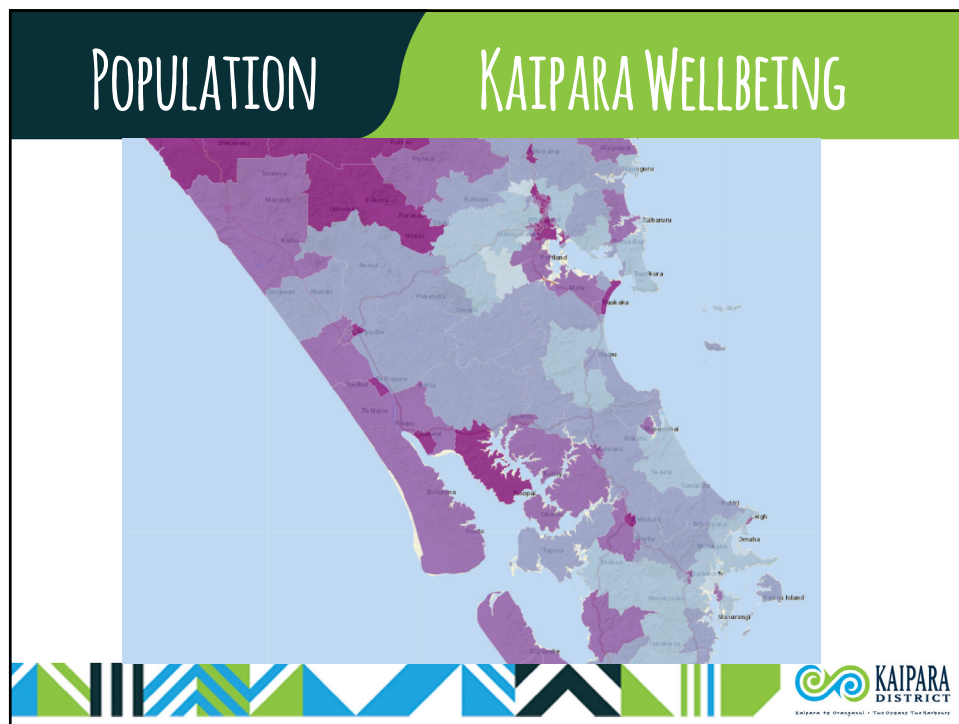




## POPULATION KAIPARA WELLBEING


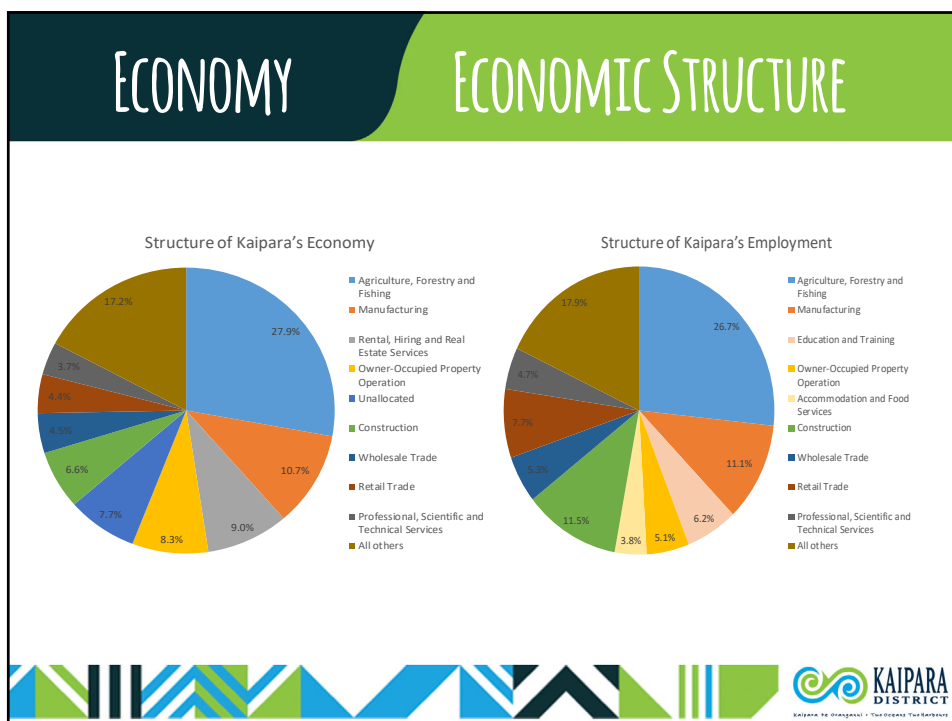
- Most areas of Kaipara have medium to low wellbeing scores according to NZ Index of Multiple Deprivation (based on employment, income, crime, housing, health, education and access to services)
- Deprivation was generally worse in urban centres than in the rural areas between them
- Indicators for education and access to services scored particularly poorly across all areas
- Despite this, people in Kaipara had low levels of housing deprivation & are much healthier than elsewhere in Northland

