



Kaipara te Oranganui • Two Oceans Two Harbours

MAHERE Ā-TAU ANNUAL PLAN 2022-2023



“Right on track, the majority of our significant roading spend remains in maintenance and upgrades across the district’s large network. The final season of the PGF-funded Unsealed Roding Network activities will be done during 2022-2023, completing the 170km of Kaipara roads getting special treatment with this one-off funding package, part of the Kaipara KickStart programme.”

With decisions a year ago to modernise Kaipara District Council’s rates-calculating software, a quiet project not widely known about, Council has been able to model rates for individual types of Kaipara properties when preparing the Annual Plan. Armed with this enhanced evidence-based policy tool, Council prepared for Annual Plan 2022-2023 in a better way than before. At a Council briefing earlier in the year Elected Members asked staff to continue identifying considerable savings and cost reductions wherever possible, keeping the planned programme of work but reducing the rates increase. We’re pleased the total rates rise (excluding water) average of 4.86% is below what was indicated in Year 2 of the Long Term Plan (7.13%).

Trying to eliminate unnecessary costs and hold tightly the reins on rates has been a focus here. With the cost of living crisis and inflation running now at 6.9%, keeping costs contained is a real challenge for Council, especially for large projects. Key big-ticket projects for this upcoming year include the District Plan review and transportation-type projects such as construction progress on Poutō Wharf, Mangawhai shared path works and building the Kaihu Valley Trail. There is also the body of climate change work where Council addresses future sea-level rise by upgrading existing stopbanks between Te Kopuru and Dargaville, and installation of a floodgate at G Canal in Ruawai/Raupō to reduce by 30km the length of salt-water facing stopbanks there. Many of these projects are funded by Government not Kaipara ratepayers, through the Provincial Growth Fund (PGF) from Kānoa – Regional Economic Development & Investment Unit, and the Government’s Covid-19 response.

Council notes the Government is also progressing its Three Waters reforms, where water services will be provided by four publicly-owned water service entities from July 2024. For this Annual Plan year 2022-2023, we assume no changes to our current model and continue to deliver drinking water, stormwater and wastewater services to the district, although there are some cost increases due to new regulations.

Right on track, the majority of our significant roading spend remains in maintenance and upgrades across the district’s large network. The final season of the PGF-funded Unsealed Roding Network activities will be done during 2022-2023, completing the 170km of Kaipara roads getting special treatment with this one-off funding package, part of the Kaipara KickStart programme.

Overall, in this Annual Plan 2022-2023 we are continuing with Council’s agreed financial strategy of prioritising renewals to reduce the annual maintenance cost in the future and ensuring current infrastructure is fit for purpose. Kaipara District will be a better place for the activities outlined in this Annual Plan 2022-2023. The promise of abundant wellbeing of our “Kaipara Te Oranganui” branding is coming along nicely in this place between two oceans and two harbours. We’re Growing A Better Kaipara here.

Ngā mihi,

Dr Jason Smith
Mayor, Kaipara District

Ngā Kaikaunihera o te Kaunihera Kaipara District Council Elected Members



Mayor
Dr Jason Smith



Deputy Mayor
Anna Curnow



Dargaville Ward
Karen Joyce-Paki



Kaiwaka-Mangawhai Ward
Jonathan Larsen



Kaiwaka-Mangawhai Ward
Peter Wethey



West Coast-Central Ward
Victoria del la Varis-Woodcock



Otamatea Ward
Mark Vincent



Dargaville Ward
Eryn Wilson-Collins



West Coast-Central Ward
David Wills

He aha he Mahere ā-tau? | What is an Annual Plan?

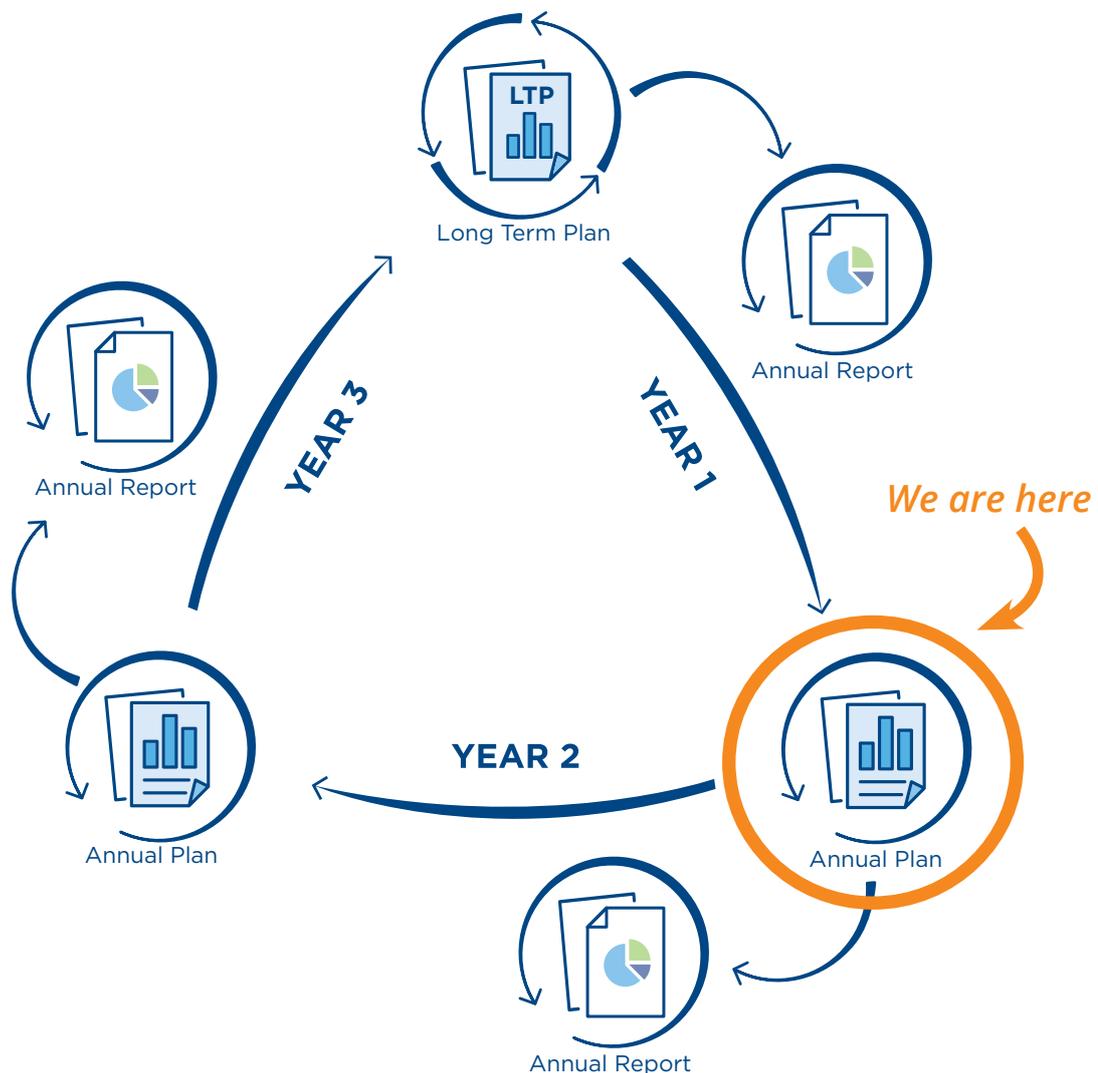
Every three years we develop a Long Term Plan (LTP) in consultation with the community. This sets our vision, direction, budgets, and our work plans for the next 10 years. Our current *Growing a Better Kaipara* - Long Term Plan 2021-2031 (LTP) was adopted 30 June 2021. Consultation as part of the LTP was comprehensive, and feedback raised by the community was incorporated into the final LTP.

The LTP is our lead document and should be the first port of call if you are after additional information on any activities.

In the two years between adopting an LTP, an annual plan is developed. The annual plan is a yearly update on what has been set out through the LTP, highlighting any budget changes and work plans just for that one year.

Any significant or material changes in the annual plan are consulted on with the community. For 2022-2023 there were no significant changes proposed and Council worked hard to ensure we did not go above the general rates increase that had been indicated in the LTP. There are some changes to work plans, which were deliberated on and adopted by Council at the 15 December Council meeting. These changes do not include any new or alternative choices for the community to make. As a result, Council decided not to undertake formal community consultation for this Annual Plan. These changes are laid out in this document for you.

Council Planning and Reporting Cycle



Ngā Kaupapa | Contents

He Pānui mai te Koromatua Message from the Mayor (Mayor Dr Jason Smith)	1
Ngā Kaikaunihera o te Kaunihera Kaipara District Council Elected Members	4
He aha he Mahere ā-tau? What is an Annual Plan?	5
Kaunihera me Māori Whanaungatanga Council and Māori partnership	8
Wāhanga Tahī PART ONE He aha kei te haere What's Happening	10
Tau Tuarua O Te Pae Tawhiti Year two of the Long Term Plan	11
Pēhea ka pau āu reiti How your rates are spent	12
Te mahere whakahou: he aha ka tīni mai te Pae Tawhiti	
Our updated plan: what has changed from the LTP	13
Whakarāpopoto ngā mahi Operational summary	14
Kaupapa Matua Pūtea Key Financials	15
Kaiwhakahaere Pūtea Financial Management	17
Kaupapa Matua Key Projects 2022-2023	18
Kaunihera Whakaarotau Council Priorities for 2022-2023	20
Mahi ināianeī hangahanga ratonga Existing infrastructure services	20
Mahi Hangahanga Hou New infrastructure	21
Wāhi tuwhera me ngā wāhanga hāpori Open spaces and community facilities	21
Whakahou Mahere Takiwā District Plan review	22
Āhua o ngā rangi Climate change	22
Wāhanga Rua PART TWO Pūtea taipitoptio Financials in detail	24
Prospective Statement of Comprehensive Revenue and Expense	25
Prospective Statement of Changes in Net Assets/Equity	26
Prospective Cash Flow Statement	26
Prospective Statement of Financial Position	27
Prospective Funding Impact Statement Whole of Council	28
Prospective Depreciation Summary	29
Reconciliation of Prospective Funding Impact Statement to	
Prospective Statement of Comprehensive Revenue and Expense	29
Prospective Statement of Financial Reserves	30
Wāhanga Toru PART THREE He aha aronga mō ngā reiti What this means for rates	32
Funding Impact Statement – Rating Tools	33
General Rates	33
Wastewater Targeted Rates – All Networks	35
Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution A	37
Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution D	38
Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution E	39
Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution F	40
Stormwater Targeted Rates – All Networks	41
Land Drainage Scheme Targeted Rate – Raupō	42
Land Drainage Targeted Rates – Other Schemes	43
Water Supply Targeted Rate	45
Mangawhai Harbour Restoration Targeted Rate	47
Closed Circuit Television (CCTV) Targeted Rate	48
Ruawai Tokatoka Hall Targeted Rate	48
Forestry Roding Targeted Rate	49
Rating Information	50
Sample Properties	52
Āpitianga Appendix	56

Kaunihera me Māori Whanaungatanga Council and Māori partnership

In recognition of Te Tiriti o Waitangi (The Treaty of Waitangi), Kaipara District Council acknowledges its ongoing obligations in conjunction with the provisions afforded to Māori in both the Resource Management Act 1991 (RMA) and Local Government Act 2002 (LGA).

Kaipara District Council is dedicated to fostering strong, ongoing and increasingly effective relationships with Māori, to further raise Māori capacity to input into decision-making at a Local Government level and bring benefits to everyone in the Kaipara District. Maintaining and strengthening these relationships is a commitment upheld in all parts of Council and the activities it undertakes.

At its October 2020 Council meeting, Council voted to establish a Māori ward in Kaipara. Representation for elections 2022 and 2025 will include one councillor elected to represent Te Moananui o Kaipara ward (Māori ward).

Kaipara District Council also operates under two formal partnership agreements with mana whenua. Council has a Mana Enhancing Agreement

(MEA) with Te Roroa and a Memorandum of Understanding (MoU) with Te Uri o Hau, to support their status as Treaty partners.

We hold a quarterly mana whenua hui to collaborate with iwi representatives. Co-governance arrangements are in place for both Taharoa Domain Governance Committee and the Harding Park/Pou Tu o Te Rangi Joint Committee.

Council apply the values of:

Pono – Trustworthy

Mana – Integrity

Whakaute – Respect

Mahi tahi – Teamwork

Mahia te mahi - Making it happen

to continue developing authentic and meaningful relationships to ensure the inclusion of Māori in its decision-making processes.



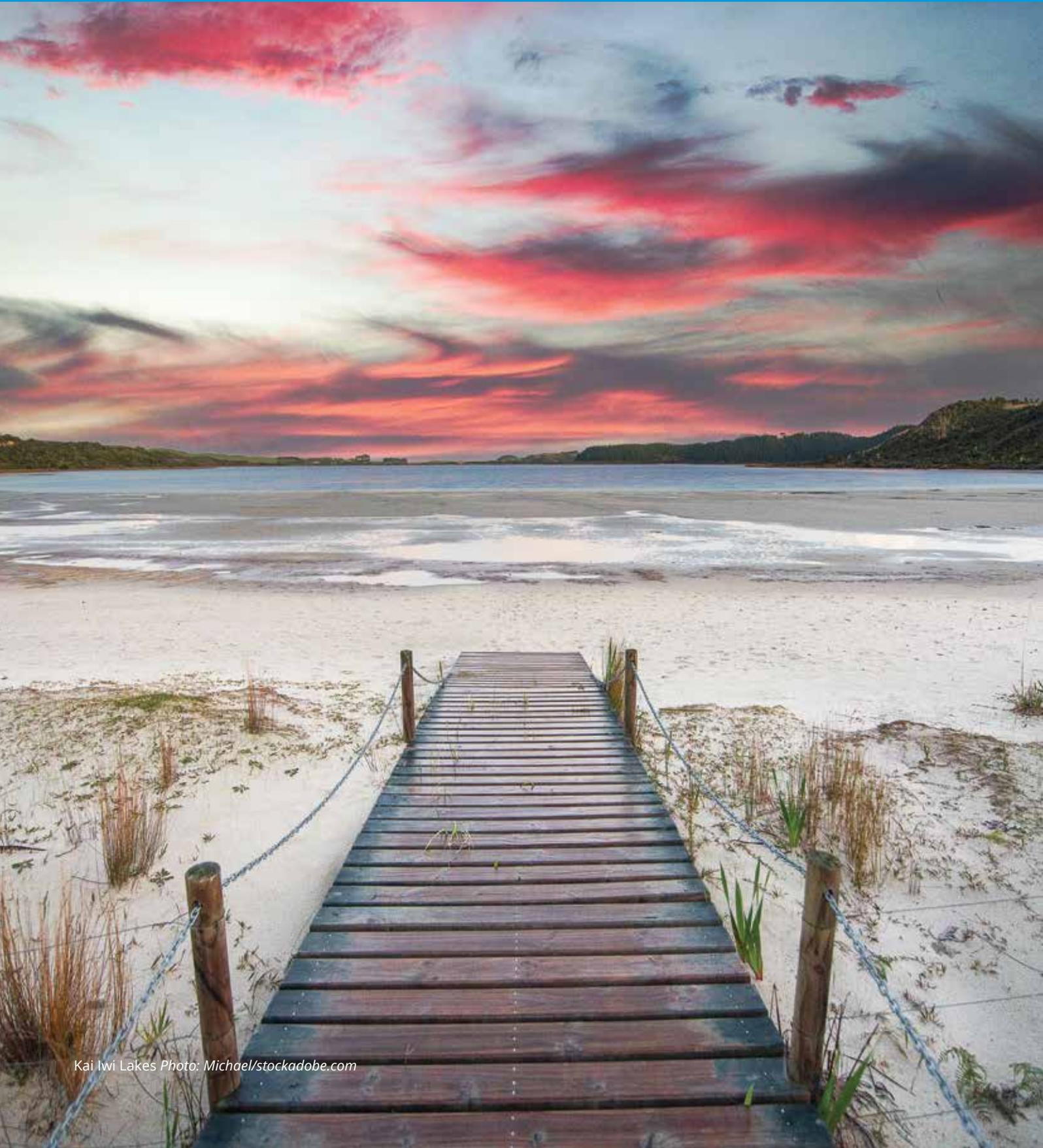


Tinopai Photo: Mark Schreurs



WĀHANGA TAHI | PART ONE

He aha kei te haere | What's happening



Kai Iwi Lakes Photo: [Michael/stockadobe.com](https://www.stockadobe.com)

Tau Tuarua O Te Pae Tawhiti

Year two of the Long Term Plan

This Annual Plan 2022-2023 is Year 2 of our Long Term Plan 2021-2031 (LTP). The Annual Plan is a yearly update on what has been agreed through the LTP, highlighting any changes to budgets and work plans from July 2022 through to June 2023.

Year 2 of the LTP forecast a general rates increase of 7.13%. This enabled Council to maintain service levels and support a larger capital works programme. The agreed work programme supported our growth and the associated needs of those in our district, allowed resource to be allocated to keep up with those needs, while absorbing some of the inflation and increased costs of the current environment.

Under the direction of the Council, staff continued to work on the financial statements in the lead up to the Annual Plan being adopted, trimming budgets where possible, and searching for savings in every area of the business, while still maintaining the work programme that had been agreed.

The rates increase has now been revised down to an average 4.86% increase for general and targeted rates excluding water. Please note that 4.86% is an average for general and targeted rates (excluding water) and the actual increase for an individual property may be higher or lower than this. For example ratepayers in Te Kopuru will see a higher rates increase than the average due to the cost of wastewater services stepping towards being equalised, in line with the rest of the district.

In 2020, Elected Members agreed a vision as part of the LTP process (see image below). To support this, six community outcomes were chosen.

Climate smart Climate change and its impacts are reduced through community planning

Healthy environment Our natural environment is protected and open to the community

Celebrating diversity Our local heritage and culture are valued and reflected in the community

A trusted Council An open organisation working for our community

Prosperous economy Development is encouraged, supported and sustainable

Vibrant communities Kaipara communities offer an attractive place to live and visit

After the vision was adopted a programme of work was developed to meet the needs and wants of our communities. Elected members worked closely with staff to determine what work was financially viable and able to be resourced effectively, while balancing the overall financial impact on rates and debt. We consulted with you on your views and carefully deliberated on what you said. Your feedback informed the LTP 2021–2031. It was also made possible with funding secured from central government for new and boosted work programmes, which we're working hard to implement.



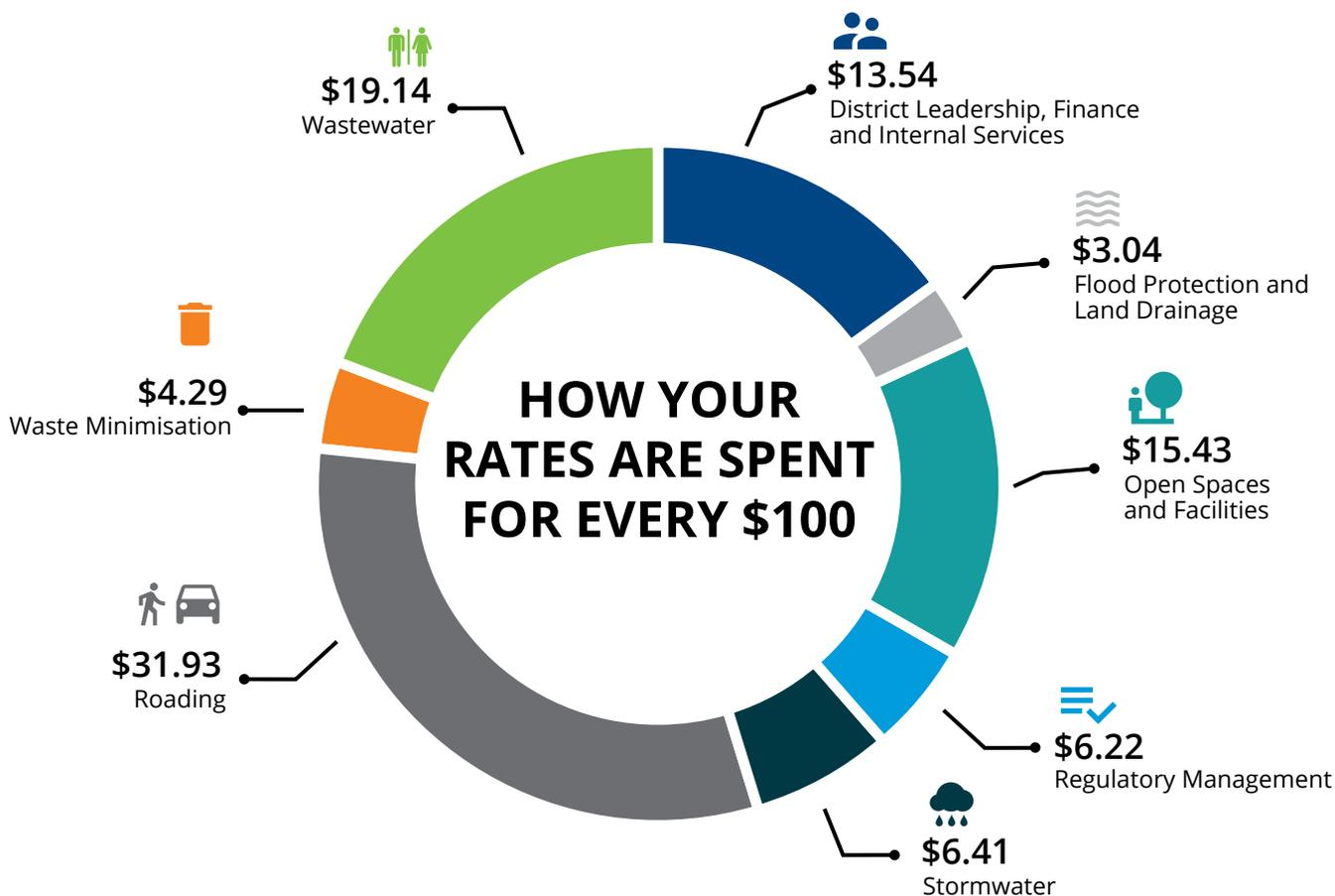
Growing a better Kaipara

Nurturing our people and place by inspiring a vibrant, healthy and caring community.