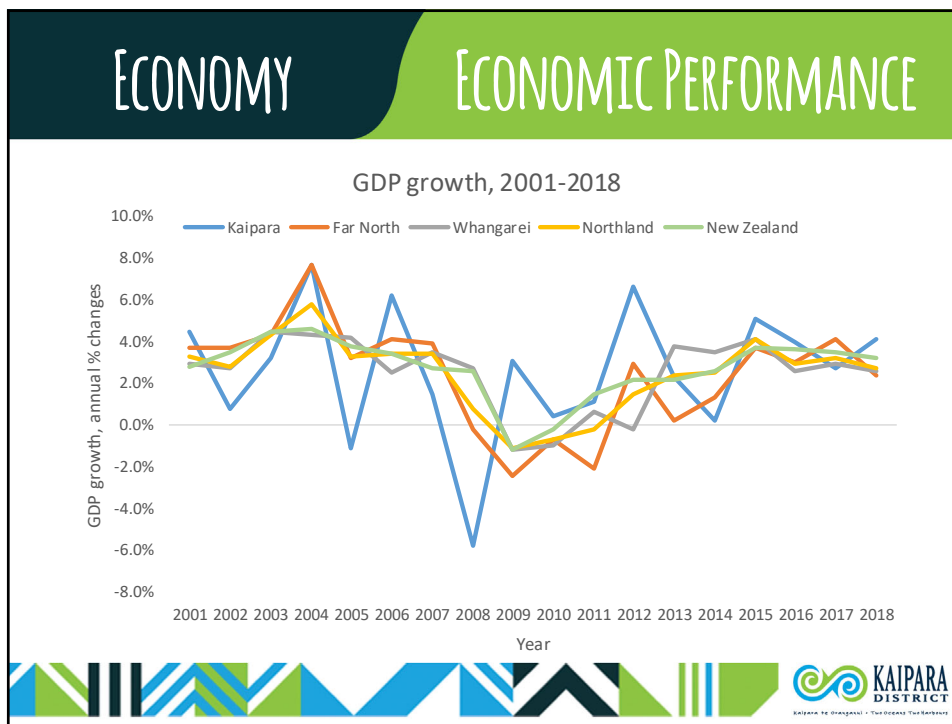
**KAIPARA DISTRICT**  
Kaipara te ōrangaiti • The Ocean The Harbour



## ECONOMY      ECONOMIC STRUCTURE

- Kaipara's economy is founded on primary industries, particularly dairy sector, supported by a strong manufacturing sector
- Kaipara's economy exposed to shocks affecting these sectors, such as droughts and low returns for commodities on international markets
- Kaipara's economic performance therefore shows far greater year on year fluctuations than other areas of Northland & NZ generally
- Dairy cattle farming's contribution to the local economy alone was 6.4 times the national average (13.6% compared to 2.1% nationally)



## ECONOMY ECONOMIC PERFORMANCE

- Kaipara's economy is currently performing well with GDP growth averaging 3.6% per annum from 2015 to 2018, though this has since slowed to 1.9% over the 12 months to June 2019
- Kaipara's economy is anticipated to slow further over the near term, in line with a slowdown in the national economy
- Kaipara's unemployment rate is currently at its lowest rate in the last decade at just 4.3% in June 2019

**Kaipara District**  
Kaipara te Whangarei • The Ocean's Treasures



INFRASTRUCTURE	ROAD
<ul style="list-style-type: none"><li>• Northland (including Kaipara) has poor connectivity (both internally and to the rest of NZ) via land transport (road and rail)</li><li>• Despite planned improvements to the state highway network north of Auckland City, Northland's road connections will continue to have significant areas of low resilience.</li><li>• 71% or 1,119 km of Kaipara's local roads (roads other than state highways) are unsealed and 450 km are sealed</li><li>• Land transport challenges have a negative impact on access for Kaipara's goods to international markets</li></ul>	

The Kaipara District logo is in the bottom right, and a decorative border of colorful triangles is at the bottom.

## INFRASTRUCTURE

## RAIL

- Northland's rail system has been maintained in a state of 'managed decline' for some years
- Services on the Dargaville Branch and to the Far North district remain suspended though the lines remain in place
- The remainder of the North Auckland Line continues to operate between Auckland and Fonterra's dairy factory at Kauri (just north of Whāngārei)
- There is a proposal to build a rail link to NorthPort at Marsden Point



## INFRASTRUCTURE



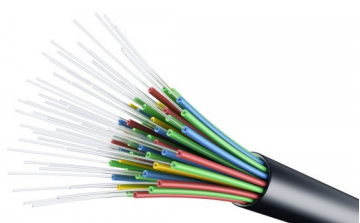
## PORT

- Northland's port at Marsden Point (Northport) is a natural deep-water port with flexible facilities capable of handling large multipurpose vessels
- Port has ample vacant industrial zoned land
- Consideration is being given to developing capacity at Northport to replace Auckland as one of two strategic North Island ports, together with associated rail line upgrades and development





## INFRASTRUCTURE TELECOMMUNICATIONS

Kaipara's telecommunications infrastructure is undergoing considerable improvement with increasing mobile phone and broadband coverage and expansion of the ultra-fast broadband fibre network



## INFRASTRUCTURE WATER

- Potable water supplies and reticulated wastewater systems are provided to only a limited number of Kaipara communities and there is pressure to connect more households and communities
- Mangawhai, which is fast emerging as the District's largest centre, is currently almost entirely dependent on private roof water tanks for its water supply.



## INFRASTRUCTURE

## WASTEWATER

- Mangawhai's wastewater scheme is relatively new and can have its capacity progressively increased to cope with some future growth
- However, an additional disposal site for treated wastewater will be required as wastewater volumes grow
- Across the remainder of the district's water, wastewater and stormwater networks, aging infrastructure will create the need for increased renewals over the next five to ten years



## INFRASTRUCTURE

## LAND DRAINAGE

- Kaipara District has the second largest area in NZ protected by land drainage schemes after the Hauraki Plains
- This includes the Dargaville central business district and Ruawai township as well as vast areas of productive farmland with highly versatile soils in the Ruawai, Aratapu, Hoanga and Parore areas
- Much of this area is presently just above or just below mean sea level & concerns are growing that projected sea level rise could make defence of this area unviable









## OVERVIEW

**Draft Policy informed by:**

- Research into other local government policies
- Input from the Planning and Regulatory Working Group (Working Group) that existed during the term of the previous Council
- Input from consent planners & GM-RPP
- Legal advice: precautionary approach needed to avert bias; delegation must be stated, must consult Mana Whenua/Tangata Whenua

The slide has a header with the word 'OVERVIEW' in white on a dark teal background. Below this is a white box containing the text 'Draft Policy informed by:' followed by a bulleted list. The list items are: 'Research into other local government policies', 'Input from the Planning and Regulatory Working Group (Working Group) that existed during the term of the previous Council', 'Input from consent planners & GM-RPP', and 'Legal advice: precautionary approach needed to avert bias; delegation must be stated, must consult Mana Whenua/Tangata Whenua'. The bottom of the slide features a decorative border with a repeating geometric pattern of blue, green, and white triangles, and the Kaipara District logo on the right.

## OVERVIEW

### **Distinguishes between:**

- Independent Hearings Commissioners Panel
- Internal Hearing Commissioners (Elected Members) Panel
- Mix of above
- Other Hearings Panels ie for LTP, Bylaws etc

All Commissioners need to be accredited & completed “Making Good Decisions” course



## OVERVIEW

### **RMA Hearings include:**

- Resource Consents
- Other RMA applications (Objections, NOR etc)
- District Plan Review
- Council Plan Changes
- Private Plan Changes

*See Table in the report*

**Note: Applicant right to ask for an Independent Hearings Commissioner**



## POLICY

### **Main Aim:**

- Recruitment
- Process of selection
- Role of Elected Members vs Independent Commissioners
- Dispute Resolution
- Remuneration
- Natural Justice Principles



## POLICY

### **Natural Justice Principles**

- Council can not hear it own applications
- Elected members should not hear controversial applications because of perceived or actual bias
- Elected members can officiate non-RMA hearings



## POLICY

### **Legal Requirements of the Delegation**

In terms of Sec 32A(1) of the RMA

- Council can delegate to a Hearings Commissioner any function with 2 exceptions
- Council must consult with Iwi Authority and one Commissioner must have knowledge of tikanga Maori
- Delegation must state if the power is to Decide or Recommend
- Decisions have the effect of a Council decision



## POLICY

### **Policy requires:**

- List potential Commissioners
- Review list every 3 years each triennial election
- Advertise for expression of interest
- Rating system for Independent Commissioners
  - Pass or Fail
  - Relevant Skills 40%
  - Relevant experience 40%
  - Local Knowledge 20%
- Chair suitability assessed against criteria



## POLICY

### **Appointment of Independent Hearing Commissioners requires:**

- Assessment of skills and experience
- Knowledge of tikanga Māori
- Alphabetical list system
- Availability confirmed
- Informing the public and the applicant of appointment
- Keeping record of who and why appointed

Can consider appointment outside of the list



## POLICY

### **Appointment of Internal Hearing Commissioners requires:**

- Accreditation- council to provide assistance
- Consider conflict of interest or perceived bias
- Can't hear matter in representative ward
- Workload & availability for the duration of the hearing

Appointment is by decision of Council



## POLICY

### General Provisions:

- If more than one Commissioner is appointed to RMA hearings, only one can be an Internal Commissioner
- The Chair of the Hearing shall be an Independent Commissioner
- The Chair has a casting vote
- Dispute resolution is via the Chief Executive



## POLICY

### Remuneration:

- Independent Commissioners must accept the level of remuneration when entering into a contract
- Level of remuneration reviewed every three years
- Internal Hearings Commissioners remuneration is determined by the Local Government Members Determination











## CONTEXT

- Under the Local Government Act 2002, councils are required to have a Code of Conduct (the "Code").
- The Code remains in force until the Council amends it. The Code can be amended at any time, but cannot be repealed, unless the Council replaces it with another Code.
- Amendments to the Code require a resolution supported by 75% or more of the elected members of the Council present at that meeting. It is best practice that the Code be reviewed in the new triennium.
- Local Government New Zealand develop a Code template in consultation with the local and central government sectors, sector best practice, and legislative or regulatory introductions or amendments.