- CLIMATE SMART
- HEALTHY ENVIRONMENT
- CELEBRATING DIVERSITY
- A TRUSTED COUNCIL
- PROSPEROUS ECONOMY
- VIBRANT COMMUNITIES

Pēhea ka pau āu reiti | How your rates are spent

Your rates provide for services, such as roads, rubbish collections, water, stormwater and wastewater systems, maintained and operational.



Te mahere whakahou: he aha ka tīni mai te Pae Tawhiti

Our updated plan: what has changed from the LTP

As the last two years have demonstrated, situations can change. For us to continue providing our community with the services they need, we have to adapt. The revisions from Year 2 of the LTP reflect the adaptations we have made to support the district's growth, as well as changes to the costs of doing business.

Like other organisations and councils around the country, we face increasing expenses, from higher operational costs, escalating construction costs and a constrained labour market. Many of our increased costs can be attributed to the pandemic. Some cost increases have been offset through savings identified after a review of our way of working, also related to COVID-19. For example, significant reductions in overheads such as printing and stationery, running costs of vehicles, training and travel expenses, support fees and staff vacancies. Other cost increases must be absorbed by the Council.

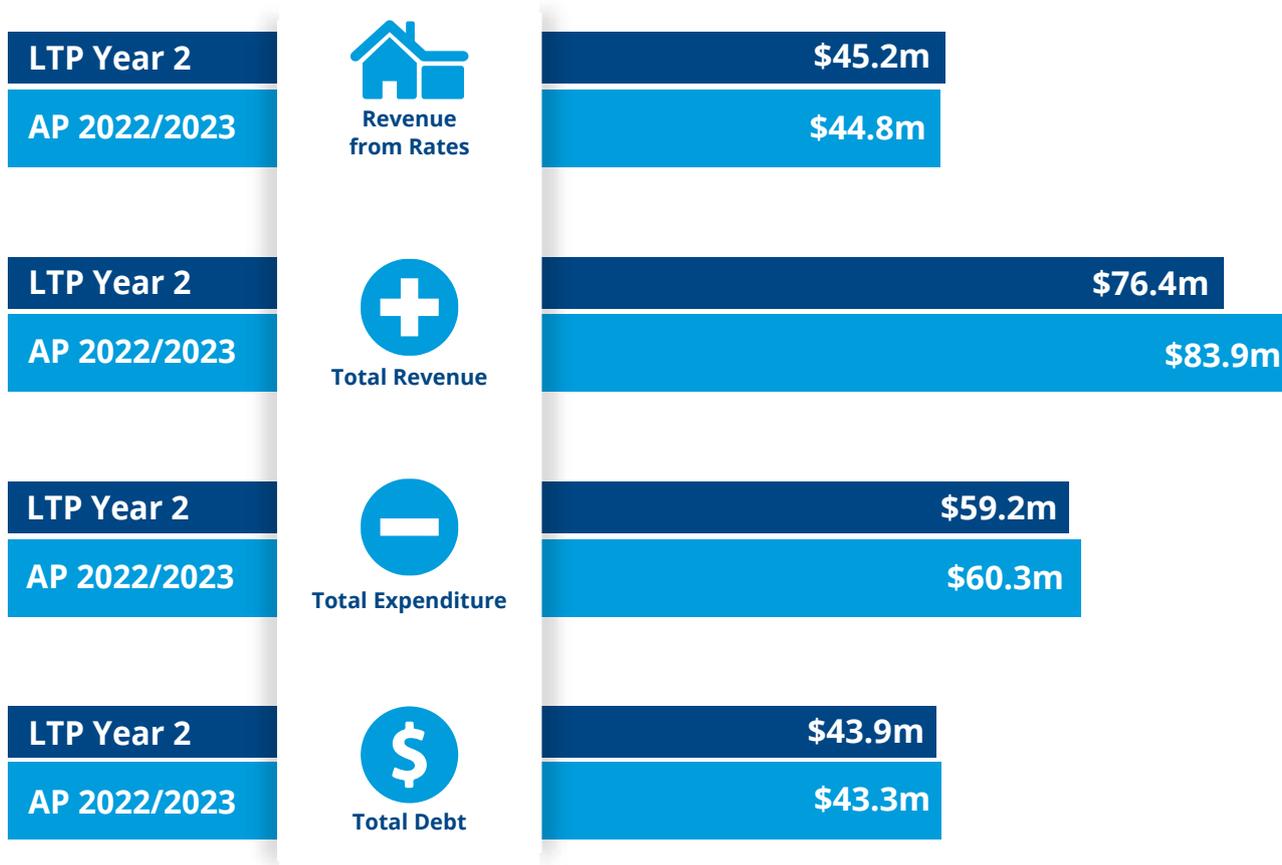
We also need to adapt to the changes brought about central government legislation and reforms. While some of these reforms remain on the horizon for a while yet, others are now coming into play. They change how we operate and we will incur costs in this Annual Plan year. One of these is Taumata Arowai, the new water services regulator for Aotearoa New Zealand. New legislative requirements imposed by Taumata Arowai come into effect from 1 July 2022 and include additional water testing, risk management plans, fluoridation, and health and safety reviews. The impact of these new requirements is reflected in the increased cost for the water supply targeted rates charge, applicable to those who are connected or capable of connecting to our water supply systems.

Other key changes from the LTP include:

- The implementation of a modern waste minimisation strategy was deferred to late 2023 following feedback from the LTP consultation. Deferring the roll out enabled staff to do more work to understand how to best meet the needs of both rural and urban Kaipara communities, ensuring a cost-effective service for both settings. Earlier this year (2022) Council approved the first phase of the waste minimisation strategy, which includes an improved kerbside collection service with wheelie bins and recycling crates, free recycling drop-off at recovery parks, and a restructure of the funding and management of waste facilities. Subject to a business case, the first phase of the strategy is planned to start rolling out in November 2023.
- The District Plan review — already budgeted for in the LTP — was accelerated, addressing community feedback about the need for the current District Plan to be updated.
- Increases in operational costs, including maintenance and operations contract renewals over and above what was projected in the LTP. Internal resourcing costs have also impacted our operational expenditure. Like other councils we are facing pressure to recruit and retain employees, combined with inflationary pressure on wages. We continue to look at a range of options to ensure we have skilled employees to deliver our key services to the community.
- Increases in our resourcing to deliver our services and support projects planned for in the LTP. Our income for consent fees has expanded significantly due to the district's growth, but this also means there is more resource required for roles such as building compliance and administration. In other areas we are working proactively to ensure we maintain the assets we have and are in a better position than previously to look after them for future generations. We have identified departments that require additional staff for this, such as asset management, the climate change work plan and rates collection.

Whakarāpopoto ngā mahi | Operational summary

This chart shows the comparison between Year 2 of our LTP 2021-2031 versus the planned budget for this Annual Plan 2022-2023. Our finance plan is detailed in Part Two of this Annual Plan.



Kaupapa Matua Pūtea | Key Financials

Operational summary	LTP Budget 2022/2023 (\$000s)	Annual Plan 2022/2023 (\$000s)	Notes/Addendums
Rates	45,200	44,831	This includes water supply targeted rates and penalty revenue
Other revenue (including financial and development contributions)	13,048	13,748	Increases to resource and building consent fee income
Subsidies and grants received	18,195	25,396	Construction costs for stopbanks and floodgates moved into this year
Total operating revenue including grants	76,443	83,976	
Operating expenditure	59,178	60,368	Additional staff to cope with resource consents, Council services and projects outlined in the LTP, additional costs of staff retention
Surplus/(deficit)	17,265	23,607	
Rates increase average after growth	7.13%	4.86%	This average excludes targeted water rates
Closing balance net debt at 30 June 2022	43,924	43,281	

Kaunihera Whakaarotau Council Priorities 2022-2023



Kaiwhakahaere Pūtea | Financial Management

The Statement of Financial Performance shows that Council will end the year with debt levels at \$43.28 million. This is slightly lower than what was projected in the Long Term Plan (\$43.92 million). Council is well within its debt limit ratios required by the Local Government Funding Agency (LGFA) and its own Treasury Policy ratios and remains conservative compared to other councils experiencing similar growth. However, Council is out of its Treasury Management Policy for the funding maturity profile of 0 to 3 years and the fixed/floating interest rate risk control limit for 37 to 60 month debt. Until there is more certainty over the proposed New Zealand Government Three Water's reforms Council has approved to stay out of its Treasury Management Policy in these two instances.

Our fixed assets are \$61 million higher than that of the LTP. This is because there was a larger increase in asset values from the revaluations for the 2020-2021 Annual Report than revaluations in the LTP.

Our available cash on hand is forecast to drop only slightly from the level in the financial year 2021-2022 Annual Report to \$8.8 million.

\$36.1 million is planned for capital expenditure, with a portion of this funded by external sources. There will also be an additional \$15 million of capital projects that are carried forward from 2021-2022, as the programme was ambitious last year and a number of factors such as COVID-19 disruptions delayed progress.

We are focussed on completing the significant programme of work we are already committed to, but we continue to seek external funding and collaborate with outside partners where possible.

The government has proposed to allocate \$16.14 million through a Better Off support package later in the year. As there was not enough information on the Council obligations at the time of the Annual Plan being adopted, no adjustment or inclusions have been made for this funding in this document.

Kaupapa Matua | Key Projects 2022-2023

Additional financial information can be found in the "Financials" chapter of this plan.

Capital Projects Budgets (Budgeted cost of \$250,000 and above)		Amount \$
Open Spaces and Facilities		
Pensioner Housing	Upgrading pensioner housing units Fagan Place, Mangawhai	650,000
District Parks and Reserves	Carpark sealing – district	250,000
Mangawhai Parks and Reserves	Alamar carpark	400,000
	Lincoln Downs mountain bike park (50% of this amount community funded)	750,000
	Mangawhai coastal walkway	250,000
Flood Protection and Land Drainage		
Raupō Land Drainage Scheme	Te Kopuru stopbank (carryover cost from 2021/2022)	2,800,000
	Raupō Land Drainage internal floodgate (carryover cost from 2021/2022)	2,000,000
Stormwater		
Mangawhai Stormwater Scheme	Wood Street and surrounds stormwater upgrade	1,000,000
Transportation		
Bridges and Structures	Bridge replacements – district	650,000
	Repair and replacements for roading structures eg bridges and retaining walls	1,000,000
	Monteith Road, Aranga bridge replacement	350,000
Road Works - Unsealed	Unsealed road metalling – district	3,044,000
Road Works - Minor Improvements	Associated improvements for road rehabilitation and reseals	250,000
	Baylys Beach parking and connectivity improvements	300,000
	Road safety improvements – district	500,000
	Road slip repairs – district	500,000
	Ruawai/Maungaturoto speed management plan	250,000
Road Works - Drainage	Drainage renewals – district	625,000
Road Works - Sealed Resurfacing	Sealed road resurfacing – district	2,000,000
Road Works - Sealed	Sealed road pavement rehabilitation	1,300,000
Roading Infrastructure - New and Improved	Mangawhai shared path	5,725,200
	Wood Street permanent upgrade	2,000,000
	Unsealed road network improvements – district	1,327,500
	Kaihu Valley Trail construction	1,155,500
	Cove Road connection to Mangawhai Central planning	250,000
Wastewater		
Kaiwaka Wastewater Scheme	Kaiwaka wastewater renewals	250,000
Mangawhai Wastewater Development	Mangawhai balance tank wastewater treatment plant	1,000,000
	Mangawhai pumpstation addition	300,000
	Mangawhai golf course treated wastewater disposal design/start	500,000
Water Supply		
Dargaville Water Supply	Dargaville watermain renewals	500,000
Maungaturoto Water Supply	Maungaturoto water reservoir Griffin Road improvement	250,000
	Maungaturoto truck filler	500,000
Ruawai Water Supply	Ruawai watermain renewals	350,000



Piwakawaka in Manuka at Taharoa Domain Photo: Jordy Soole

Kaunihera Whakaarotau Council Priorities for 2022-2023

Council is focused on maintaining our existing assets and service, and delivering projects already agreed in Year 2 of the LTP. We've outlined some of the work happening below.

Important remedial infrastructure works are planned this year to keep our services running efficiently and smoothly for a growing district, while remaining financially prudent to keep rates down. We are also focused on continuing to build on the success Kaipara has had over the last few years, with some key projects in the works to support our community and ensure it continues to thrive.

We are continually improving our services where we can so we get the best outcome for our district, and this time round we've identified work plans and budgets for a number of projects that are required to bring areas of service up to scratch, like creating an asset management plan for our coastal structures and bringing forward the digitisation of our records.

We'll keep you updated as these projects progress. We'll be communicating what we're doing to make sure you're aware of how your money is spent, and what the work means for your community and the future residents of Kaipara.

Mahi ināianeī hangahanga ratonga Existing infrastructure services

Our district is large. The Council's core spending is on infrastructure services: 1,573km of roads, 348 bridges, and over 350km of pipe work all needing ongoing maintenance, repair and upgrades.

The majority of the roading spend will be in maintenance and upgrades across the district; grading, pothole repair, signage straightening and improvement, roadside spraying and tree maintenance, seal and pavement upgrades, and culvert renewals (read our monthly roading report on our website that details this work). There are also a number of key works being undertaken this year including bridge replacements (\$650k), speed management plans planned for Maungaturoto and Ruawai (\$250k), footpath projects across the network (\$200k), Wood Street revitalisation project permanent upgrade, and more.

As well as maintaining our day-to-day water services, we are upgrading stormwater systems throughout the district, and replacing ageing pipes across our various water networks, in places like Dargaville, Kaiwaka, Ruawai, Maungaturoto, Glinks Gully and more. We are constructing a new balance tank for the Mangawhai Community Wastewater Scheme to accommodate growth, repairing and relining the Griffin Road reservoir to further safeguard the Maungaturoto water supply, and investigating how to increase the water storage capability of Waitua Dam to support resilience for Dargaville's supply.

We note the Government is also progressing its Three Waters reforms, where water services will be provided by four publicly-owned water service entities from July 2024. For this Annual Plan 2022-2023, we assume no changes to our current model and continue to deliver drinking water, stormwater and wastewater services to the district.

Mahi Hangahanga Hou | New infrastructure

Many of our new infrastructure projects are supported by central government funding.

Some of the external funding we have received includes \$3.5 million from Ministry for Business Innovation and Employment (MBIE) to upgrade existing stopbanks against flooding along the western side of the Wairoa River between Dargaville and Te Kopuru, and \$2.5 million applied to constructing a new floodgate at Canal G in Ruawai/Raupō.

The works are currently in the planning and design stage with construction planned to start during summer 2022-2023, with significant ongoing iwi and community engagement. Installing these stopbanks and floodgate supports our communities in building a forecasted 100-year flood resiliency, plus improve vehicle access to stopbanks and floodgates.

Also supported by central government funding is the Mangawhai shared path works and the Kaihu Valley Trail (KVT). The second phase of the Mangawhai shared path is set for construction this year. The work is part of a wider shared path network planned for Mangawhai, improving safety and connectivity between its two centres, and making it easier to travel by foot, bike or scooter along a part of busy Molesworth Drive.

Once complete, the KVT will be a 45km walking and cycling track following sections of the former rail corridor from Dargaville to Donnelly's Crossing on the west coast, where it will eventually form part of the Ancient Kauri Trail from Maungaturoto to the Hokianga Harbour.

Wāhi tuwhera me ngā wāhanga hapori Open spaces and facilities

We provide community development, libraries, a hall and pensioner housing to contribute to our social wellbeing and pride, providing natural spaces open to all and enabling our community to come together and encourage active play.

This year we will commence the upgrade of the pensioner housing units we own and manage at Fagan Place, to ensure we provide warm, dry homes that are up to standard for some of our most vulnerable.

We are also committed to developing a new library facility in Mangawhai to cater for the significant projected population growth. This year we will finalise the location and progress the design.

Whakahou Mahere Takiwā | District Plan review

District plans guide how we change, develop, and use our environment, as well as how we protect and safeguard it for future generations. They set out the activities you can do on your land as of right (permitted activities) and what activities we need to look at more carefully through a resource consent application. Kaipara District Council's District Plan (DP) was made operative in 2013 and was due for review in 2023 (District Plans renew every ten years under legislation). However, following community feedback on the current DP being outdated and acknowledging that our district is growing fast, Council has directed staff to accelerate the review, bringing it forward one year. Already budgeted for in the LTP, the DP review is not an additional expense to ratepayers. Completing the review earlier means we will be in the best position to sustainably manage growth and also ensures our district is well-prepared for the upcoming Resource Management Act reforms.

This year the District Plan review team will:

- Undertake community engagement on the Draft District Plan and amend it in response to feedback
- Undertake statutory pre-notification consultation with iwi authorities, and
- Notify the proposed District Plan and formally consult on it.

Āhua o ngā rangi | Climate change

Council's LTP 2021-2031 sets out six community outcomes, one of which is being Climate Smart. Under the LTP we committed \$1.5 million over 10 years to a climate change work programme to support this outcome, of which approximately \$175,000 will be used this year on mitigation and adaptation in our communities.

Mitigation is reducing our greenhouse gas footprint by finding different ways of functioning as a Council and by encouraging carbon removal / sequestration. It means supporting and enabling our community to do the same.

Adaptation is increasing our resilience and ability to thrive in a changing environment. Adaptation means planning for how we grow, develop and make decisions on how best to respond to climate change. For Council, this could look like using climate change projections to help make decisions on locations and designs of future infrastructure such as parks, roads, stormwater drains or community facilities.

These approaches are planned out within Council's Climate Change Work Programme, and mapped via three workstreams; Climate Smart Policy, Climate Action, and Adaptive Pathways Planning. In late 2021 the Ruawai/Raupō area was chosen by Council as the first location for the adaptive pathway planning.

This year the Climate Change team will:

- Develop a Climate Action plan
- Work with the community to understand the implications of coastal hazards for each area, and
- Establish and operate a Ruawai/Raupō adaptation planning community panel to guide the development of climate adaptation plans.