## INTRODUCED AND REVISED SECTIONS

Introduced and revised sections included in the updated LGNZ Code are:

- refinement of the principles including a new principle that highlights the importance of elected members “pulling their weight” (Sec 11)
- simplification of the roles and responsibilities section (Sec 4)
- encouragement for members to participate in activities to build and maintain collaborative and cooperative cultures within the council (Sec 11)
- new process for investigating and assessing complaints, including a ‘materiality’ test (Sec 12)
- additional guidance on penalties or sanctions (Sec 13)
- clarification that complaints can only be made by members and chief executives (Sec 12)
- new guidance on elected members and social media (Sec 6)
- a more empowering and less prescriptive approach.



## NEXT STEPS

- Feedback and any suggested amendments provided by elected members will be included in a draft Code tailored for the Council.
- The proposed Code for adoption will be included in the agenda for a decision at the 26 February Council meeting.








NEW PROVISIONS

- Emergency meetings (SO 8.5-8.7)
- Chairperson may recommend amendment (SO 23.6)
- Keeping a record (SO 29)
- Internet site and public notice (SO definitions)



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#### OPTIONAL PROVISIONS

- Leave of absence (SO 13.3)
- Audio visual link (SO 13.7-13.16)
- The Mayor's casting vote (SO 19.3)
- Options for moving and speaking (SO 22)



#### OTHER CONSIDERATIONS



- Briefings and workshops
- Agenda timeframes
  - Distributions to members (SO 9.10)
  - Public availability (SO 9.8)



TIMEFRAMES		
	Model SO	Recommended change
Petition	5	
Request for deputation	5	
Notice of Motion	5	
Notice to members – extraordinary meeting	3	
Distribution of agenda to members	2	3
Public inspection of agenda	2	3
Request for audio visual link	2	
Request to speak in public forum	2	
Notice to members – emergency meetings	As soon as practicable	

NEXT STEPS	
<ul style="list-style-type: none"> <li>• Decision report will be brought to the next Council meeting (26 Feb 2020)</li> <li>• Each optional provisions to be recommended and decided individually</li> </ul>	






**Kaipara District Council**

## **Civic Building update**

John Burt  
**Commercial and  
Property Advisor**  
5 February 2020

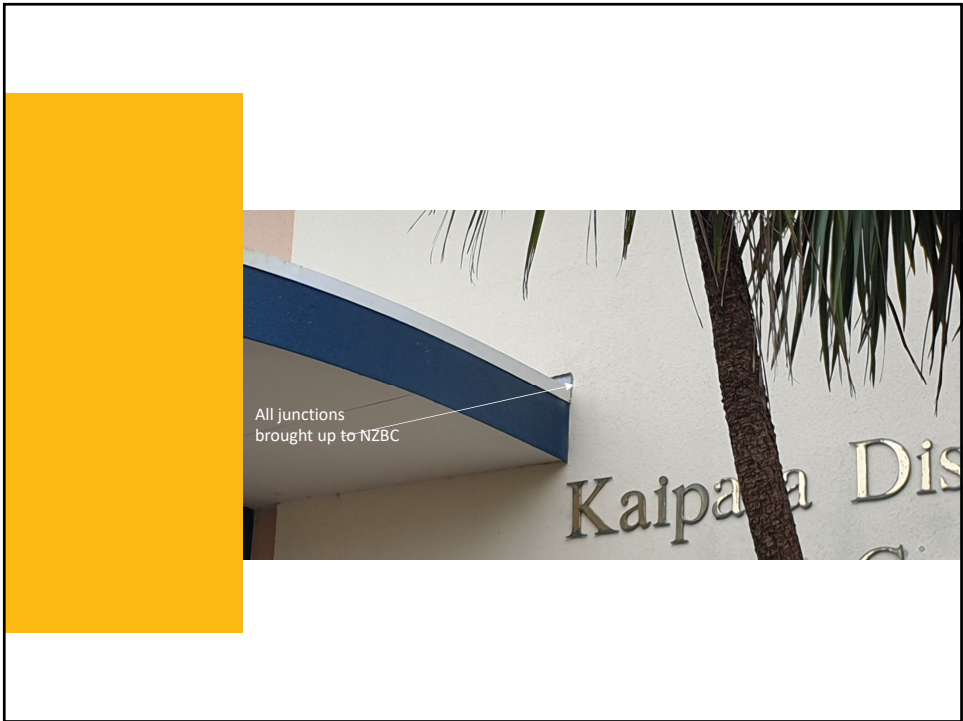


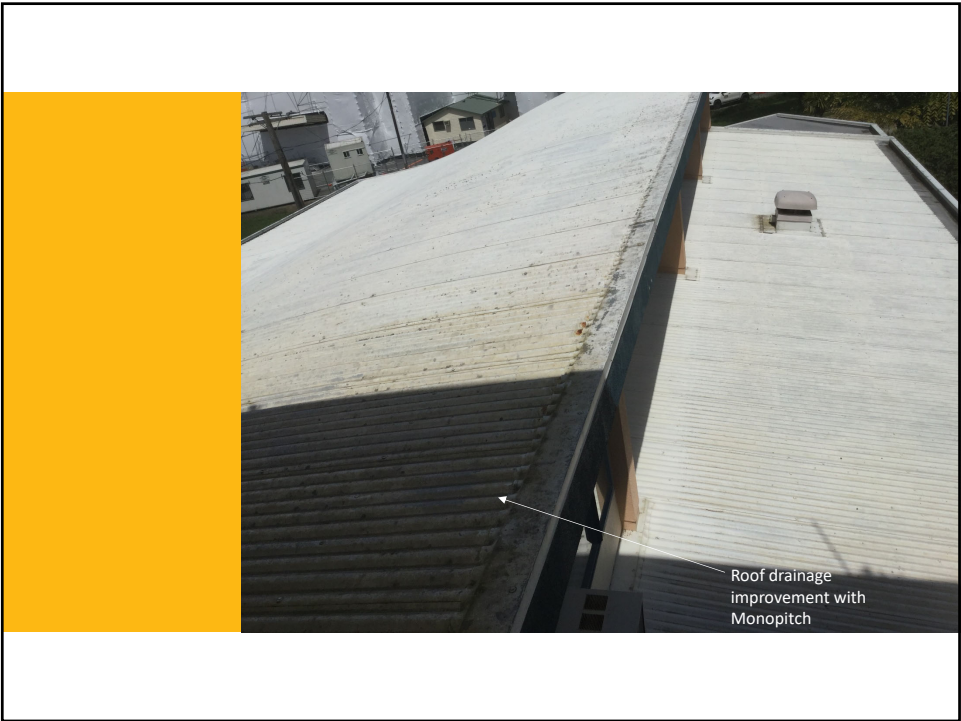
### **Key issues- Civic Buildings Dargaville**

- The portfolio is in poor condition and Council faces significant remediation costs in near future.
- Library is space constrained and has health & safety issues that need to be addressed.











## Key issues- Civic Buildings Mangawhai



- Council buildings Leased until October 2024, by which time they will be insufficient.
- Library is space constrained and provides limited service to the Community

## Opportunities-Dargaville



In the medium term, Council needs to:

- i. Provide a larger Library facility
- ii. Remediate weather tightness issues at Town Hall complex at 37 Hokianga Road
- iii. Decide on the future use or otherwise of existing offices at 42 Hokianga Rd.
- iv. If 42 Hokianga is to be retained and repurposed it will need to be remediated and refurbished.





## Possible options \_ Dargaville

- Acquisition of another building for library
- Retention- Retain all/some existing buildings and endeavour to address issues with each one.
- Consolidation/Disposal – Consolidation of all functions on one or more of the existing building/locations and dispose of any building becoming surplus as a result e.g. Library at Normanby or 42 Hokianga



## Te Ahu Centre - FNDC

- Te Ahu in Kaitia is the civic and community centre for the northern region of the Far North District of New Zealand. The Te Ahu Charitable Trust was formed to fund construct the centre and subsequent administration of a multi functional community facility.
- <https://youtu.be/JJxbbcP0Apk>



## Opportunities-Mangawhai

In the medium term, Council needs to:

- Establish a Council run library in Mangawhai
- Acquire larger office and library buildings



## Possible options \_ Mangawhai

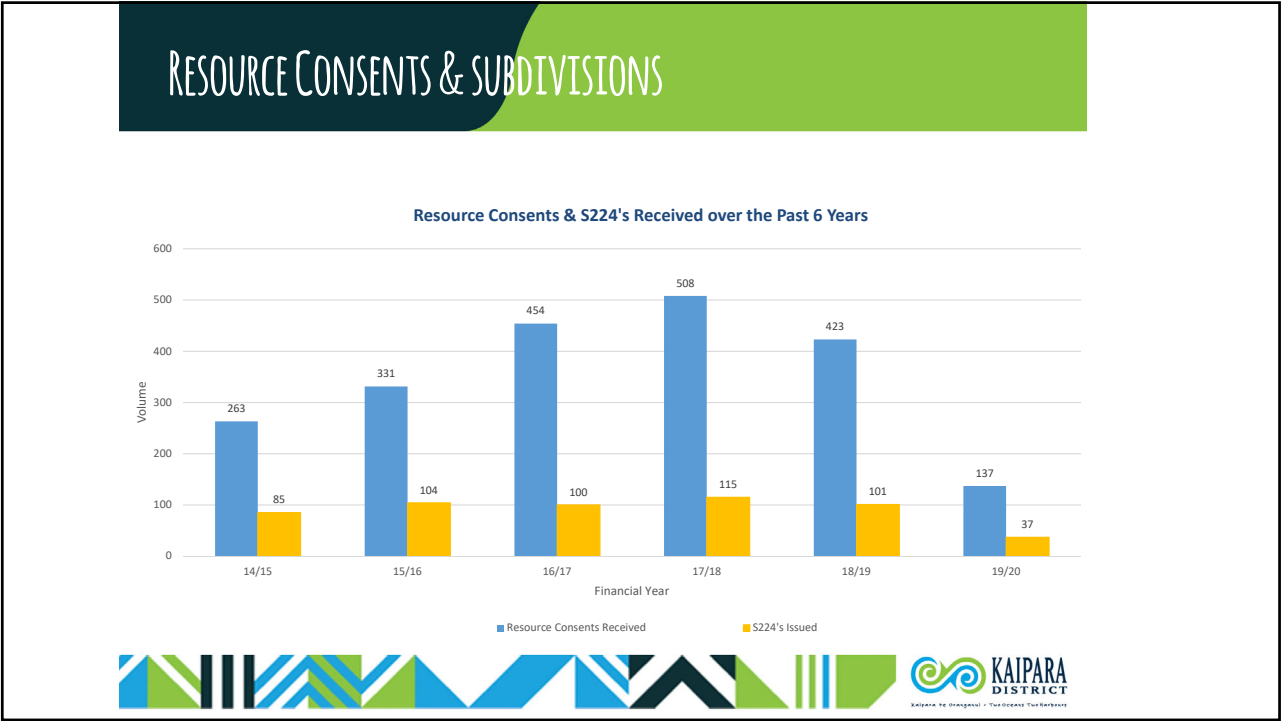
- Acquisition- of one building on one site to replace existing facilities.
- Acquisition of more than one building on multiple sites to replace existing facilities.