Locals at Whakapirau Photo: Megan Bowers-Vette



WĀHANGA RUA | PART TWO

Pūtea taipitopito | Financials in detail



Mangawhai Heads Photo: [plegmone/stock.adobe.com](https://www.plegmone/stock.adobe.com)

Prospective Statement of Comprehensive Revenue and Expense	Annual Report 2020/2021	Annual Plan 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
For the year ended: 30 June	\$'000	\$'000	\$'000	\$'000
Revenue				
Rates	38,819	41,942	45,200	44,831
Subsidies and grants	25,139	38,260	18,195	25,396
Activity income	7,200	7,066	7,348	7,848
Contributions	4,182	3,860	4,543	4,543
Investments and other income	3,969	1,703	1,156	1,356
Total revenue	79,308	92,830	76,443	83,976
Expenses				
Activity costs	31,208	26,138	28,777	28,542
Employee benefits	13,479	15,520	15,753	17,393
Finance costs	2,199	2,568	2,548	2,248
Depreciation	13,043	11,089	12,101	12,186
Total expenses	59,930	55,314	59,178	60,368
Surplus/(deficit) for the period	19,378	37,516	17,265	23,607
Other comprehensive revenue and expense				
(Items that will not be reclassified subsequently to surplus or deficit)				
Gain/(loss) on revaluation	24,798	13,400	13,600	13,600
Total comprehensive revenue and expense for the period	44,177	50,916	30,865	37,207

Prospective Statement of Changes in Net Assets/Equity	Annual Report 2020/2021	Annual Plan 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
For the year ended: 30 June	\$'000	\$'000	\$'000	\$'000
<i>Balance at 1 July</i>	754,340	705,783	756,699	821,947
Comprehensive revenue and expense for the period				
Surplus/(deficit) for the period	19,378	37,516	17,265	23,607
Other comprehensive revenue and expense for the period				
Surplus on Revaluation of Infrastructure	24,798	13,400	13,600	13,600
<i>Total comprehensive revenue and expense for the period</i>	44,177	50,916	30,865	37,207
<i>Balance at 30 June</i>	798,516	756,699	787,564	859,155

Prospective Cash Flow Statement	Annual Report 2020/2021	Annual Plan 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
For year ended: 30 June	\$'000	\$'000	\$'000	\$'000
Cash Flow from Operating Activities				
Receipts:				
Rates	38,819	41,942	45,200	44,831
Fees, charges and other	11,839	11,291	12,267	12,767
Grants and subsidies	25,139	38,260	18,195	25,396
Interest received	54	6	6	206
<i>sub total</i>	75,851	91,499	75,668	83,200
Payments:				
Suppliers and employees	44,367	41,205	44,077	45,482
Interest expense	2,199	2,568	2,548	2,248
<i>sub total</i>	46,566	43,773	46,625	47,730
<i>Net Cash Flow from/(to) Operating Activities</i>	29,285	47,726	29,043	35,471
Cash Flow from Investing Activities				
Receipts:				
Sale of property, plant and equipment	(374)	0	0	0
<i>sub total</i>	(374)	0	0	0
Payments:				
Property, plant and equipment purchases	23,712	51,461	27,265	36,172
<i>sub total</i>	23,712	51,461	27,265	36,172
<i>Net Cash Flow from/(to) Investing Activities</i>	(24,086)	(51,461)	(27,265)	(36,172)
Cash Flow from Financing Activities				
Receipts:				
Loans raised (Net)	0	0	0	0
Payments:				
Loans (repayment)/drawn (net)	0	2,334	(1,778)	701
<i>Net Cash Flow from/(to) Financing Activities</i>	0	2,334	(1,778)	701
<i>Net Increase/(Decrease) in cash and cash equivalents</i>	5,200	(1,400)	0	0
<i>Cash and cash equivalents at beginning of period</i>	12,194	1,926	526	8,794
<i>Cash and cash equivalents at end of period</i>	12,194	526	526	8,794

Prospective Statement of Financial Position	Annual Report 2020/2021	Annual Plan 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
As at 30 June	\$'000	\$'000	\$'000	\$'000
Net assets/equity				
Accumulated comprehensive revenue and expense	451,867	472,657	488,691	488,670
Asset revaluation reserves	352,326	295,350	308,950	379,326
Restricted reserves	5,646	5,845	5,973	5,935
Council created reserves	(11,322)	(17,153)	(16,050)	(14,776)
Total net assets/equity	798,516	756,699	787,564	859,155
represented by Current assets				
Cash and cash equivalents	12,194	526	526	8,794
Trade and other receivables	6,998	8,567	8,817	8,888
Accrued revenue	4,085	1,641	1,641	2,285
Other financial assets	121	115	115	121
Total current assets	23,397	10,849	11,099	20,088
less Current liabilities				
Trade and other payables	15,948	11,559	11,899	14,288
Provisions	357	135	135	357
Employee entitlements	999	944	974	1,054
Total current liabilities	17,303	12,638	13,008	15,699
Working capital/(deficit)	6,093	(1,789)	(1,909)	4,388
plus Non current assets				
Property, plant, equipment	840,010	811,811	840,575	901,583
LGFA Borrower notes	929	824	944	1,049
Biological assets	947	1,045	1,045	1,047
Other financial assets	270	279	279	270
Total non current assets	842,156	813,959	842,843	903,949
less Non current liabilities				
Public debt	44,000	45,702	43,924	43,281
Provisions	1,507	5,504	5,957	2,413
Derivative financial liabilities	4,225	4,265	3,489	3,489
Total non current liabilities	49,733	55,471	53,370	49,183
Net assets	798,516	756,699	787,564	859,155

Prospective Funding Impact Statement Whole of Council	Annual Report 2020/2021	Annual Plan 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
For the year ended: 30 June	\$'000	\$'000	\$'000	\$'000
Operating Funding				
Sources of operating funding				
General rates, uniform annual general charges, rate penalties	26,120	28,529	29,314	29,497
Targeted rates	12,699	13,413	15,886	15,334
Subsidies and grants for operating purposes	10,694	5,348	5,594	5,591
Fees and charges	7,200	7,066	7,348	7,848
Interest and dividends from investments	54	6	6	206
Local authorities fuel tax, fines, infringement fees and other receipts	458	366	375	375
Total operating funding	57,225	54,727	58,524	58,852
Application of operating funding				
Payments to staff and suppliers	44,448	42,363	45,138	46,542
Finance costs	2,199	2,568	2,548	2,248
Total applications of operating funding	46,647	44,931	47,686	48,790
Surplus (deficit) of operating funding	10,578	9,796	10,838	10,062
Capital Funding				
Sources of capital funding				
Subsidies and grants for capital expenditure	14,445	32,913	12,601	19,805
Development and financial contributions	4,182	3,860	4,543	4,543
Increase (decrease) in debt	0	2,101	-351	701
Gross proceeds from sale of assets	374	0	0	0
Total sources of capital funding	19,001	38,873	16,793	25,050
Applications of capital funding				
Capital expenditure - to meet additional demand	1,908	9,481	10,374	11,807
Capital expenditure - to improve the level of service	10,509	25,343	4,392	12,763
Capital expenditure - to replace existing assets	11,667	15,478	11,438	11,747
Increase (decrease) in reserves	5,494	(1,634)	1,427	(1,206)
Total applications of capital funding	29,578	48,669	27,631	35,111
Surplus (deficit) of capital funding	(10,577)	(9,796)	(10,838)	(10,062)
Funding Balance	0	0	0	0

Prospective Depreciation Summary	Annual Report 2020/2021	Annual Plan 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
For the year ended: 30 June	\$'000	\$'000	\$'000	\$'000
by Groups of activities				
Open Spaces & Facilities	399	362	449	467
Regulatory Management	0	49	52	52
District Leadership, Finance and Internal Services	867	561	838	838
Waste Minimisation	0	8	10	10
Transportation	7,537	6,878	7,284	7,298
Stormwater	656	523	560	560
Flood protection & Land Drainage	69	200	260	281
Wastewater	1,843	1,452	1,536	1,564
Water Supply	1,672	1,057	1,112	1,116
Total Groups of activities depreciation	13,043	11,089	12,101	12,186

Reconciliation of Prospective Funding Impact Statement to Prospective Statement of Comprehensive Revenue and Expense	Annual Report 2020/2021	Annual Plan 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
For the year ended: 30 June	\$'000	\$'000	\$'000	\$'000
Revenue				
Statement of Comprehensive Revenue and Expense				
Total revenue	79,308	92,830	76,443	83,976
Funding Impact Statement				
Total operating funding	57,225	54,727	58,524	58,852
Total sources of capital funding	18,627	36,772	17,144	24,348
add Provisions	3,457	1,331	775	775
Total revenue	79,308	92,830	76,443	83,976
Expenses				
Statement of Comprehensive Revenue and Expense				
Total expenses	59,930	55,314	59,178	60,368
Funding Impact Statement				
Total applications of operating funding	46,647	44,931	47,686	48,790
less Internal professional services	(81)	(1,158)	(1,061)	(1,061)
add Depreciation expense	13,043	11,089	12,101	12,186
add Provisions	321	453	453	453
Total expenses	59,930	55,314	59,178	60,368

Prospective Statement of Financial Reserves	Annual Report 2020/2021	Annual Plan 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
For the year ended: 30 June	\$'000	\$'000	\$'000	\$'000
Accumulated Funds				
Opening Balance	324,704	433,597	472,657	464,620
Transfers in	139,845	60,689	40,422	49,555
Transfers out	(12,682)	(21,629)	(24,388)	(25,505)
Accumulated Funds	451,867	472,657	488,691	488,670
Asset Revaluation Reserves				
Opening Balance	352,326	281,950	295,350	365,726
Transfers in	0	13,400	13,600	13,600
Transfers out	0	0	0	0
Asset Revaluation Reserves	352,326	295,350	308,950	379,326
Restricted Reserves Mangawhai Endowment Lands Account				
Opening Balance	5,612	5,686	5,845	5,806
Transfers in	166	213	219	219
Transfers out	(132)	(54)	(90)	(90)
Restricted Reserves Mangawhai Endowment Lands Account	5,646	5,845	5,973	5,935
Council Created Reserves				
Opening Balance	(15,185)	(15,450)	(17,153)	(14,204)
Transfers in	10,746	10,828	12,391	12,464
Transfers out	(6,883)	(12,531)	(11,288)	(13,035)
Council Created Reserves	(11,322)	(17,153)	(16,050)	(14,776)

Disclosure Statement

Annual Plan disclosure statement for year ending 30 June 2022

The purpose of this statement is to disclose Council's planned financial performance in relation to various benchmarks to enable the assessment of whether Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings. Council is required to include this statement in its Annual Plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

Benchmark	Quantified limit	Planned	Met
Rates affordability benchmark	\$38.951 million	\$38.899 million	Yes
• income (quantified limit on rates excluding water by meter and penalties)			
• increases (quantified limit on rates increases). This is a council imposed limit and not statutory.	5.00%	4.86%	Yes
Debt affordability benchmark (quantified limit on borrowing)	170%	55%	Yes
Balanced budget benchmark	100%	139%	Yes
Essential services benchmark	100%	318%	Yes
Debt servicing benchmark	10%	5.2%	Yes

Notes

1 Rates affordability benchmark

- (1) For this benchmark:-
 - (a) the Council's planned rates income for the year is compared with a quantified limit on rates contained in the financial strategy included in the Council's long term plan; and
 - (b) the Council's planned rates increases for the year are compared with a quantified limit on rates increases for the year contained in the financial strategy included in the Council's long term plan.
- (2) The Council meets the rates affordability benchmark if—
 - (a) its planned rates income for the year equals or is less than each quantified limit on rates; and
 - (b) its planned rates increases for the year equal or are less than each quantified limit on rates increases.

2 Debt affordability benchmark

- (1) For this benchmark, the Council's planned borrowing is compared with a quantified limit on borrowing contained in the financial strategy included in the Council's long term plan.
- (2) The Council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

3 Balanced budget benchmark

- (1) For this benchmark, the Council's planned revenue (excluding development contributions, vested assets, financial contributions, gains on derivative financial instruments, and revaluations of property, plant, or equipment) is presented as a proportion of its planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).
- (2) The Council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

4 Essential services benchmark

- (1) For this benchmark, the Council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.
- (2) The Council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

5 Debt servicing benchmark

- (1) For this benchmark, the Council's planned borrowing costs are presented as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment).
- (2) Because Statistics New Zealand projects that the Council's population will grow slower than the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 10% of its planned revenue.

The full benchmark analysis, including graphs for each measure for the ten year plan are included in Section Three of the LTP 2021-2031.



WĀHANGA TORU | PART THREE

He aha aronga mō ngā reiti

What this means for rates



Tokatoka Peak

Funding Impact Statement – Rating Tools

The Whole of Council Funding Impact Statement as required under the Local Government (Financial Reporting and Prudence) Regulations 2014 can be found on page 28 of this Plan.

The following information sets out the revenue and financing mechanisms that the Council will use, including information about the different rates the Council will set for 2022-2023.

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

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

- Wastewater Network Targeted Rates on residential properties.

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

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

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

General Rates

Background

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

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

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

Activities Funded

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

(Please refer to the Revenue and Financing Policy prepared for the Long Term Plan 2021-2031 for a full list of activities funded by general rates.)

Land Liable for the Rate

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

Rates Differential Definitions

The Council has defined its rates differential categories using the use to which the land is put. The definition for each rates differential category is listed in the table below.

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

How the rate is assessed

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

- A fixed amount per rating unit of \$764.00 (UAGC) including GST. The UAGC will generate \$11,170,847 (including GST).
- A differential rate in the dollar on land value.

Differential Category	Rates Differential	Land value rate in the dollar for 2022/2023 (incl GST)	Revenue value-based rate (incl GST)
Residential and small sized lifestyle properties	100%	\$0.0027838	\$8,376,118
Other	155%	\$0.0043149	\$13,202,984
All properties			\$21,579,102

In total, general rates will generate \$32,749,949 (including GST) in 2022-2023. Collectively, general rates represent 65% of the Council's total rates revenue.

Targeted Rates

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

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

Wastewater Targeted Rates – All Networks

Background

The Council provides wastewater collection and treatment systems in Dargaville, Glinks Gully, Te Kopuru, Maungaturoto, Kaiwaka and Mangawhai. A targeted rate will be assessed on land connected, or able to be connected to the wastewater network.

Costs will be shared across all schemes, excluding Te Kopuru, with all schemes, excluding Te Kopuru being assessed the same rate in 2022-2023. This approach recognises that the service being received by the end user is the same irrespective of location and hence the costs should be the same. For affordability reasons, Council has calculated the targeted rate for the Te Kopuru network separately.

The wastewater targeted rates will generate around \$7.75 million (including GST) in rates revenue in 2022-2023.

For the purposes of calculating the targeted rate, defined operating costs and capital costs are aggregated across all wastewater schemes (excluding Te Kopuru) and divided by the total number of wastewater charges (connected equivalent) for properties connected and capable of connection to the networks.

Activities funded

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

Land liable for the rates

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

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

Properties within 30 metres of the sewerage drain in the above areas are liable for the rate.

How the rates are assessed

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

The targeted rates are assessed on the following basis:

Properties not connected to the wastewater network as at 30 June 2022 but are capable of being connected (i.e. service available)

- A fixed amount per SUIP to all units used primarily for residential purposes; and
- A fixed amount per rating unit to all other units.

Properties that are connected to the wastewater network as at 30 June 2022 (i.e. service provided)

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

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

The fixed amount for units that are not connected to the relevant wastewater network as at 30 June 2022 but are capable of being connected is equivalent to 75% of the corresponding fixed amount applied to properties connected to the wastewater network.

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

Wastewater Network	Primary use of land	Units connected to the relevant wastewater network	Units capable of connection to the relevant wastewater network, as at 30 June 2022 ¹	Units connected to the relevant wastewater network, not primarily used for residential purposes, as at 30 June 2022 ²	All units
		Charge ³ (incl GST)	Charge ³ (incl GST)	Change per pan (incl GST)	Contribution to wastewater targeted rate (incl GST)
Dargaville Glinks Gully Kaiwaka Mangawhai Maungaturoto	Residence	\$1,162.61	\$871.96	Not Applicable	\$6,198,449
	Other	\$1,162.61	\$871.96	\$581.30	\$1,012,342
Total					\$7,210,791
Te Kopuru	Residence	\$1,054.92	\$791.19	Not Applicable	\$214,412
	Other	\$1,054.92	\$791.19	\$527.46	\$21,098
Total					\$235,511

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

² This is an additional pan charge for the third or more pan. It is in addition to the fixed amount per SUIP that applies to all connected properties of the relevant wastewater network as at 30 June 2022.

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

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution A

Background

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

Activities funded

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

Land liable for the rate

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

An indicative map of Mangawhai Wastewater Capital Contribution A and the affected properties can be viewed in the Appendix (pages 57 to 59) of this document. Please contact the Council if you would like confirmation whether a property is within the rating area or not.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of \$676.00 (including GST). This amount is calculated from a principal amount of \$8,397 (including GST), payable over 30 years from 01 July 2013 at annual interest of 6.99%. The Council’s Early Payment of Rates for Subsequent Years Policy applies to this rate.

The rate will generate around \$221,730 (including GST) in rates revenue in 2022-2023.

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution D

Background

The Council introduced targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the Scheme.

Activities funded

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

Land liable for the rate

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

An indicative map of the Mangawhai Wastewater Capital Contribution D network and the affected properties can be viewed in the Appendix (page 60) of this document. Please contact the Council if you would like confirmation whether a property is within the rating area or not.

How the rates are assessed

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

The rate will generate around \$20,520 (including GST) in rates revenue in 2022-2023.

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution E

Background

The Council introduced six targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the Scheme.

Activities funded

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

Land liable for the rate

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

An indicative map of the Mangawhai Wastewater Capital Contribution E network and the affected properties can be viewed in the Appendix (page 61) of this document. Please contact the Council if you would like confirmation whether a property is within the rating area or not.

How the rates are assessed

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

The rate will generate around \$46,080 (including GST) in rates revenue in 2022-2023.

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution F

Background

The Council introduced targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the Scheme.

Activities funded

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

Land liable for the rate

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

An indicative map of the Mangawhai Wastewater Capital Contribution F network and the affected properties can be viewed in the Appendix (page 62) of this document. Please contact the Council if you would like confirmation whether a property is within the rating area or not.

How the rates are assessed

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

The rate will generate around \$11,580 (including GST) in rates revenue in 2022-2023.

Stormwater Targeted Rates – All Networks

Background

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

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

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

Activities funded

The expenses in running and maintaining the following stormwater networks:

- Baylys Beach
- Dargaville
- Te Kopuru
- Kaiwaka
- Mangawhai

Land liable for the rates

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

- Baylys Beach
- Dargaville
- Te Kopuru
- Kaiwaka
- Mangawhai

Indicative maps of the areas of the respective stormwater networks can be viewed in the Appendix (pages 63 to 65) of this document.

How the rates are assessed

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

Stormwater Network	Rate in the Dollar on Land Value for 2022/2023 (incl GST)	Total Revenue (incl GST)
Baylys Beach	\$0.0020018	\$106,382
Dargaville	\$0.0019960	\$623,371
Kaiwaka	\$0.0006734	\$27,791
Mangawhai	\$0.0009728	\$1,573,738
Te Kopuru	\$0.0011633	\$21,669
	Total	\$2,352,951

Land Drainage Scheme Targeted Rate – Raupō

Background

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

Activities funded

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

Land liable for the rate

All land located within the Raupō Land Drainage Scheme.

An indicative map of the Raupō Land Drainage Scheme and the areas where the differentials apply can be viewed in the Appendix (pages 65 to 66) of this document. Please contact the Council if you would like confirmation whether a property is within the rating area or not.

How the rate is assessed

The targeted rate is assessed on the following basis:

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

The table below shows the rates differentials that the Council has applied in 2022-2023.

Rates differential definitions and rates

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

Differential Category	Differential Factor	Rate in the Dollar on Land Value for 2021/2022 (incl GST)	Revenue from Land Drainage Scheme Targeted Rate (incl GST)	Share of Land Drainage Scheme Targeted Rate
Raupō District A	83%	\$0.0040458	\$690,028	85%
Raupō District B	7%	\$0.0003412	\$3,480	<1%
Raupō Township	100%	\$0.0048744	\$116,751	14%
All properties			\$810,259	100%

Land Drainage Targeted Rates – Other Schemes

Background

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

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

Activities funded

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

Land liable for the rates

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

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

Indicative maps of the respective land drainage scheme areas can be viewed in the Appendix (pages 67 to 81) of this document. Please contact the Council if you would like confirmation whether a property is within the rating area or not.