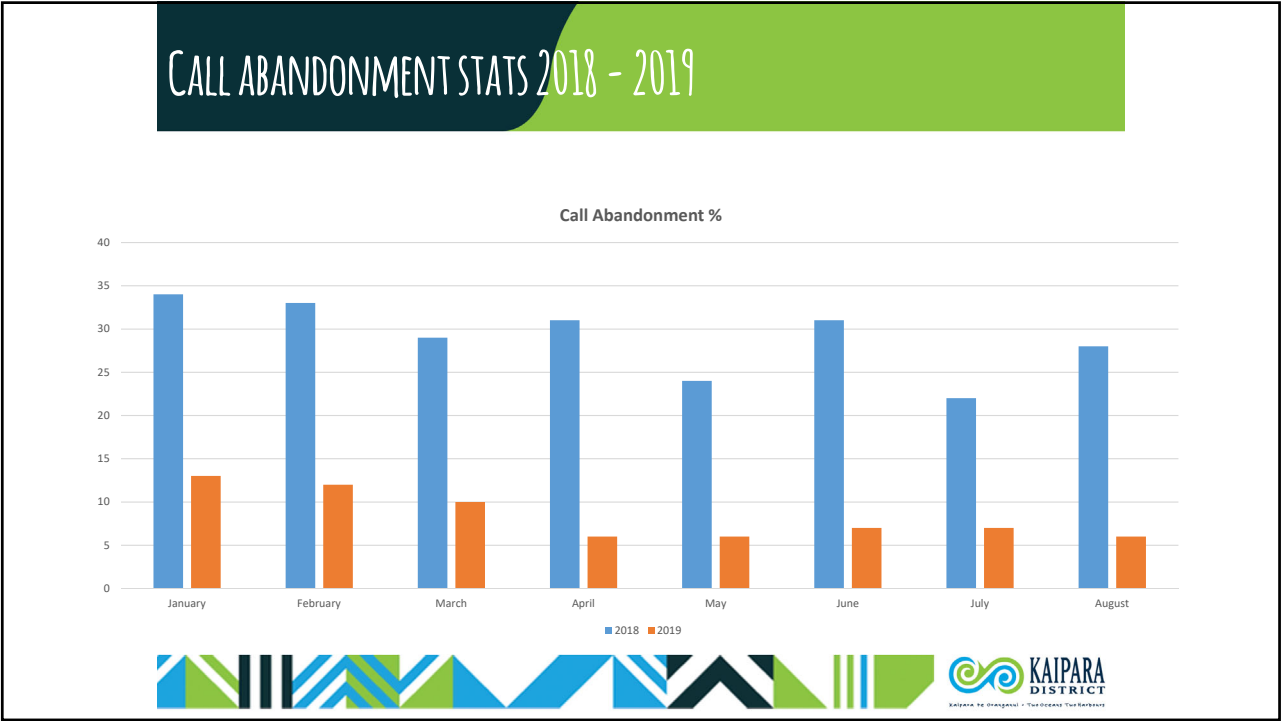
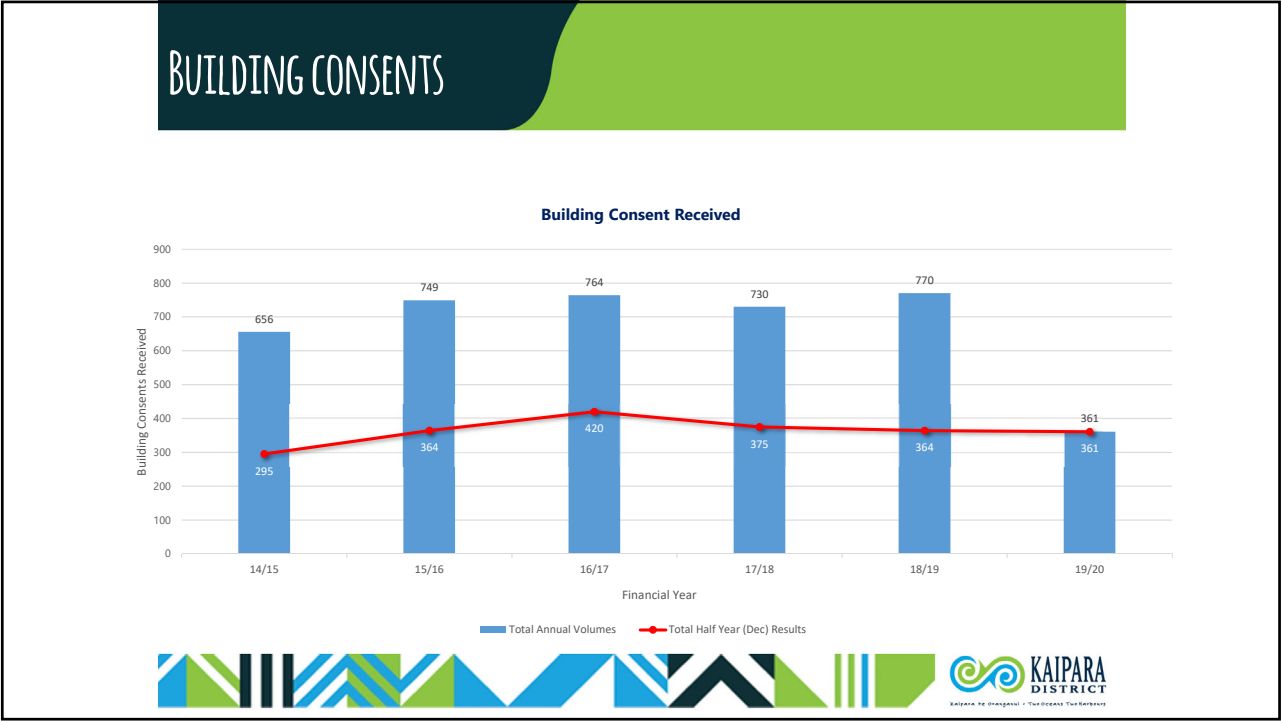