How the rates are assessed

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

A table of the rates

Land Drainage Scheme	Rate in the Dollar on Land Value for 2022/2023 (incl GST)	Revenue from Land Drainage Targeted Rates (incl GST)
Aoroa	\$0.0016203	\$4,378
Arapohue No 1	\$0.0005993	\$9,201
Arapohue No 2	\$0.0003364	\$5,750
Aratapu Village	\$0.0006377	\$7,476
Awakino Point	\$0.0006423	\$16,099
Awakino Valley	\$0.0006800	\$51,751
Greenhill	\$0.0007269	\$8,051
Hoanga	\$0.0021637	\$26,451
Horehore	\$0.0006434	\$37,949
Kaihu	\$0.0006519	\$51,751
Kopuru Swamp	\$0.0008310	\$10,443
Koremoa	\$0.0005335	\$4,598
Mangatarā	\$0.0006357	\$24,150
Manganui	\$0.0001175	\$12,218
Mititai	\$0.0007897	\$9,775
Notorious	\$0.0004195	\$16,099
Oruariki	\$0.0012108	\$21,851
Otiria	\$0.0009783	\$8,051
Owairangi	\$0.0004967	\$6,440
Tangowahine No 1	\$0.0005934	\$6,153
Tangowahine No 2	\$0.0010834	\$7,472
Tangowahine Valley	\$0.0002410	\$5,120
Tatarariki 1	\$0.0004023	\$6,582
Tatarariki 2	\$0.0013012	\$8,281
Tatarariki 3	\$0.0007542	\$10,925
Te Hapai	\$0.0028393	\$20,585
Tikinui	\$0.0011304	\$4,240
Whakahara	\$0.0007967	\$6,901
	Total	\$408,741

Water Supply Targeted Rate

Background

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

Costs will be shared across all schemes, with all schemes being assessed the same rate in 2022-2023. This approach recognises that the service being received by the end user is the same irrespective of location and hence the costs should be the same.

Activities funded

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

Land liable for the rates

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

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

Properties within 30 metres of the water reticulation in the above areas are liable for the rate.

Rates differential definitions

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

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

Differential Category	Definition
Metered properties	Land that is connected to the relevant water supply network as at 30 June 2022 irrespective of how much water is consumed.
Other properties	Land that is not connected to the relevant water supply network as at 30 June 2022, but is situated within 30 metres of a water supply network to which it is capable of being effectively connected.

How the rates are assessed

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

Metered properties:

- A scale of charges based on the per cubic metre amount of water consumed. The charge for up to the first cubic metre of water consumed is calculated on 25% of the average costs across all water supply networks.

Other properties:

- A fixed amount per rating unit. The rate set is equivalent to 75% of the volumetric charge for a metered property for up to the first cubic metre of water consumed.
- Excludes those that could connect to the Mangawhai scheme, but are not connected.

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

	Metered Properties		Other properties	All units
	Volumetric charge (up to and including the first cubic metre) (incl GST)	Volumetric charge (per cubic metre beyond the first cubic metre) (incl GST)	Fixed amount per Rating Unit (incl GST)	Revenue from Water Supply Targeted Rate (incl GST)
Dargaville Glinks Gully Mangawhai Maungaturoto Station Village Maungaturoto Township Ruawai	\$373.23	\$4.18	\$229.67	\$5,646,752

Mangawhai Harbour Restoration Targeted Rate

Background

The targeted rate for the Mangawhai Harbour Restoration commenced on 1 July 1996. It funds a grant to the Mangawhai Harbour Restoration Society to assist it in servicing a loan to finance rectification of the collapse of the geomorphyl and ecological structure of the Mangawhai Harbour.

Activities funded

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

Land liable for the rate

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

An indicative map of the Mangawhai Harbour Restoration area can be viewed in the Appendix (page 81) of this document. Please contact the Council if you would like confirmation whether a property is within the rating area or not.

How the rate is assessed

The targeted rate is assessed as a fixed amount per rating unit to all units located within the Mangawhai Harbour Restoration Area of \$80.00 (including GST).

The rate will generate around \$402,160 (including GST) in rates revenue in 2022-2023.

Closed Circuit Television (CCTV) Targeted Rate

Background

The Closed Circuit Television (CCTV) targeted rate commenced on 1 July 2021. It funds a grant to the Dargaville Community Development Board (DCDB) to assist with the ongoing costs, expansion and maintenance of the CCTV network in Dargaville and Ruawai.

Activities funded

The grant funded by the targeted rate also funds the ongoing costs, expansion and maintenance of the CCTV network in Dargaville and Ruawai.

Land liable for the rate

All land that is located within the Dargaville, Central, West Coast and North areas. Also all land that is located within the Ruawai Tokatoka Hall Targeted Rate area.

An indicative map of the CCTV Targeted Rate area can be viewed in the Appendix (page 82) of this document. Please contact the Council if you would like confirmation whether a property is within the rating area or not.

How the rate is assessed

The targeted rate is assessed as a fixed amount per rating unit to all units in the identified areas above.

The rate is \$10.35 (including GST).

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

The rate will generate around \$58,105 (including GST) in rates revenue in 2022-2023.

Ruawai Tokatoka Hall Targeted Rate

Background

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

Activities funded

The operating costs of maintaining the Ruawai Tokatoka Hall.

Land liable for the rate

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

An indicative map of the Ruawai Tokatoka Hall Targeted Rate area can be viewed in the Appendix (page 82) of this document. Please contact the Council if you would like confirmation whether a property is within the rating area or not.

How the rate is assessed

The targeted rate is assessed on the following basis:

- a fixed amount per rating unit to all units located within the Ruawai Tokatoka Hall Targeted Rate area of \$36.94 (including GST).

The rate will generate around \$17,250 (including GST) in rates revenue in 2022-2023.

Forestry Roothing Targeted Rate

Background

The Forestry Roothing Targeted Rate was introduced in 2015/2016 for six years to 2021 in order to partially fund the impact of forestry and logging trucks and maintain current standards on Council roads. The rate has been extended to 2027/2028. The NZ Transport Agency will also contribute.

Activities funded

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

Land liable for the rate

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

A map of the Forestry Roothing Targeted Rate area can be viewed in the Appendix (page 83) of this document.

How the rate is assessed

The targeted rate is assessed on the following basis:

- A rate in the dollar on land value across all properties used for growing exotic trees that are in the Forestry Roothing Targeted Rate area. The targeted rate is \$0.0078226 (including GST).

The rate will generate around \$493,593 (including GST) in rates revenue in 2022-2023.

Rating Information

Due Date for Payment of Rates

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

Instalment Number	Due Date
Instalment 1	20 August 2022
Instalment 2	20 November 2022
Instalment 3	20 February 2023
Instalment 4	20 May 2023

Water charges – metered properties

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

Penalties

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

- a) A penalty of 10% of the rates (other than water by meter rates) assessed in the 2022-2023 financial year that are unpaid after the due date for each instalment will be added on the relevant penalty date for each instalment stated below, except where a ratepayer has entered into an arrangement by way of direct debit authority and honours that arrangement. For each instalment the date the penalty will be added is as follows:

Instalment Number	Penalty Date
Instalment 1	21 August 2022
Instalment 2	21 November 2022
Instalment 3	21 February 2023
Instalment 4	21 May 2023; and

- b) A penalty of 10% of the amount of all rates (including any penalties) other than water by meter rates from any previous financial years that are unpaid on 06 July 2022 will be added on 07 July 2022; and
- c) A penalty of 10% of the amount of all rates to which a penalty has been added under (b) and which remain unpaid on 10 January 2023 will be added on 11 January 2023; and
- d) Water charges – metered properties

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

Water-by-meter Rates Area	Billing Month	Due Date	Penalty Date
Dargaville (Hokianga Road and side streets) and Glinks Gully	July 2022 January 2023	20 August 2022 20 February 2023	21 August 2022 21 February 2023
Dargaville (Station and Beach Roads) and Mangawhare	August 2022 February 2023	20 September 2022 20 March 2023	21 September 2022 21 March 2023
Dargaville Township East	September 2022 March 2023	20 October 2022 20 April 2023	21 October 2022 21 April 2023
Dargaville (Awakino Road and Main Street) and Ruawai	October 2022 April 2023	20 November 2022 20 May 2023	21 November 2022 21 May 2023
Dargaville (Ranfurly, Plunket and Tirarau Streets) and Maungaturoto Railway; Maungaturoto Township, and Mangawhai	November 2022 May 2023	20 December 2022 20 June 2023	21 December 2022 21 June 2023
North Dargaville to Kaihu, Awakino Point and Baylys Beach	December 2022 June 2023	20 January 2023 20 July 2023	21 January 2023 21 July 2023

Payment of Rates

Rates payments can be made:

1. By direct debit.
2. By online banking.
3. By telephone banking.
4. By credit card online, MasterCard and Visa only. There is a transaction fee for payments by credit card online.
5. By automatic payment.
6. In person (EFTPOS, MasterCard, Visa, or cash). There is a transaction fee for payments by credit card at Council's offices. Payment of rates will be accepted during normal business hours at either of the following two Council offices:
 - a. Dargaville: 32 Hokianga Road;
 - b. Mangawhai: Unit 6, The Hub, 6 Molesworth Drive

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

Sample Properties

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

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

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

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

Indicative rates are inclusive of GST.

District Area	Land Value	Rates 2021/2022	Rates 2022/2023							\$ change	% change
		Value-Based General Rates 2021/2022	Value-based general rate	UJGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates		
Residential Properties											
Baylys Beach	112,000	1,253	312	764	224	-	-	10	1,310	58	4.61%
	175,000	1,522	487	764	350	-	-	10	1,612	90	5.93%
	400,000	2,482	1,114	764	801	-	-	10	2,689	206	8.31%
Dargaville	77,000	2,193	214	764	154	1,163	-	10	2,305	112	5.09%
	102,000	2,312	284	764	204	1,163	-	10	2,425	113	4.87%
	300,000	3,250	835	764	599	1,163	-	10	3,371	121	3.71%
Glinks	200,000	2,365	557	764	-	1,163	-	10	2,494	129	5.46%
	285,000	2,593	793	764	-	1,163	-	10	2,730	138	5.31%
	325,000	2,700	905	764	-	1,163	-	10	2,842	142	5.25%
Kaiwaka	110,000	2,187	306	764	74	1,163	-	-	2,307	120	5.47%
	220,000	2,557	612	764	148	1,163	-	-	2,687	131	5.11%
	360,000	3,026	1,002	764	242	1,163	-	-	3,171	145	4.78%
Mangawhai	170,000	2,487	473	764	165	1,163	-	80	2,645	158	6.37%
	350,000	3,110	974	764	340	1,163	-	80	3,321	211	6.79%
	530,000	3,733	1,475	764	516	1,163	-	80	3,998	264	7.08%
Maungaturoto	129,000	2,164	359	764	-	1,163	-	-	2,286	122	5.63%
	175,000	2,287	487	764	-	1,163	-	-	2,414	126	5.53%
	300,000	2,622	835	764	-	1,163	-	-	2,762	139	5.31%

District Area	Land Value	Rates 2021/2022	Rates 2022/2023							\$ change	% change
		Value-Based General Rates 2021/2022	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates		
Residential Properties continued											
Pahi	180,000	1,247	501	764	-	-	-	-	1,265	18	1.48%
	275,000	1,501	766	764	-	-	-	-	1,530	28	1.88%
	425,000	1,904	1,183	764	-	-	-	-	1,947	44	2.29%
Paparoa	127,000	1,105	354	764	-	-	-	-	1,118	13	1.18%
	200,000	1,300	557	764	-	-	-	-	1,321	21	1.58%
	300,000	1,568	835	764	-	-	-	-	1,599	31	1.96%
Ruawai	70,000	1,261	195	764	-	-	341	47	1,347	87	6.87%
	94,000	1,415	262	764	-	-	458	47	1,531	116	8.23%
	175,000	1,934	487	764	-	-	853	47	2,151	217	11.22%
Te Kopuru	30,000	1,755	84	764	35	1,055	-	10	1,948	193	10.97%
	106,000	2,032	295	764	123	1,055	-	10	2,248	215	10.60%
	136,000	2,142	379	764	158	1,055	-	10	2,366	225	10.49%
Tinopai	61,000	928	170	764	-	-	-	-	934	6	0.67%
	195,000	1,287	543	764	-	-	-	-	1,307	20	1.55%
	390,000	1,810	1,086	764	-	-	-	-	1,850	40	2.21%
Lifestyle Properties											
Kaiwaka	240,000	1,407	668	764	-	-	-	-	1,432	25	1.75%
	300,000	1,568	835	764	-	-	-	-	1,599	31	1.96%
	425,000	2,530	1,834	764	-	-	-	-	2,598	68	2.67%
Mangawhai	445,000	2,037	1,239	764	-	-	-	80	2,083	46	2.24%
	1,570,000	7,369	6,774	764	-	-	-	80	7,618	250	3.39%
Maungaturoto	175,000	1,233	487	764	-	-	-	-	1,251	18	1.46%
	295,000	1,990	1,273	764	-	-	-	-	2,037	47	2.36%
	630,000	3,382	2,718	764	-	-	-	-	3,482	100	2.96%
Paparoa	185,000	1,255	515	764	-	-	-	-	1,279	24	1.92%
	265,000	1,865	1,143	764	-	-	-	-	1,907	42	2.26%
	530,000	2,967	2,287	764	-	-	-	-	3,051	84	2.84%
Pastoral Properties											
Kaihu	365,000	2,291	1,575	764	-	-	-	10	2,349	58	2.53%
Kaiwaka	2,070,000	9,447	8,932	764	-	-	-	80	9,776	329	3.49%
Pouto	680,000	3,600	2,934	764	-	-	-	10	3,708	108	3.00%
Waipoua	560,000	3,426	2,416	764	-	-	365	10	3,556	130	3.79%

District Area	Land Value	Rates 2021/2022	Rates 2022/2023							\$ change	% change
		Value-Based General Rates 2021/2022	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates		
Dairy Properties											
Maungaturoto	740,000	3,839	3,193	764	-	-	-	-	3,957	118	3.07%
Pouto	1,280,000	7,156	5,523	764	-	-	2,130	10	8,427	1,272	17.77%
Ruawai	2,820,000	21,272	12,168	764	-	-	11,409	47	24,388	3,116	14.65%
Tokatoka	780,000	4,560	3,366	764	-	-	621	10	4,761	201	4.41%
Horticultural Properties											
Central	550,000	3,277	2,373	764	-	-	330	10	3,477	200	6.11%
Forestry Properties											
Waipoua	370,000	5,108	1,596	764	-	-	-	2,905	5,265	157	3.07%
Commercial Properties											
Dargaville	84,000	2,350	362	764	168	1,163	-	10	2,467	117	4.96%
	165,000	3,381	712	764	329	1,744	-	10	3,560	179	5.29%
	720,000	9,465	3,107	764	1,437	4,650	-	10	9,969	504	5.32%
Mangawhai	335,000	5,660	1,445	764	326	3,488	-	80	6,103	443	7.82%
	485,000	9,036	2,093	764	472	6,394	-	80	9,803	767	8.48%
	680,000	4,129	2,934	764	662	-	-	80	4,440	311	7.53%
Maungaturoto	390,000	5,547	1,683	764	-	3,488	-	-	5,935	388	6.99%
Industrial Properties											
Dargaville	165,000	2,854	712	764	329	1,163	-	10	2,978	124	4.36%



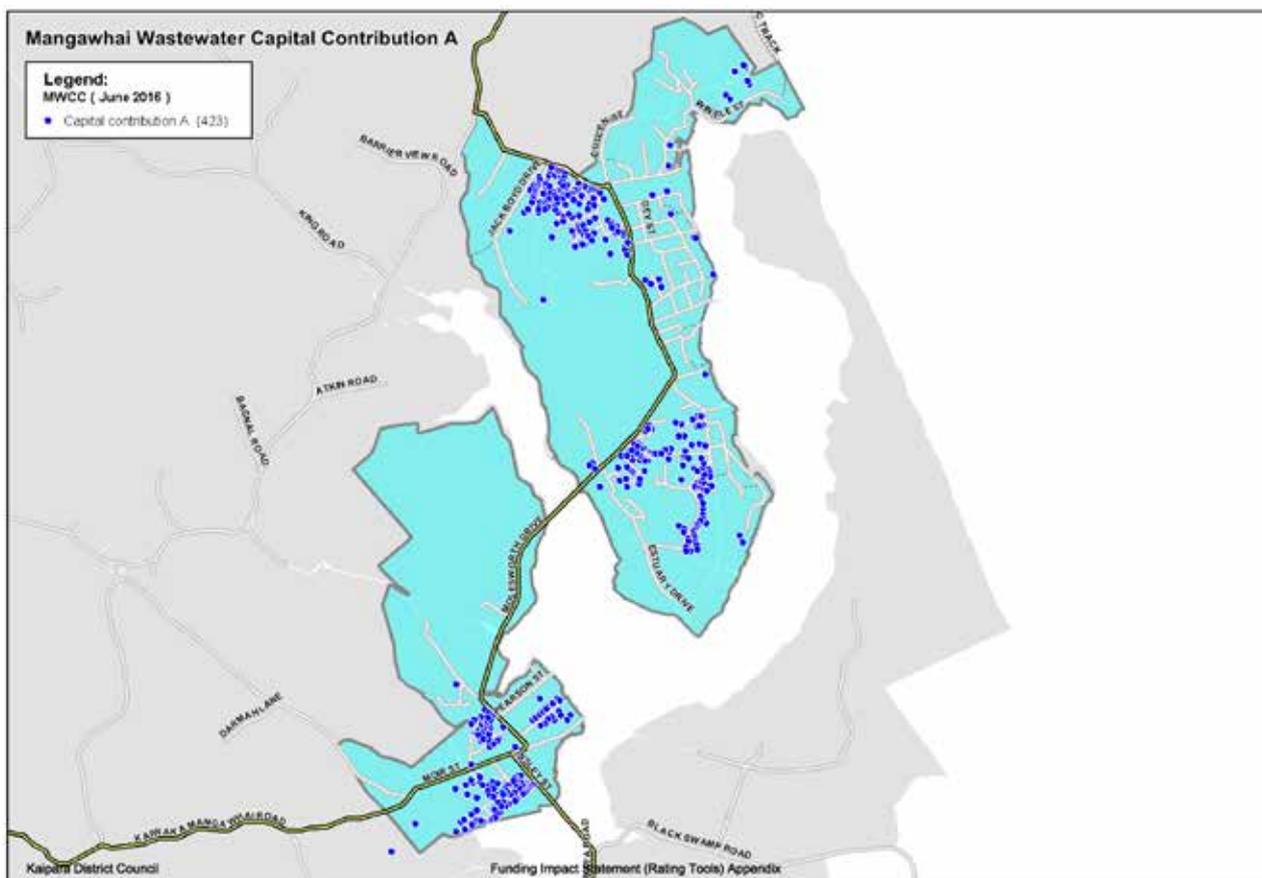
Mud Flats near Ruawai Photo: [sebastian/stock.adobe.com](#)



ĀPITI HANGA | APPENDIX



Maunganui Bluff



Valuation Location

- 122001352 - 49 Jack Boyd Drive
- 122010203 - Wintle Street
- 122010206 - Wintle Street
- 122010211 - Wintle Street
- 122010213 - Wintle Street
- 122010215 - Wintle Street
- 122010226 - Wintle Street
- 122010228 - Wintle Street
- 122010229 - Wintle Street
- 122010230 - Wintle Street
- 122010232 - Wintle Street
- 122010233 - Wintle Street
- 122010234 - Wintle Street
- 122011305 - 61 Mangawhai Heads Road
- 122011354 - 31A Jack Boyd Drive
- 122011378 - 48A Driftwood Place
- 122011381 - 44 Driftwood Place
- 122011384 - 38 Driftwood Place
- 122011385 - 36 Driftwood Place
- 122011386 - 34 Driftwood Place
- 122011387 - 32 Driftwood Place
- 122011388 - 30 Driftwood Place
- 122011392 - 27 Driftwood Place
- 122011396 - 35 Driftwood Place
- 122011398 - 2 Driftwood Place
- 122011417 - 24 Driftwood Place
- 122011419 - 19 Driftwood Place
- 122011422 - 13 Driftwood Place
- 122011430 - 7 Sandy Lane
- 122011437 - 7 Marram Place
- 122011444 - 48E Driftwood Place
- 122011453 - 27 Spinifex Road
- 122011458 - 17 Spinifex Road
- 122011460 - 13 Spinifex Road
- 122011465 - 3 Spinifex Road
- 122011468 - 6 Spinifex Road
- 122011470 - 10 Spinifex Road
- 122011474 - 10 Marram Place
- 122011476 - 16 Marram Place
- 122011479 - 22 Marram Place
- 122011487 - 3 Anchorage Road
- 122011499 - 79B/1 Jack Boyd Drive
- 122011516 - 63 Mangawhai Heads Road