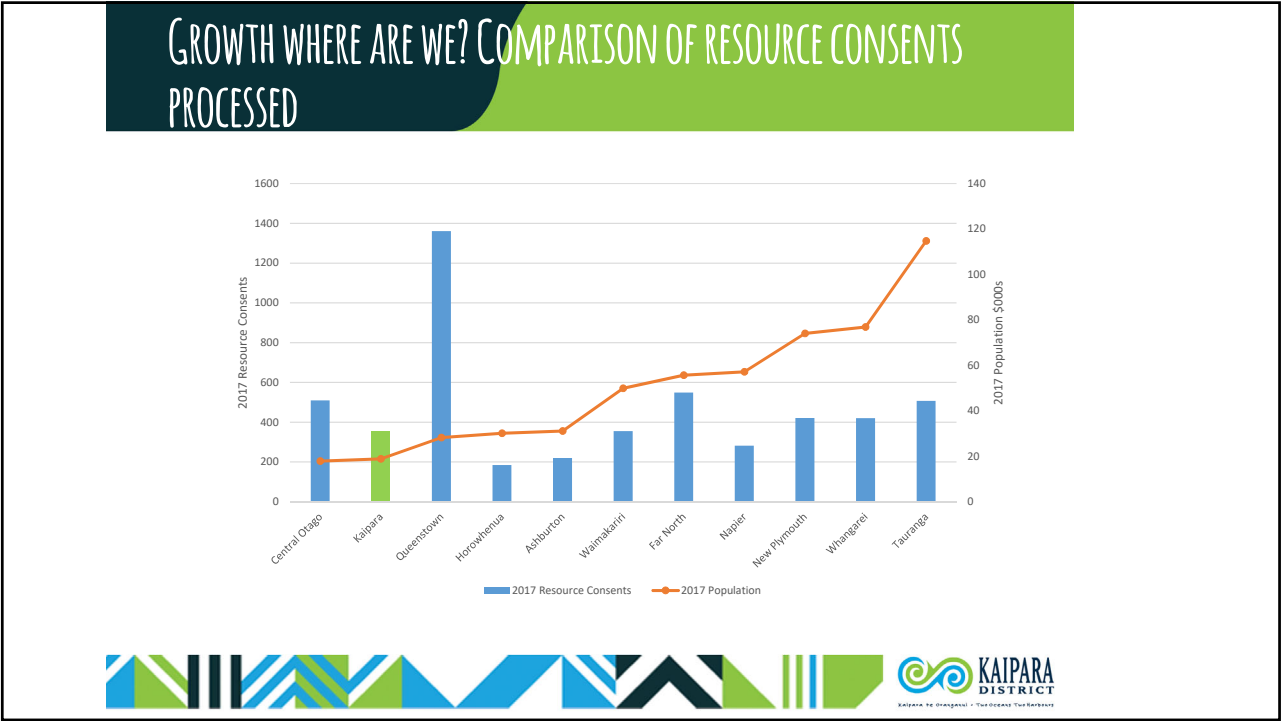
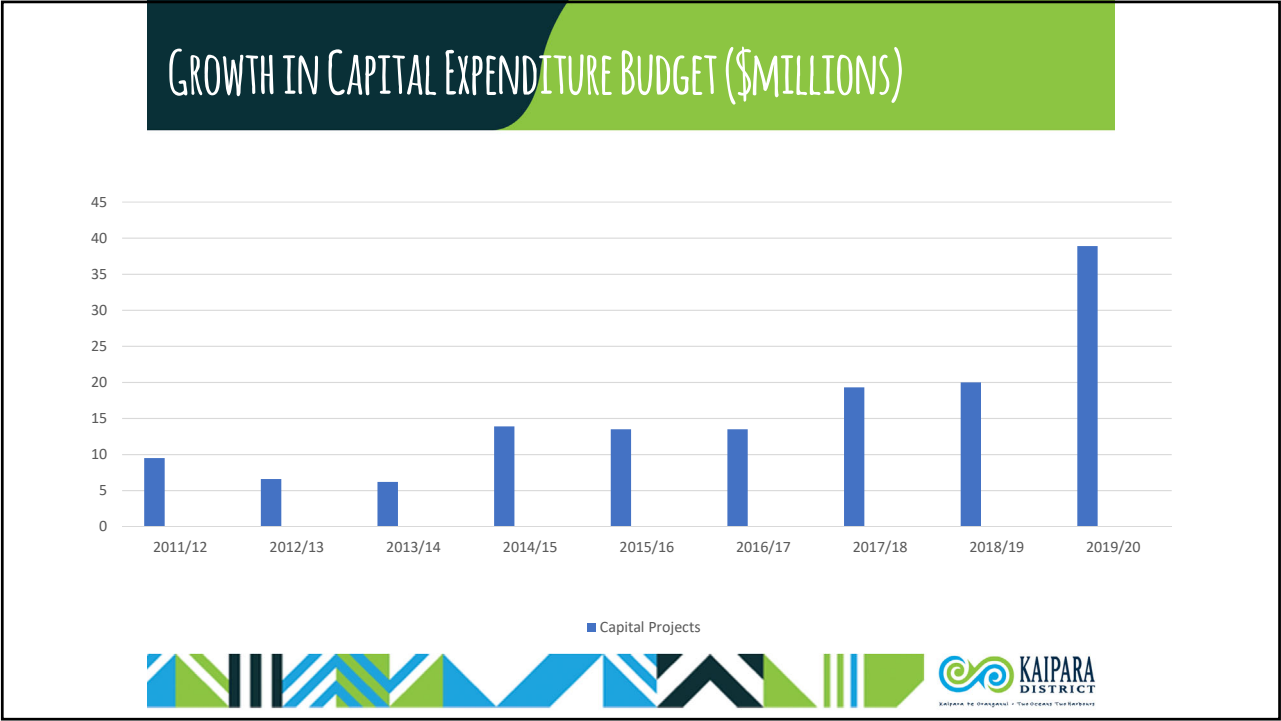
Officers would like direction from Council :