Valuation Location

- 122011518 - 67 Mangawhai Heads Road
- 122011519 - 69 Mangawhai Heads Road
- 122011521 - 5 Parklands Ave
- 122011522 - 7 Parklands Ave
- 122011523 - 9 Parklands Ave
- 122011524 - 11 Parklands Ave
- 122011525 - 13 Parklands Ave
- 122011526 - 15 Parklands Ave
- 122011527 - 19 Parklands Ave
- 122011528 - 21 Parklands Ave
- 122011529 - 23 Parklands Ave
- 122011530 - 25 Parklands Ave
- 122011531 - 27 Parklands Ave
- 122011532 - 29 Parklands Ave
- 122011535 - 196 Thelma Road North
- 122011537 - 200 Thelma Road North
- 122011538 - 202 Thelma Road North
- 122011541 - 208 Thelma Road North
- 122011542 - 210 Thelma Road North
- 122011545 - 214 Thelma Road North
- 122011546 - 216 Thelma Road North
- 122011547 - 18 Parklands Ave
- 122011553 - 10 Hillside Ave
- 122011555 - 6 Hillside Ave
- 122011557 - 89 Mangawhai Heads Road
- 122011558 - 87 Mangawhai Heads Road
- 122011559 - 85 Mangawhai Heads Road
- 122011560 - 83 Mangawhai Heads Road
- 122011561 - 81 Mangawhai Heads Road
- 122011564 - 4 Hillside Avenue
- 122011566 - 2 Hillside Avenue
- 122011567 - 14 Parklands Ave
- 122011568 - 12 Parklands Ave
- 122011569 - 10 Parklands Ave
- 122011570 - 8 Parklands Ave
- 122011574 - 209 Thelma Road North
- 122011576 - 207 Thelma Road North
- 122011577 - 205 Thelma Road North
- 122011579 - 9 Jack Boyd Drive
- 122011580 - 203 Thelma Road North
- 122011581 - 201 Thelma Road North
- 122011582 - 11 Jack Boyd Drive
- 122011583 - 13 Jack Boyd Drive

Valuation Location

- 122011584 - 199 Thelma Road North
- 122011585 - 197 Thelma Road North
- 122011588 - 195 Thelma Road North
- 122011589 - 193 Thelma Road North
- 122011592 - 191 Thelma Road North
- 122011599 - 183 Thelma Road North
- 122011601 - 38 Mangawhai Heads Road
- 122011605 - 190 Thelma Road North
- 122011606 - 5 Thelma Road South
- 122011607 - 7 Thelma Road South
- 122011608 - 9 Thelma Road South
- 122011610 - 13 Te Whai Street
- 122011612 - 10 Thelma Road South
- 122011613 - 8 Te Whai Street
- 122011615 - 4 Te Whai Street
- 122011617 - 186 Thelma Road North
- 122011618 - 184 Thelma Road North
- 122011619 - 182 Thelma Road North
- 122011620 - 14 Te Whai Street
- 122011621 - 5 Anchorage Road
- 122011622 - 7A Anchorage Road
- 122011624 - 9 Anchorage Road
- 122011625 - 7C Anchorage Road
- 122011627 - 3 Beachcomber Road
- 122011628 - 5 Beachcomber Road
- 122011629 - 7 Beachcomber Road
- 122011630 - 9 Beachcomber Road
- 122011633 - 4B Beachcomber Road
- 122011634 - 4A Beachcomber Road
- 122011640 - 23 Anchorage Road
- 122011644 - 10 Anchorage Road
- 122011645 - 8 Anchorage Road
- 122011646 - 6 Anchorage Road
- 122011648 - Thelma Road South
- 122011654 - 16 Te Whai Street
- 122011655 - 18 Te Whai Street
- 122011695 - 17 Parklands Ave
- 122011696 - Parklands Ave
- 122011702 - 297 Molesworth Drive
- 122011703 - 297A Molesworth Drive
- 122011704 - 285B Molesworth Drive
- 122011705 - 285A Molesworth Drive
- 122011706 - Molesworth Drive

Valuation Location

122011713 - 4 Sailrock Drive
 122011714 - 6A Sailrock Drive
 122011716 - 6C Sailrock Drive
 122011718 - 6E Sailrock Drive
 122011719 - 6F Sailrock Drive
 122011720 - 8 Sailrock Drive
 122011812 - 289 Molesworth Drive
 122011870 - Molesworth Drive
 122011871 - 13 Sailrock Drive
 122011873 - 9 Sailrock Drive
 122011875 - 5 Sailrock Drive
 122011876 - 3 Sailrock Drive
 122012005 - 8 Thelma Road South
 122012006 - 6 Thelma Road South
 122012008 - 2 Thelma Road South
 122014257 - 4A Kahu Drive
 122100302 - 145C Wintle Street
 122100303 - 145D Wintle Street
 122100800 - 97 Wintle Street
 122101700 - 115 Wintle Street
 122105900 - 89 Wintle Street
 122116700 - 1A Doris Street
 122117800 - 8 Wintle Street
 122119802 - 53 Olsen Avenue
 122122702 - 37 Olsen Avenue
 122126600 - 25-29 Wharfedale Crescent
 122136900 - 264 Molesworth Drive
 122137101 - Molesworth Drive
 122138104 - 8A Fagan Place
 122138105 - Fagan Place
 122148301 - 34 North Avenue
 122148302 - 36 North Avenue
 122148303 - 38 North Avenue
 122150800 - Robert Street
 122168301 - 26 Heather Street
 122182414 - 48 Lincoln Street
 122182418 - 67A Lincoln Street
 122183601 - 26 Estuary Drive
 122183700 - 75 Moir Point Road
 122183703 - 104 Moir Point Road
 122183704 - 106 Moir Point Road
 122183705 - 108 Moir Point Road
 122183713 - Jordan Street
 122183715 - 6 Devon Street
 122183716 - 53 Moir Point Road
 122183717 - 10 Devon Street
 122183718 - 12 Devon Street
 122183719 - 55 Moir Point Road
 122183723 - 7B Cornwall Way
 122183724 - 9B Cornwall Way
 122183727 - 11 Cornwall Way
 122183728 - 9A Cornwall Way
 122183729 - 7A Cornwall Way
 122183731 - Devon Street
 122183732 - 18 Devon Street
 122183733 - 14 Cornwall Way
 122183735 - 10 Cornwall Way
 122183736 - 8 Cornwall Way
 122183737 - 6 Cornwall Way
 122183738 - 4 Cornwall Way
 122183744 - Moir Point Road
 122183745 - Moir Point Road
 122183746 - Moir Point Road
 122183748 - 85 Moir Point Road
 122183750 - Moir Point Road
 122183751 - Moir Point Road
 122183752 - Moir Point Road
 122183754 - Moir Point Road
 122183755 - Moir Point Road
 122183756 - 101 Moir Point
 122183757 - Moir Point Road
 122183758 - 3 Jordan Street
 122183759 - 5 Jordan Street
 122183760 - 7 Jordan Street
 122183761 - 9 Jordan Street
 122183762 - 11 Jordan Street
 122183763 - 13 Jordan Street
 122183764 - 15 Jordan Street
 122183766 - 4 Molesworth Drive
 122183768 - 10 Jordan Street
 122183770 - 14 Jordan Street
 122183771 - 10 Jordan Street

Valuation Location

122183808 - 7 Nautical Heights
 122183810 - 11 Kawanu Lane
 122183611 - 13 Nautical Heights
 122183813 - 17 Nautical Heights
 122183814 - 19 Nautical Heights
 122183815 - 21 Nautical Heights
 122183817 - 22 Nautical Heights
 122183818 - 20 Nautical Heights
 122183819 - 18 Nautical Heights
 122183820 - 16 Nautical Heights
 122183821 - 14 Nautical Heights
 122183822 - 12 Nautical Heights
 122183823 - 10 Nautical Heights
 122183824 - 8 Nautical Heights
 122183825 - 6 Nautical Heights
 122183826 - 4 Nautical Heights
 122183827 - 2 Nautical Heights
 122183828 - 1 Kawanu Lane
 122183830 - 5 Kawanu Lane
 122183831 - 7 Kawanu Lane
 122183832 - 8 Kawanu Lane
 122183833 - 9 Kawanu Lane
 122183834 - 6 Kawanu Lane
 122183835 - 4 Kawanu Lane
 122183860 - 10 Norfolk Drive
 122183874 - 18B Norfolk Drive
 122183881 - 24E Norfolk Drive
 122183885 - 23 Norfolk Drive
 122183895 - 9A Norfolk Drive
 122183901 - 2 Quail Way
 122183902 - 45 Seabreeze Road
 122183906 - 56 Norfolk Drive
 122183909 - 16 Quail way
 122183912 - 13-17 Quail Way
 122183914 - 1 Quail Way
 122183918 - 48 Moir Point Road
 122183923 - 5 Quail Way
 122183924 - 3 Quail Way
 122183927 - 40C Moir Point Road
 122183928 - 40A Moir Point Road
 122183930 - 38 Moir Point Road
 122183943 - 19 Quail Way
 122183945 - 56A Moir Point Road
 122183946 - 56 Moir Point Road
 122183948 - 52 Moir Point Road
 122183949 - 50 Moir Point Road
 122183963 - 18C Quail Way
 122183977 - 31 Seabreeze Road
 122183978 - 29D Seabreeze Road
 122183981 - 29A Seabreeze
 122183986 - 34 Seabreeze
 122183992 - 46 Seabreeze
 122183993 - 48 Seabreeze
 122183994 - 50 Seabreeze Road
 122183998 - 58 Seabreeze Road
 122184018 - 28 Norfolk Drive
 122184021 - 33 Norfolk Drive
 122184022 - 35 Norfolk Drive
 122184023 - 37 Norfolk Drive
 122184024 - 39 Norfolk Drive
 122184029 - 46D Norfolk Drive
 122184035 - 40C Norfolk Drive
 122184044 - 34D Norfolk Drive
 122184071 - 4 Quail Way
 122184074 - 4 Bodan Lane
 122184075 - 3 Bodan Lane
 122184076 - 1 Bodan Lane
 122184082 - 8 Quail Way
 122184084 - 40 Moir Point Road
 122184090 - Moir Point Road
 122184101 - 3 Seabreeze
 122184102 - 5B Seabreeze Road
 122184103 - 5A Seabreeze
 122184104 - 7 Seabreeze Road
 122184105 - 9B Seabreeze Road
 122184106 - 9A Seabreeze Road
 122184108 - 13 Seabreeze Road
 122184109 - 15 Seabreeze Road
 122184110 - 17 Seabreeze Road
 122184111 - 19 Seabreeze Road
 122184113 - 23 Seabreeze Road
 122184120 - 18 Seabreeze Road

Valuation Location

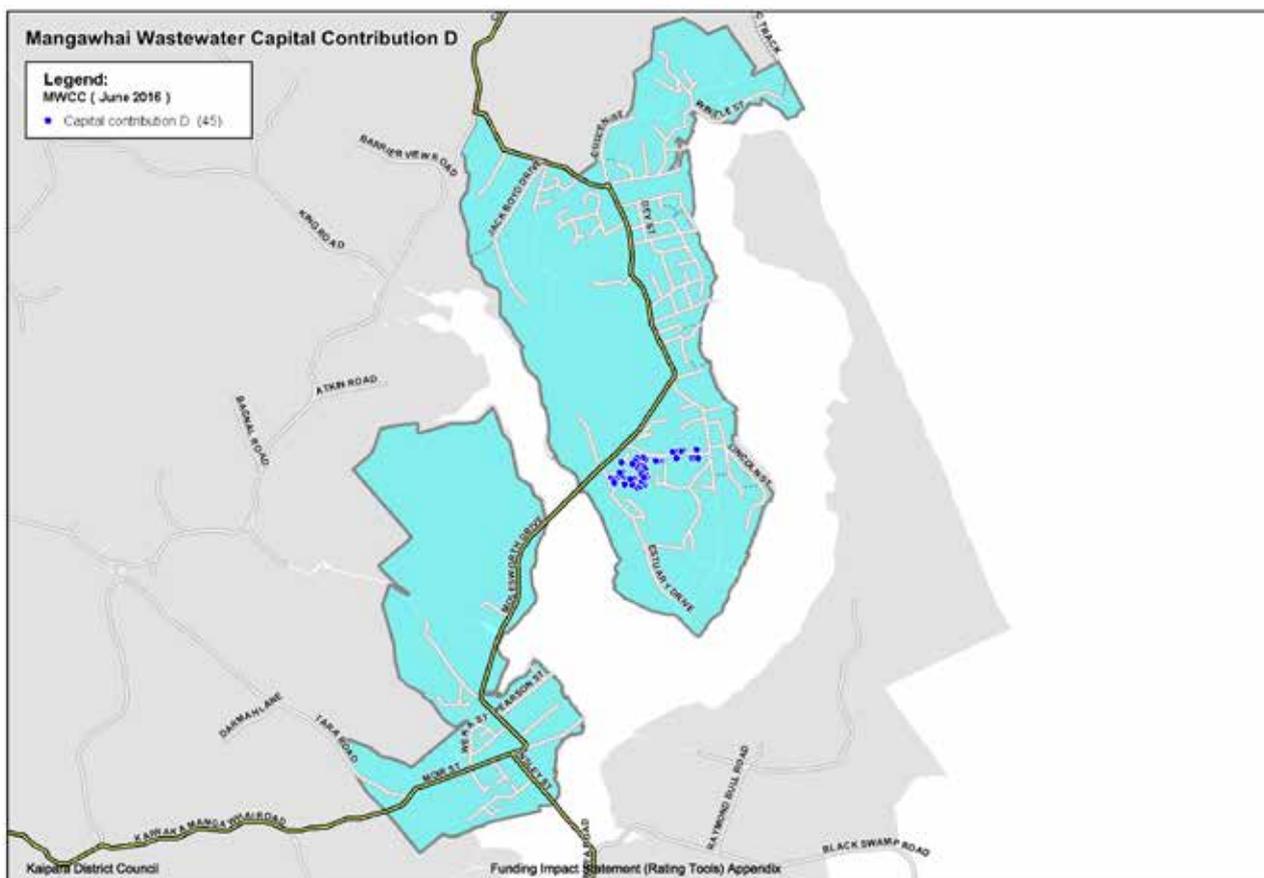
122184121 - 20 Seabreeze Road
 122184124 - 10 Seabreeze Road
 122184125 - 8 Seabreeze Road
 122184126 - 6 Seabreeze Road
 122184218 - 2 Seabreeze Road
 122186400 - 40 Pearson Street
 122188700 - 5 Dune View Drive
 122188706 - 6 Moir Street
 122188712 - 9 Dune View Drive
 122188713 - 11 Dune View Drive
 122188714 - 13 Dune View Drive
 122188715 - 15 Dune View Drive
 122188716 - 17 Dune View Drive
 122188717 - 19 Dune View Drive
 122188718 - 21 Dune View Drive
 122188719 - 23 Dune View Drive
 122188720 - 25 Dune View Drive
 122188721 - 24 Dune View Drive
 122188722 - 22 Dune View Drive
 122188723 - 18 Dune View Drive
 122188724 - 20 Dune View Drive
 122188725 - 3/16 Dune View Drive
 122188726 - 14 Dune View Drive
 122188732 - Dune View Drive
 0122191100B - 43 Moir Street
 0122191100C - 43 Moir Street
 0122191100D - 43 Moir Street
 122191600 - 14 Insley Street
 122191601 - 16A Insley Street
 122191602 - 16B Insley Street
 122191608 - 30 Insley Street
 122191610 - 3 Kedge Drive
 122191611 - 5 Kedge Drive
 122191612 - 7 Kedge Drive
 122191613 - 9 Kedge Drive
 122191614 - 11 Kedge Drive
 122191618 - 19 Kedge Drive
 122191619 - 4 Kedge Drive
 122191620 - 6 Kedge Drive
 122191621 - 8A Kedge Drive
 122191622 - 8B Kedge Drive
 122191623 - 10 Kedge Drive
 122191624 - 12 Kedge Drive
 122191625 - 14 Kedge Drive
 122191628 - 6 Halyard Way
 122191630 - 8B Halyard Way
 122191631 - 8C Halyard Way
 122191632 - 10 Halyard Way
 122191636 - 7 Halyard Way
 122191638 - 7A Halyard Way
 122191641 - 20 Kedge Drive
 122191642 - 22 Kedge Drive
 122191643 - 24 Kedge Drive
 122191645 - 28 Kedge Drive
 122191646 - 30A Kedge Drive
 122191647 - 30B Kedge Drive
 122191648 - 32 Kedge Drive
 122191651 - 36B Kedge Drive
 122191654 - 42 Kedge Drive
 122191659 - 21 Kedge Drive
 122191663 - 27B Kedge Drive
 122191664 - 27C Kedge Drive
 122191667 - 33 Kedge Drive
 122191669 - 37 Kedge Drive
 122191675 - 5 Spinnaker Lane
 122191677 - 11-13 Spinnaker Lane
 122191679 - 20 Spinnaker Lane
 122191680 - 18 Spinnaker Lane
 122191681 - 14-16 Spinnaker Lane
 122191684 - 10 Spinnaker Lane
 122191685 - 6 Spinnaker Lane
 122191687 - 6B Spinnaker Lane
 122191688 - 6A Spinnaker Lane
 122191691 - 53 Kedge Drive
 122191692 - 55-61 Kedge Drive
 122191693 - 65-68 Kedge Drive
 122191695 - 69 Kedge Drive
 122191696 - 71 Kedge Drive
 122191698 - 74 Kedge Drive
 122191699 - 71 Kedge Drive
 122191706 - 62-64 Kedge Drive
 122191707 - 60 Kedge Drive

Valuation Location

122191711 - 66 Kedge Drive
 122193402 - 4 Ruby Lane
 122193403 - 6 Ruby Lane
 122193405 - 1 Herons Lane
 122193407 - 2 Herons Lane
 122193409 - 9 Herons Lane
 122193411 - 3 Ruby Lane
 122193412 - 1 Ruby Lane
 122194001 - 8 Kagan Ave
 122194003 - 61 Moir Street
 122194006 - 7 Kagan Ave
 122194007 - 9 Kagan Ave
 122194009 - 15 Kagan Ave
 122194010 - 17 Kagan Ave
 122194018 - 6 Kagan Ave
 122194026 - 61D Moir Street
 122194027 - 61E Moir Street
 122194200 - 71 Moir Street
 122194201 - 71 Moir Street
 122194202 - 69 Moir Street
 122194203 - 69 Moir Street
 122195101 - Moir Street
 122195400 - 42 Moir Street
 122195606 - 19 Longview Street
 122195607 - 21 Molesworth Drive
 122195609 - 17 Molesworth Drive
 122195610 - 15 Molesworth Drive
 122195611 - Molesworth Drive
 122195612 - 9 Longview Street
 122195613 - 11 Longview Street
 122195615 - 15 Longview Street
 122195618 - 14 Longview Street
 122195619 - 16 Longview Street
 122195620 - 15 Weka Street
 122195621 - 13 Weka Street
 122195622 - 11 Weka Street
 122195623 - 9 Weka Street
 122195624 - 2 Kakapo Place
 122195625 - 4 Kakapo Place
 122195626 - 6 Kakapo Place
 122195629 - 9 Kakapo Place
 122195630 - 7 Kakapo Place
 122195633 - 1 Kakapo Place
 122195634 - 2 Longview Street
 122195640 - 8 Weka Street
 122195641 - 10 Weka Street
 122195642 - 12 Weka Street
 122195643 - 14 Weka Street
 122195644 - 4 Takahe Place
 122195645 - 6A Takahe Place
 122195646 - 6B Takahe Place
 122195647 - 8 Takahe Place
 122195652 - 7 Takahe Place
 122195654 - 3B Takahe Place
 122195655 - 3A Takahe Place
 122195656 - 18 Weka Street
 122195659 - 22B Weka Street
 0122195666 - 70 Moir Street
 0122191100B - 1 Moir Street
 0122191100C - 1 Moir Street
 0122191100D - 1 Moir Street
 122011391 - 25 Driftwood Place
 122011410 - 20F Driftwood Place
 122011414 - 20B Driftwood Place
 122011416 - 22 Driftwood Place
 122011471 - 12 Spinifex Road
 122011536 - 198 Thelma Road North
 122011539 - 204 Thelma Road North
 122011540 - 206 Thelma Road North
 122011548 - 16 Parklands Avenue
 122011571 - 6 Parklands Avenue
 122011578 - 7 Jack Boyd Drive
 122011595 - 25 Jack Boyd Drive
 122011647 - 4 Anchorage Road
 122011717 - 6D Sailrock Drive
 122011872 - 11 Sailrock Drive
 122011874 - 7 Sailrock Drive
 122104400 - 8 Pearl Street
 122166200 - 216 Molesworth Drive
 122182218 - 27C Devon Street
 122183726 - 65 Moir Point Road
 122183734 - 12 Cornwall Way

Valuation Location

122183740 - 22 Devon Street
 122183753 - Moir Point Road
 122183767 - 6 Jordan Street
 122183867 - 8D Norfolk Drive
 122183903 - Moir Point Road
 122183916 - 40B Moir Point Road
 122183929 - 36 Moir Point Road
 122183947 - 54 Moir Point Road
 122184033 - 42 Norfolk Drive
 122184107 - 11 Seabreeze Road
 122191604 - 20 Insley Street
 122191617 - 17 Kedge Drive
 122191649 - 34 Kedge Drive
 122191657 - 48 Kedge Drive
 122191658 - 50 Kedge Drive
 122191670 - 39 Kedge Drive
 122191708 - 56 Kedge Drive
 122191709 - 52-54 Kedge Drive
 122193410 - 5 Ruby Lane
 122194013 - 16 Kagan Avenue
 122194025 - 61C Moir Street
 122195614 - 13 Longview Street
 122195665 - 26 Weka Street

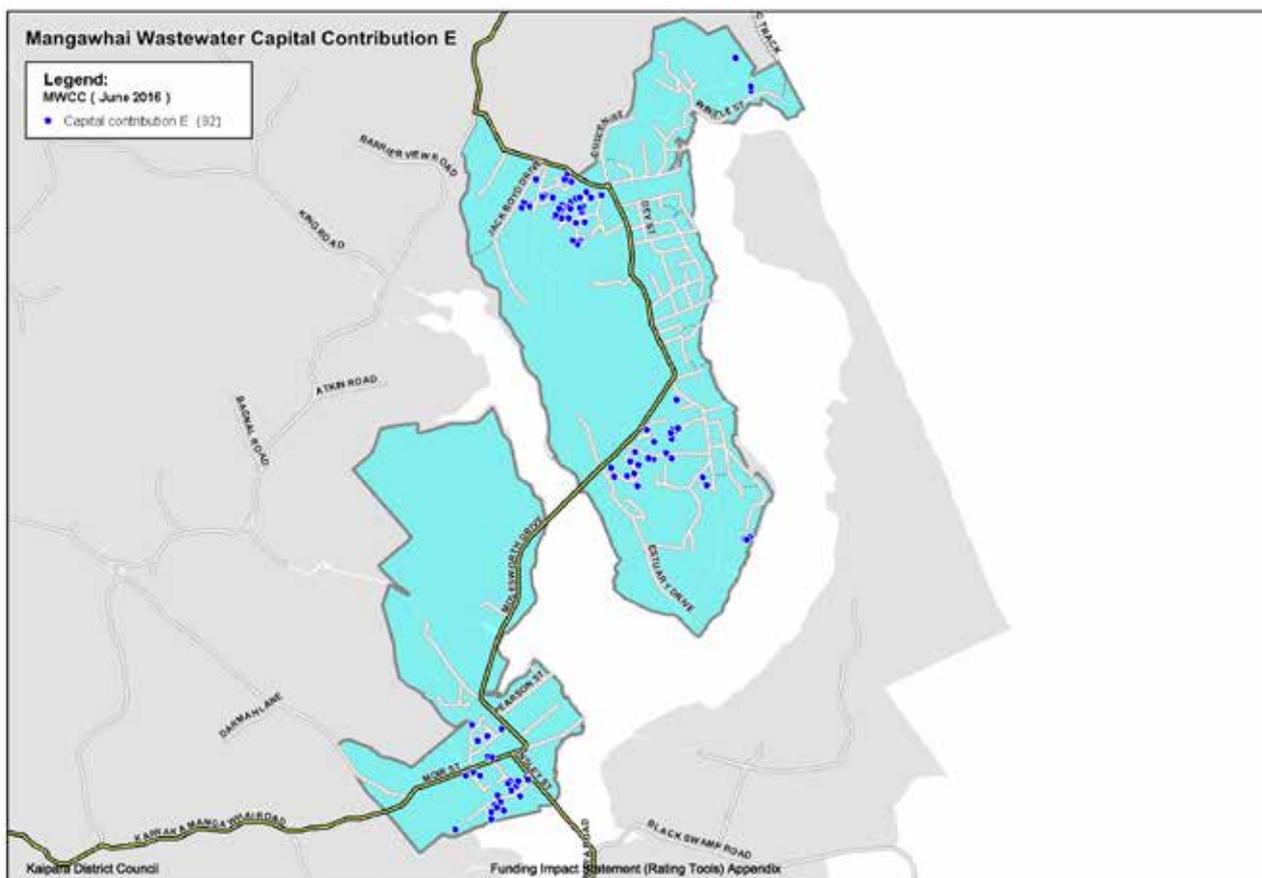


Valuation Location

- 0122183861 - 6 Norfolk Drive, Mangawhai
- 0122183863 - 2 Norfolk Drive, Mangawhai
- 0122183864 - 8A Norfolk Drive, Mangawhai
- 0122183865 - 8B Norfolk Drive, Mangawhai
- 0122183873 - 16 Norfolk Drive, Mangawhai
- 0122183876 - 22 Norfolk Drive, Mangawhai
- 0122183878 - 24B Norfolk Drive, Mangawhai
- 0122183880 - 24D Norfolk Drive, Mangawhai
- 0122183883 - 27 Norfolk Drive, Mangawhai
- 0122183884 - 25 Norfolk Drive, Mangawhai
- 0122183888 - 19 Norfolk Drive, Mangawhai
- 0122183889 - 17 Norfolk Drive, Mangawhai
- 0122183891 - 15A Norfolk Drive, Mangawhai
- 0122183892 - 13 Norfolk Drive, Mangawhai
- 0122183944 - 59 Seabreeze Road, Mangawhai
- 0122183968 - 43 Seabreeze Road, Mangawhai
- 0122183969 - 41 Seabreeze Road, Mangawhai
- 0122183975 - 35 Seabreeze Road, Mangawhai
- 0122183976 - 33 Seabreeze Road, Mangawhai
- 0122183989 - 40 Seabreeze Road, Mangawhai
- 0122183995 - 52 Seabreeze Road, Mangawhai
- 0122183996 - 54 Seabreeze Road, Mangawhai
- 0122183997 - 56 Seabreeze Road, Mangawhai
- 0122184015 - 30C Norfolk Drive, Mangawhai
- 0122184016 - 30B Norfolk Drive, Mangawhai
- 0122184017 - 30A Norfolk Drive, Mangawhai
- 0122184027 - 45 Norfolk Drive, Mangawhai
- 0122184031 - 46B Norfolk Drive, Mangawhai
- 0122184032 - 46A Norfolk Drive, Mangawhai
- 0122184037 - 40A Norfolk Drive, Mangawhai
- 0122184038 - 38 Norfolk Drive, Mangawhai

Valuation Location

- 0122184040 - 34H Norfolk Drive, Mangawhai
- 0122184041 - 34G Norfolk Drive, Mangawhai
- 0122184043 - 34E Norfolk Drive, Mangawhai
- 0122184045 - 34C Norfolk Drive, Mangawhai
- 0122184046 - 34B Norfolk Drive, Mangawhai
- 0122184047 - 34A Norfolk Drive, Mangawhai
- 0122184048 - 32 Norfolk Drive, Mangawhai
- 0122184049 - 30F Norfolk Drive, Mangawhai
- 0122184051 - 44 Norfolk Drive, Mangawhai
- 0122184114 - 28 Seabreeze Road, Mangawhai
- 0122184115 - 26 Seabreeze Road, Mangawhai
- 0122184116 - 24 Seabreeze Road, Mangawhai
- 0122184122 - 14 Seabreeze Road, Mangawhai
- 0122184123 - 12 Seabreeze Road, Mangawhai
- 0122183866 - 8C Norfolk Drive, Mangawhai
- 0122183868 - 8E Norfolk Drive, Mangawhai
- 0122183890 - 15B Norfolk Drive, Mangawhai
- 0122183896 - 7 Norfolk Drive, Mangawhai
- 0122183973 - 39A Seabreeze Road, Mangawhai



Valuation Location

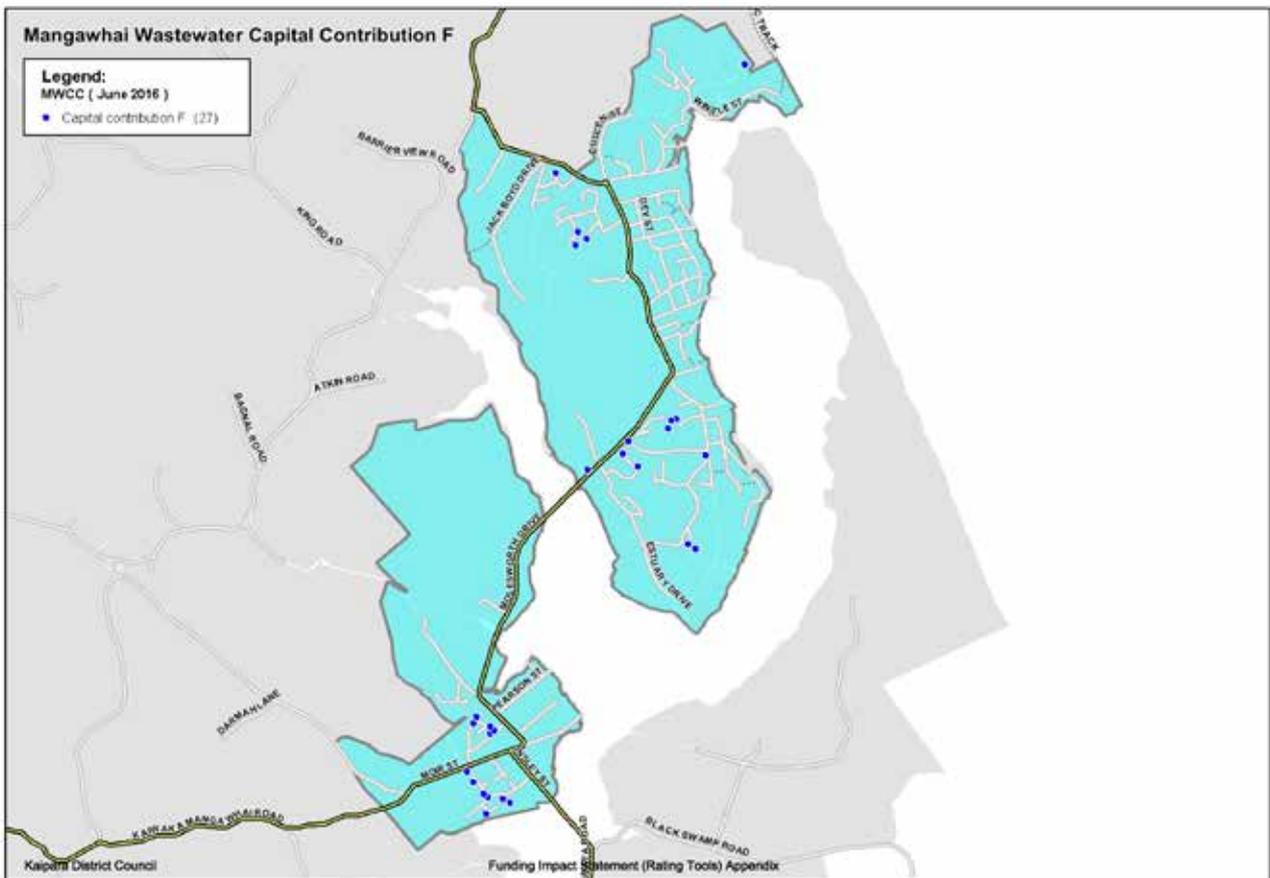
- 0122010201 - Wintle Street, Mangawhai
- 0122011377 - 48B Driftwood Place, Mangawhai
- 0122011379 - 48 Driftwood Place, Mangawhai
- 0122011380 - 46 Driftwood Place, Mangawhai
- 0122011383 - 40 Driftwood Place, Mangawhai
- 0122011389 - 28 Driftwood Place, Mangawhai
- 0122011393 - 29 Driftwood Place, Mangawhai
- 0122011400 - 43 Driftwood Place, Mangawhai
- 0122011439 - 11 Marram Place, Mangawhai
- 0122011446 - 52 Driftwood Place, Mangawhai
- 0122011447 - 54 Driftwood Place, Mangawhai
- 0122011452 - 29 Spinifex Road, Mangawhai
- 0122011454 - 25 Spinifex Road, Mangawhai
- 0122011455 - 23 Spinifex Road, Mangawhai
- 0122011456 - 21 Spinifex Road, Mangawhai
- 0122011457 - 19 Spinifex Road, Mangawhai
- 0122011459 - 15 Spinifex Road, Mangawhai
- 0122011461 - 11 Spinifex Road, Mangawhai
- 0122011462 - 9 Spinifex Road, Mangawhai
- 0122011467 - 4 Spinifex Road, Mangawhai
- 0122011472 - 14 Spinifex Road, Mangawhai
- 0122011477 - 18 Marram Place, Mangawhai
- 0122011484 - 17 Marram Place, Mangawhai
- 0122011534 - 33 Parklands Avenue, Mangawhai
- 0122011562 - 79 Mangawhai Heads Road, Mangawhai
- 0122011565 - 4A Hillside Avenue, Mangawhai
- 0122011572 - 4 Parklands Avenue, Mangawhai
- 0122011575 - 5 Jack Boyd Drive, Mangawhai
- 0122011593 - 189 Thelma Road North, Mangawhai
- 0122011594 - 23 Jack Boyd Drive, Mangawhai
- 0122011596 - 187 Thelma Road North, Mangawhai
- 0122011598 - 29 Jack Boyd Drive, Mangawhai
- 0122011603 - 194 Thelma Road North, Mangawhai
- 0122011609 - 11 Te Whai Street, Mangawhai

Valuation Location

- 0122011635 - 2 Beachcomber Road, Mangawhai
- 0122011636 - 17 Anchorage Road, Mangawhai
- 0122011637 - 19 Anchorage Road, Mangawhai
- 0122011642 - 14 Anchorage Road, Mangawhai
- 0122100300 - 145 Wintle Street, Mangawhai
- 0122100301 - 145B Wintle Street, Mangawhai
- 0122169802 - Moir Point Road, Mangawhai
- 0122182415 - 65 Lincoln Street, Mangawhai
- 0122182420 - Lincoln Street, Mangawhai
- 0122182421 - 65 Lincoln Street, Mangawhai
- 0122183720 - 61 Moir Point Road, Mangawhai
- 0122183730 - 20A Cornwall Way, Mangawhai
- 0122183807 - 5 Nautical Heights, Mangawhai
- 0122183829 - 3 Kawau Lane, Mangawhai
- 0122183862 - 4 Norfolk Drive, Mangawhai
- 0122183879 - 24C Norfolk Drive, Mangawhai
- 0122183887 - 21A Norfolk Drive, Mangawhai
- 0122183887 - 21A Norfolk Drive, Mangawhai
- 0122183894 - 9B Norfolk Drive, Mangawhai
- 0122183907 - Molesworth Drive, Mangawhai
- 0122183911 - 31 Quail Way, Mangawhai
- 0122183925 - 22 Quail Way, Mangawhai
- 0122183926 - 24 Quail Way, Mangawhai
- 0122183934 - 28 Quail Way, Mangawhai
- 0122183960 - 5 Sandpiper Lane, Mangawhai Heads
- 0122183967 - 20 Quail Way, Mangawhai
- 0122183982 - 27 Seabreeze Road, Mangawhai
- 0122183987 - 36 Seabreeze Road, Mangawhai
- 0122184020 - 31 Norfolk Drive, Mangawhai
- 0122184028 - 48 Norfolk Drive, Mangawhai
- 0122184034 - 40D Norfolk Drive, Mangawhai
- 0122184118 - 22A Seabreeze Road, Mangawhai
- 0122184119 - 16 Seabreeze Road, Mangawhai
- 0122184127 - 4 Seabreeze Road, Mangawhai

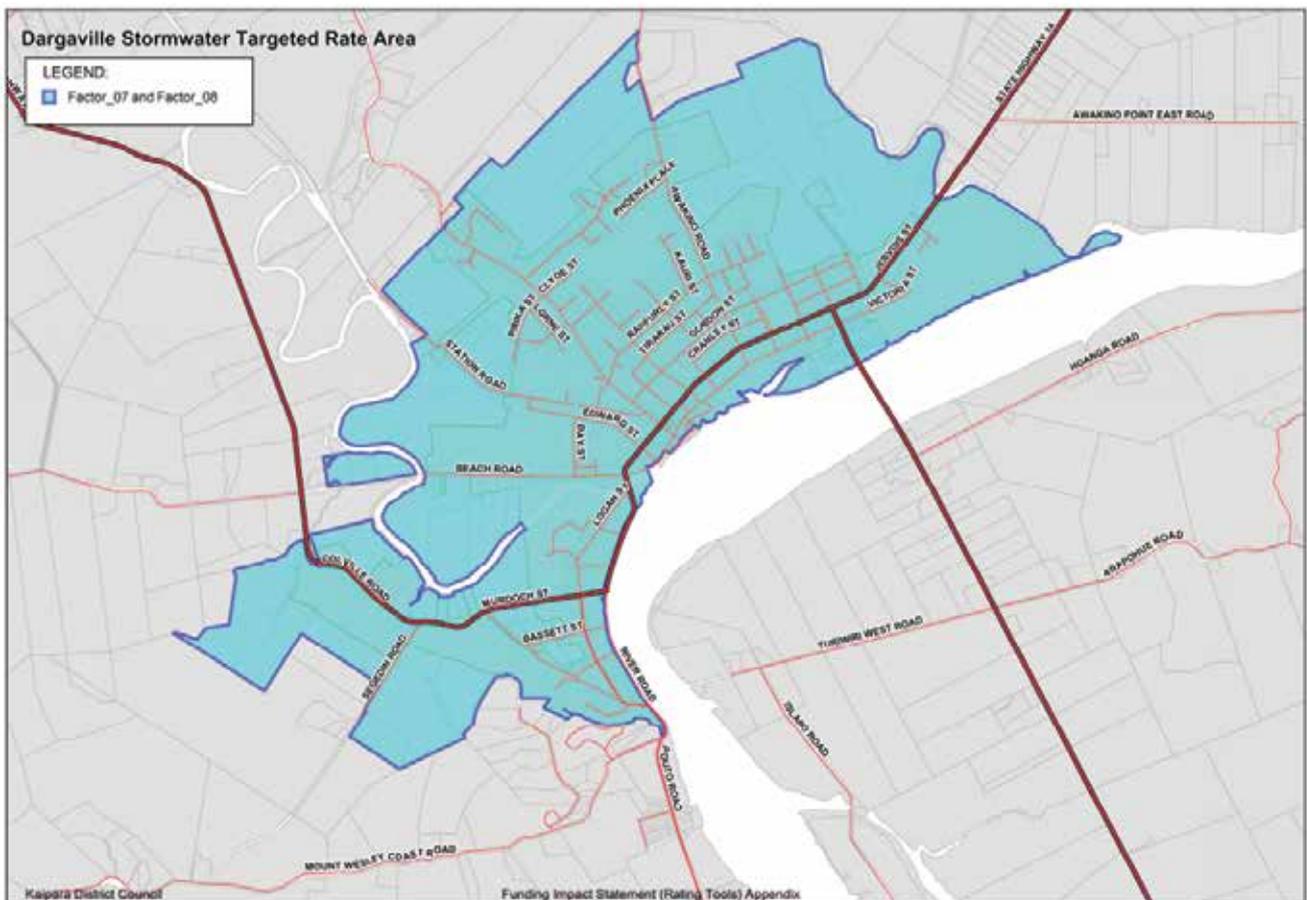
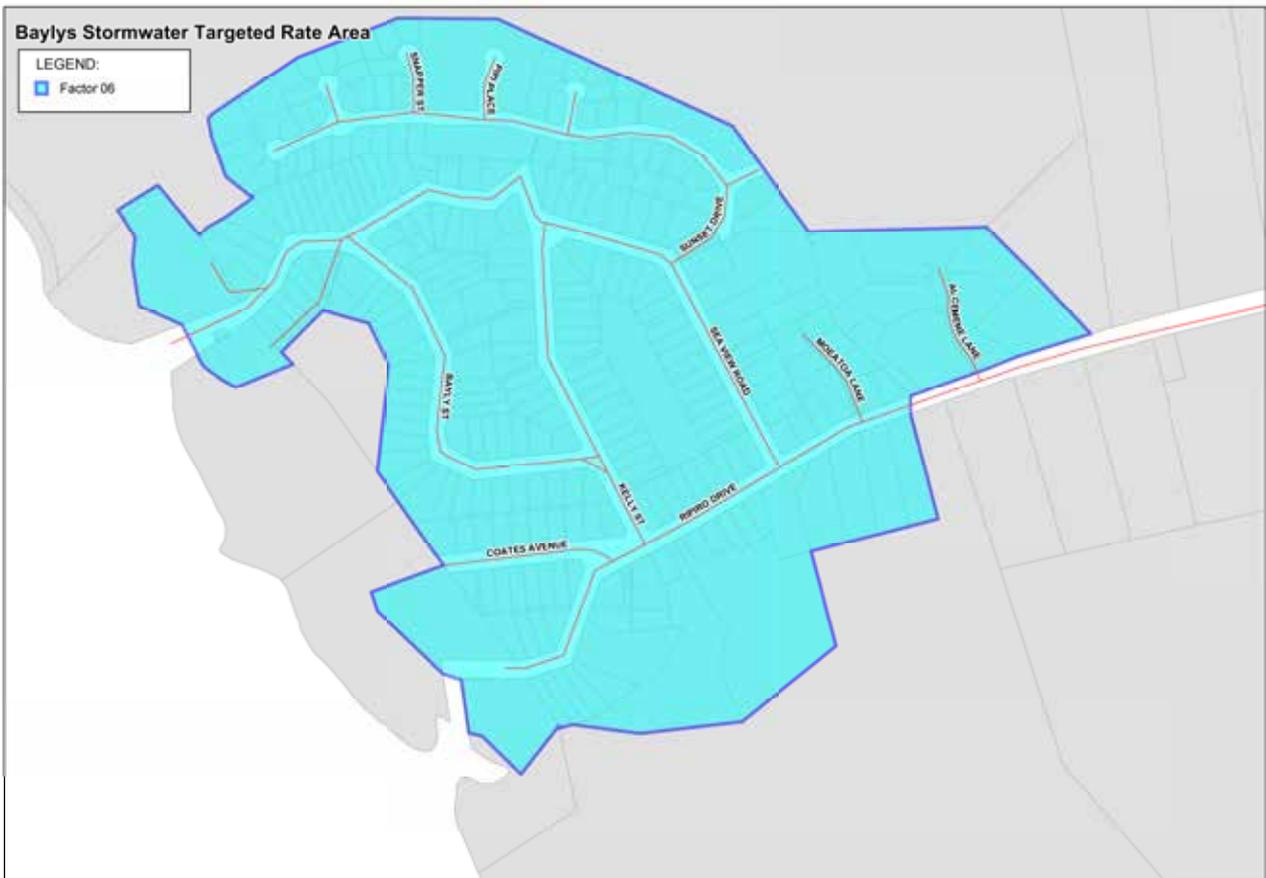
Valuation Location