- Which of the potential propositions for Civic buildings in Dargaville should be prioritised.
- Which of the potential site(s) in Mangawhai should be prioritised for further investigation.

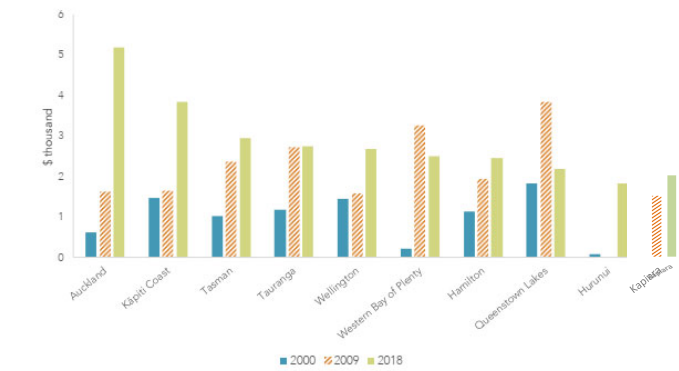








DEBT PER CAPITA ACROSS SELECTED HIGH-GROWTH COUNCILS



Source: Stats NZ, 2018b, 2019c.



# Revenue & Financing Policy Analysis of Activities



## TO PROVIDE PREDICTABILITY ABOUT SOURCES AND LEVELS OF FUNDING

Part 1 only looking at analysis of activities

- Identify Activity
- Are costs private /public
- Look at fairness
- Best funding method



## CHANGES PROPOSED BY STAFF

- Reducing paperwork from approx. 90 pages to 13 pages
- Change from categorisation which was very broad
  - High 67% to 100%
  - Medium 34% to 66%
  - Low 0 to 33%
- Propose exact % to aim for but with a disclaimer that could be 10% difference as difficult to obtain exact % in revenue
- Mangawhai Wastewater not differentiated from other systems as General rate portion now under \$3000 so wastewater shown as one category



## ISSUE/COMPLAINTS THAT MIGHT INFLUENCE DECISION TODAY

- Resource Consents and early discussion not free
- Capable of Connection disgruntled -75% fee quite high comparatively



## PART 2 POTENTIAL FOR FURTHER DISCUSSION

- Equalisation of Water, Wastewater and Stormwater both operating and capital (don't have anomalies lots of current cross subsidisation in operating)
- Funding of MCP , and other reserves work Dargaville (issue of current differential for Mangawhai and insufficient funds for Harding park and Taharoa Domain in the future)
- Definition of a SUIP

And Not thinking of discussion on changing

- Land Value to capital value system
- Forestry Differential provided for



ANY QUESTIONS?



We welcome your feedback!  
0800 727 059 | [www.kaipara.govt.nz](http://www.kaipara.govt.nz)