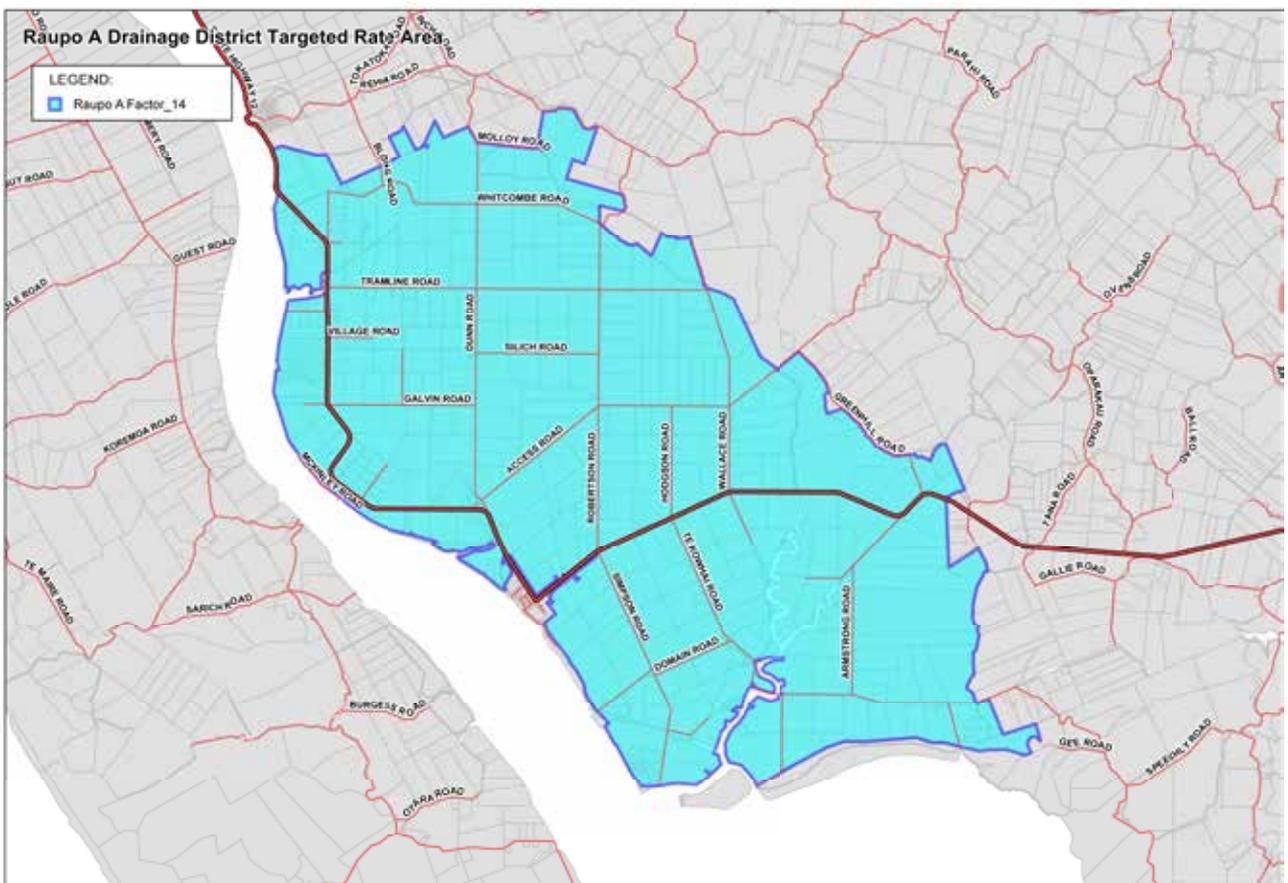
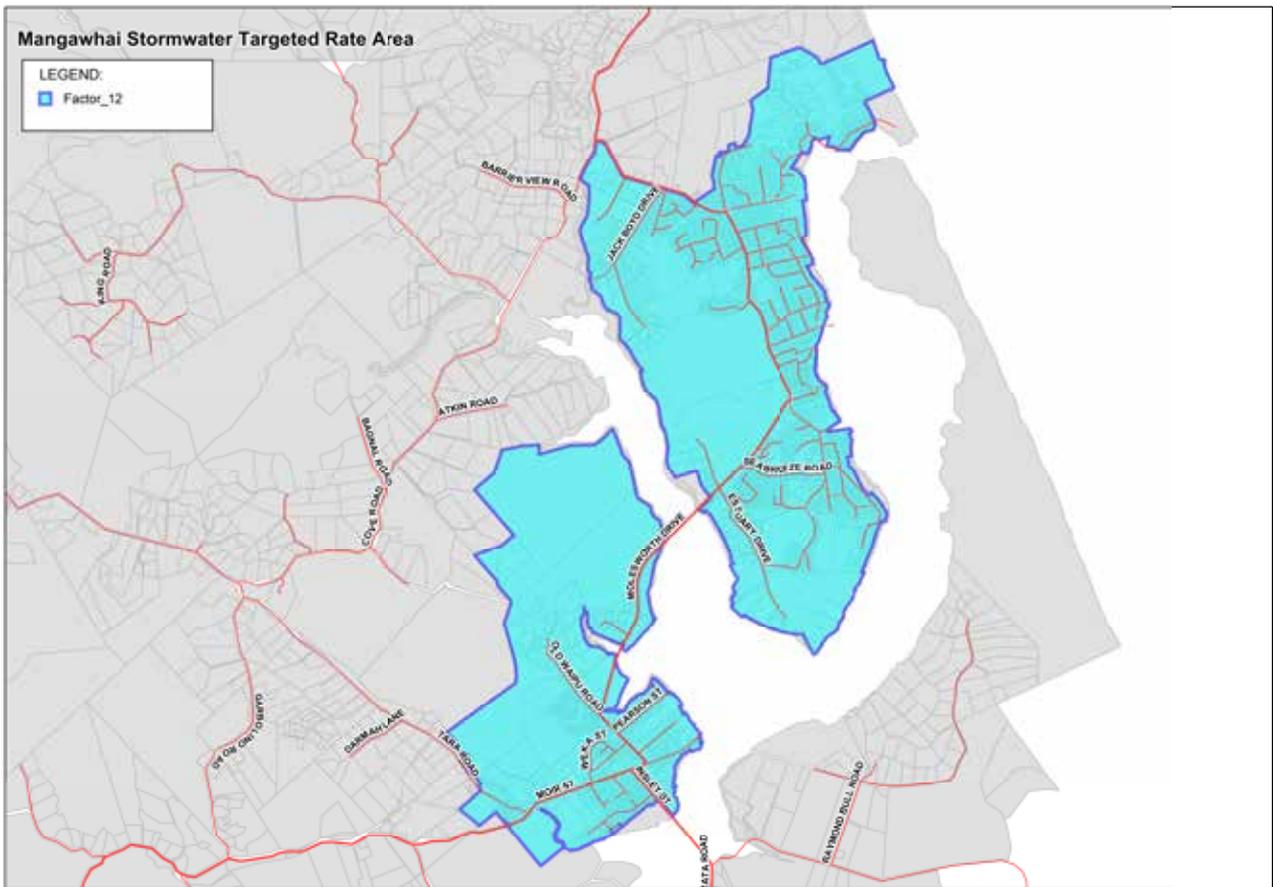
- 0122191605 - 22 Insley Street, Mangawhai
- 0122191606 - 24 Insley Street, Mangawhai
- 0122191616 - 15 Kedge Drive, Mangawhai
- 0122191627 - 4 Halyard Way, Mangawhai
- 0122191629 - 8A Halyard Way, Mangawhai
- 0122191633 - 12 Halyard Way, Mangawhai
- 0122191635 - 9 Halyard Way, Mangawhai
- 0122191640 - 3 Halyard Way, Mangawhai
- 0122191652 - 38 Kedge Drive, Mangawhai
- 0122191668 - 35 Kedge Drive, Mangawhai
- 0122191671 - 41 Kedge Drive, Mangawhai
- 0122191674 - 3 Spinnaker Lane, Mangawhai
- 0122191676 - 9 Spinnaker Lane, Mangawhai
- 0122191678 - 22 Spinnaker Lane, Mangawhai
- 0122191683 - 12 Spinnaker Lane, Mangawhai
- 0122191697 - 78 Kedge Drive, Mangawhai
- 0122194000 - 1 Kagan Avenue, Mangawhai
- 0122194020 - 65 Moir Street, Mangawhai
- 0122194023 - 61A Moir Street, Mangawhai
- 0122194024 - 61B Moir Street, Mangawhai
- 0122195001 - 58 Moir Street, Mangawhai
- 0122195006 - 56 Moir Street, Mangawhai
- 0122195628 - 11 Kakapo Place, Mangawhai
- 0122195632 - 3 Kakapo Place, Mangawhai
- 0122195635 - 4 Longview Street, Mangawhai
- 0122195658 - 22A Weka Street, Mangawhai
- 0122011394 - 31 Driftwood Place, Mangawhai
- 0122011438 - 9 Marram Place, Mangawhai
- 0122011563 - 77 Mangawhai Heads Road, Mangawhai
- 0122011587 - 17 Jack Boyd Drive, Mangawhai
- 0122183936 - 32 Quail Way, Mangawhai
- 0122195651 - 9A Takahe Place, Mangawhai

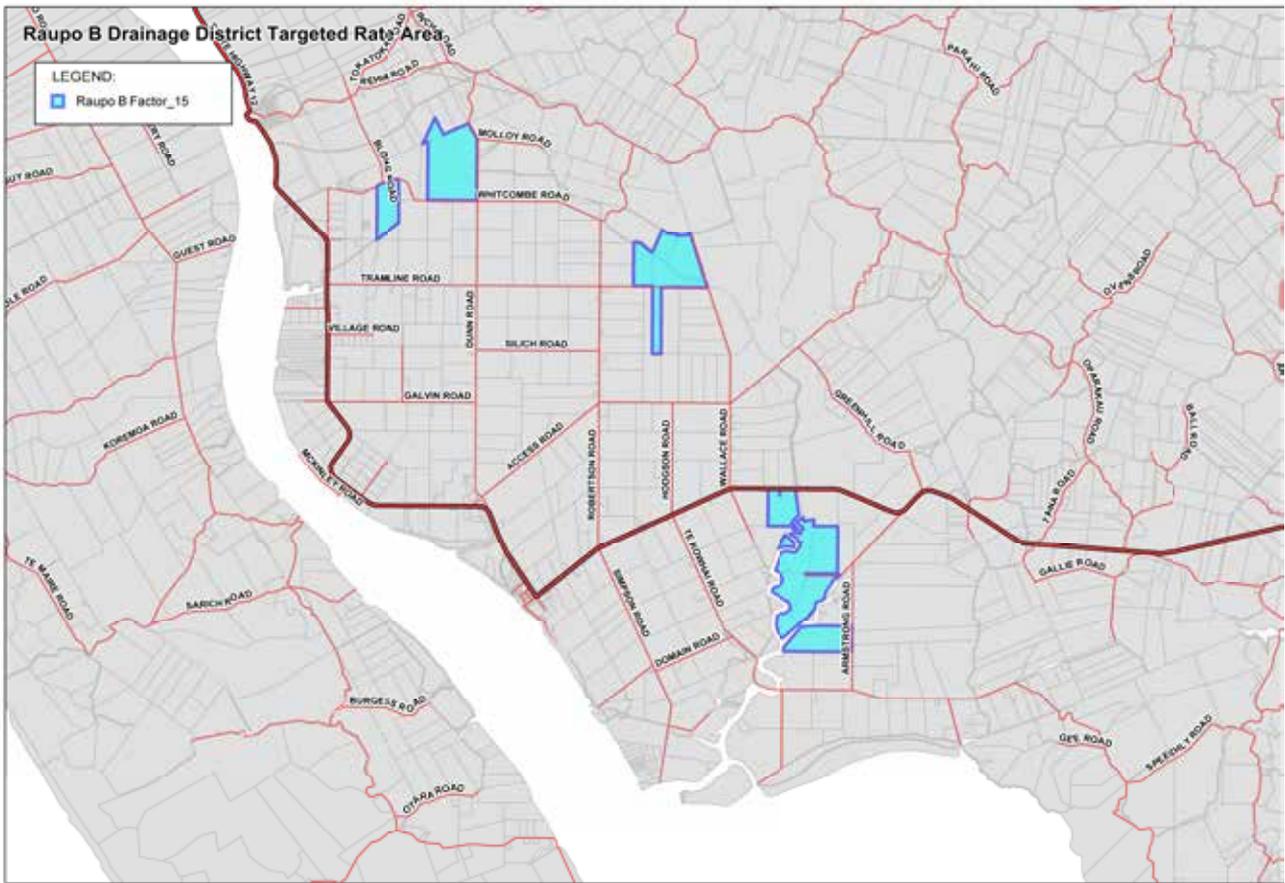


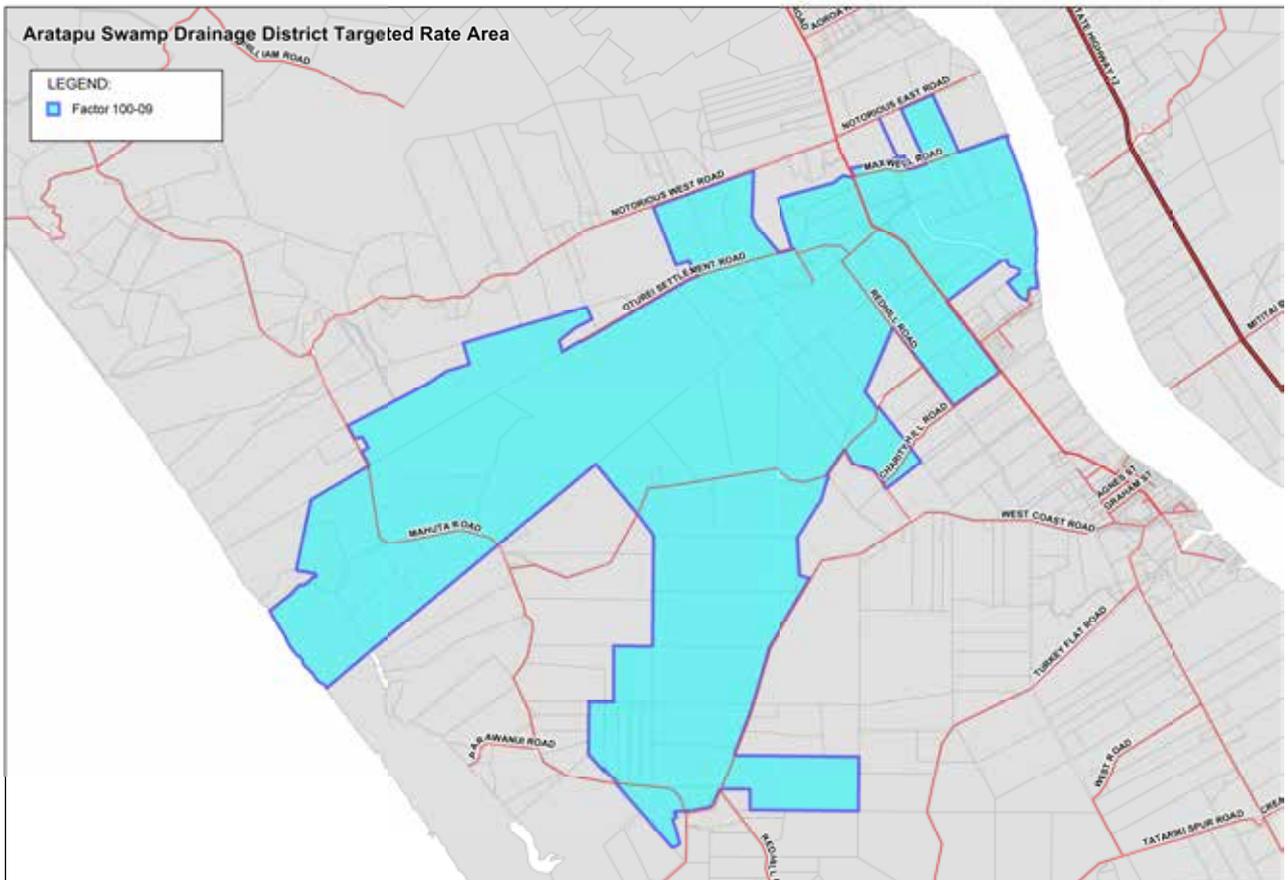
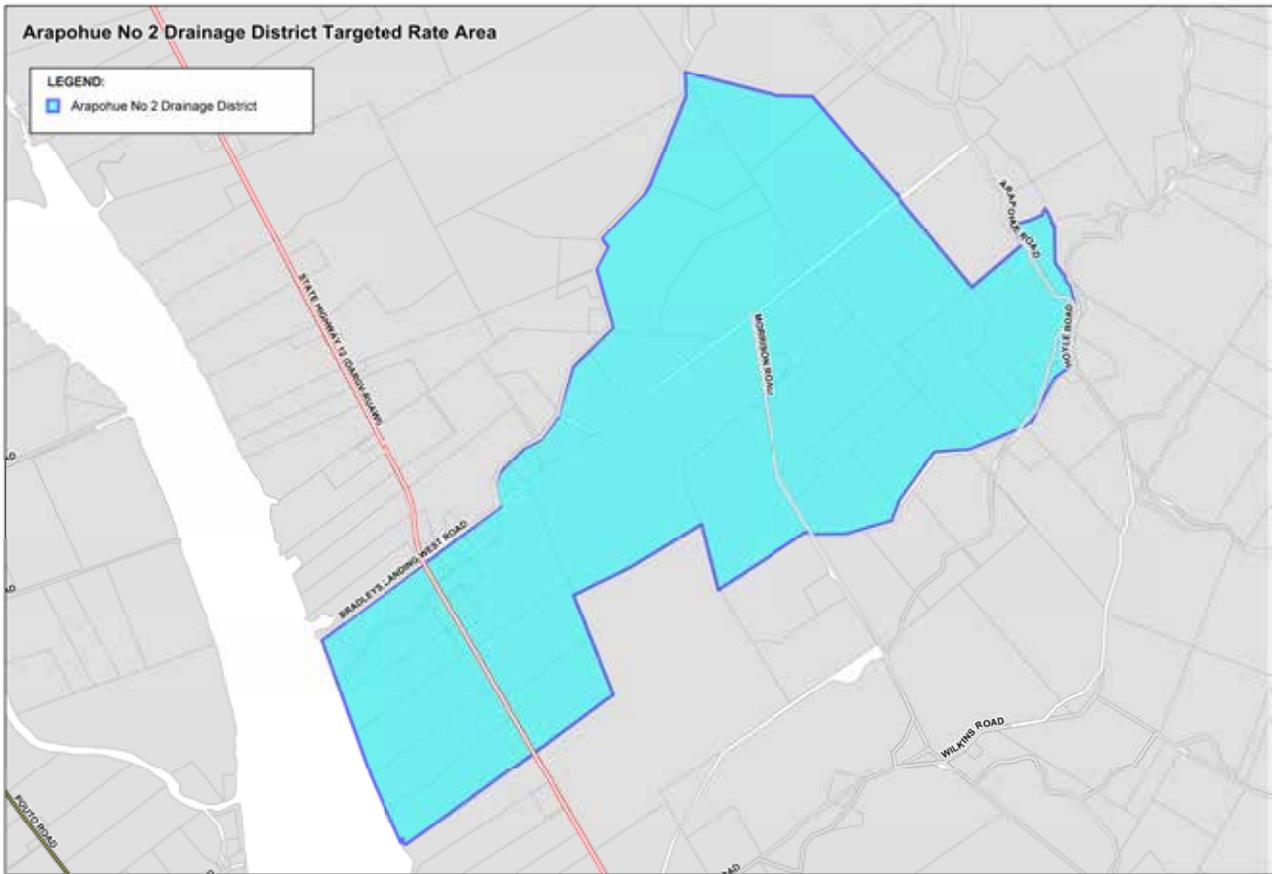
Valuation Location

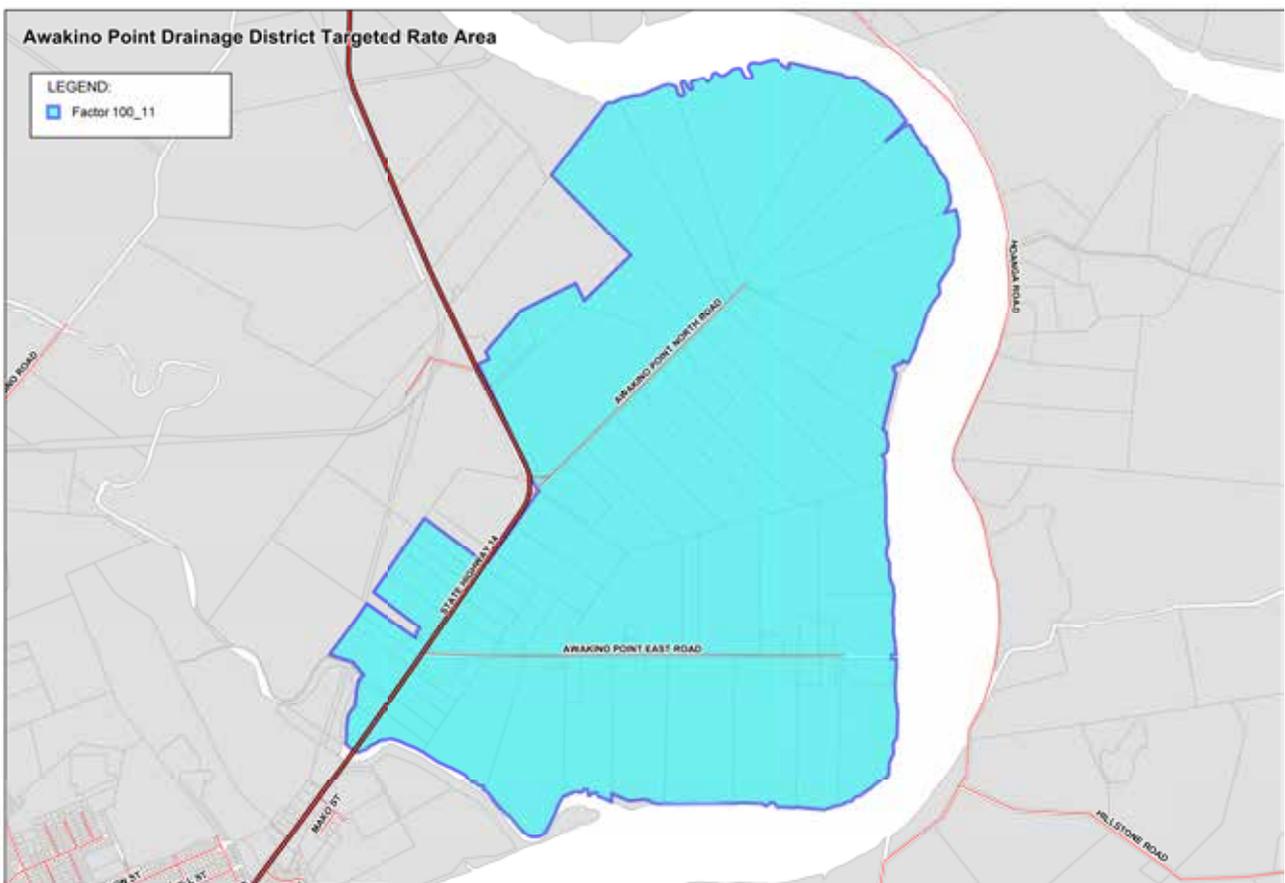
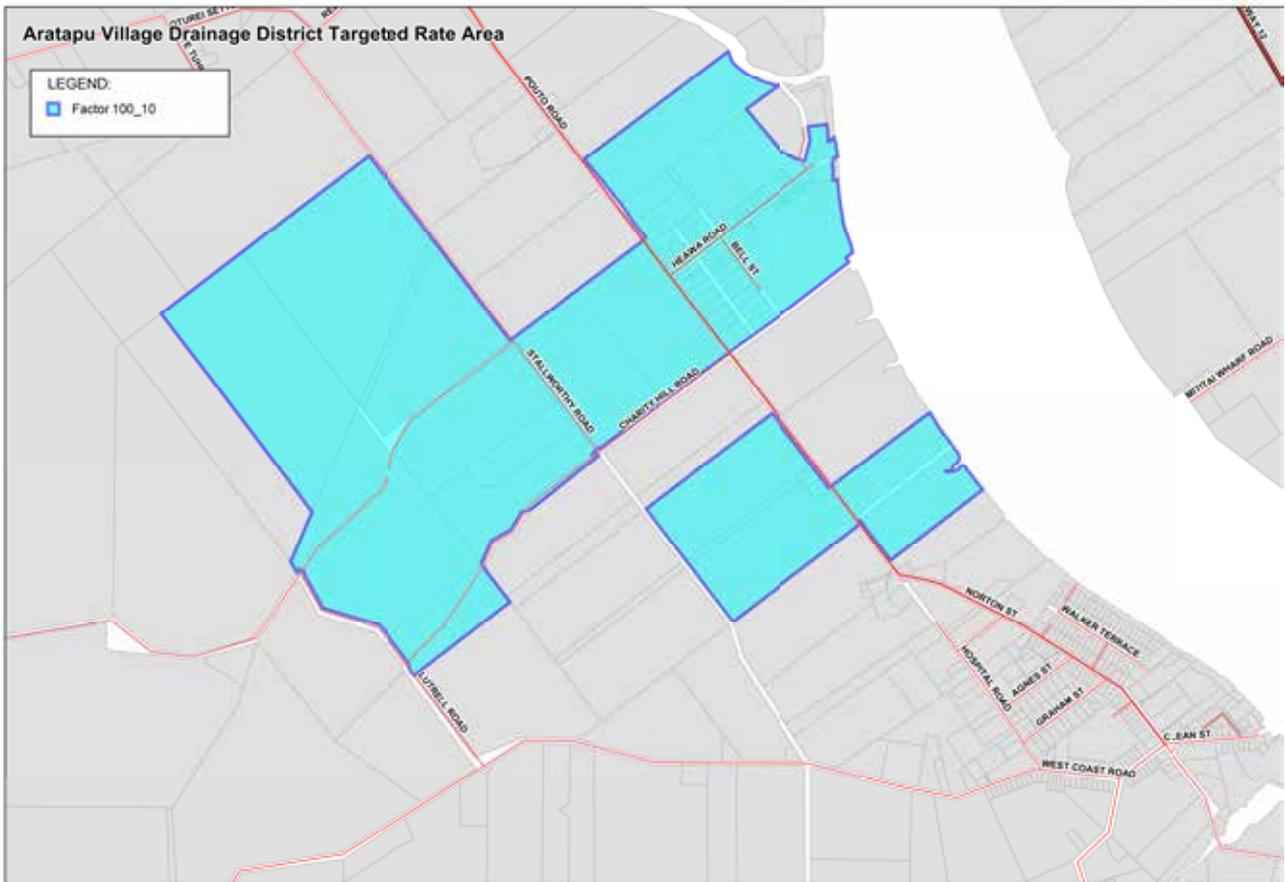
- 0122010225 - 2 Sandbar Close, Mangawhai
- 0122011554 - 8 Hillside Avenue, Mangawhai
- 0122011626 - 11 Anchorage Road, Mangawhai
- 0122011626 - 11 Anchorage Road, Mangawhai
- 0122011631 - 8 Beachcomber Road, Mangawhai
- 0122012007 - 4A Thelma Road South, Mangawhai
- 0122183765 - 17 Jordan Street, Mangawhai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

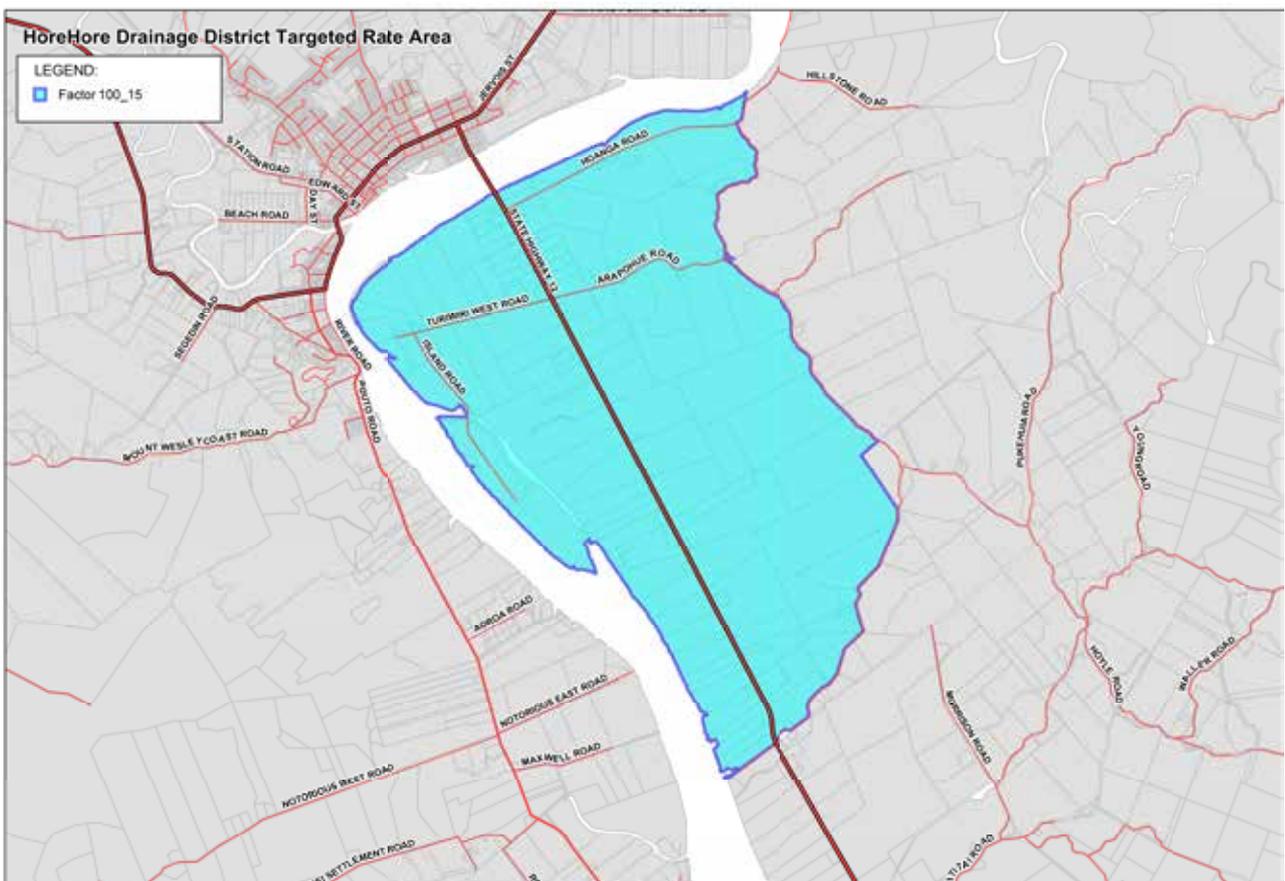
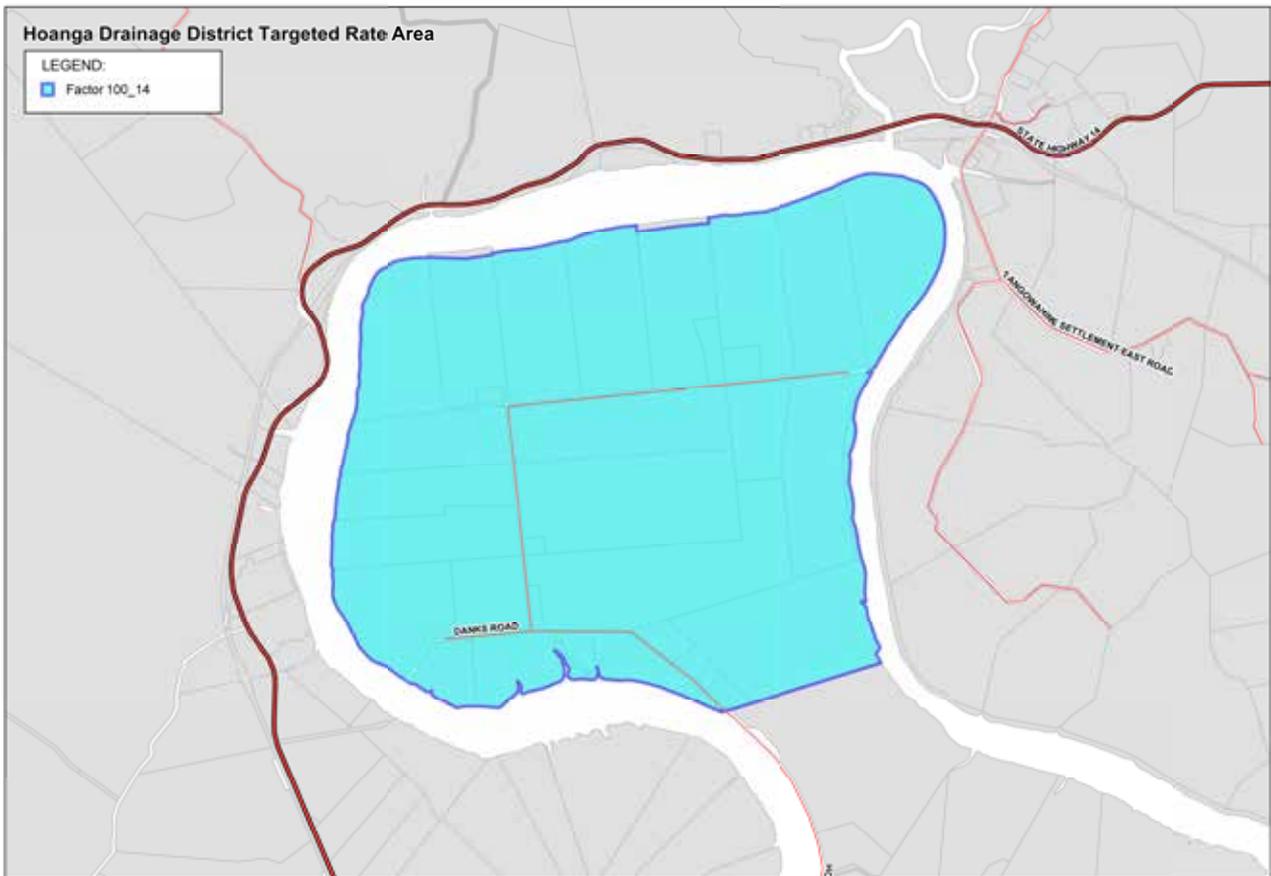


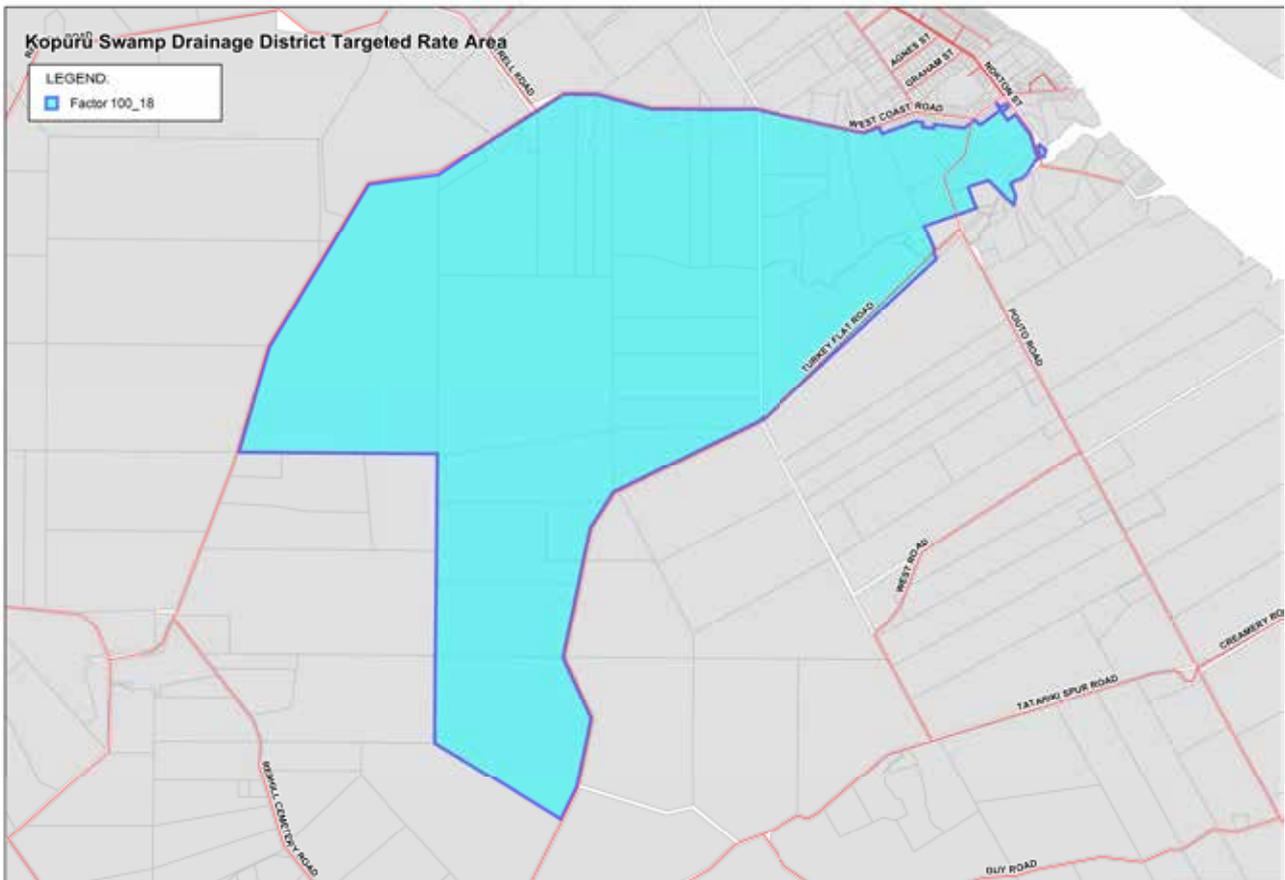
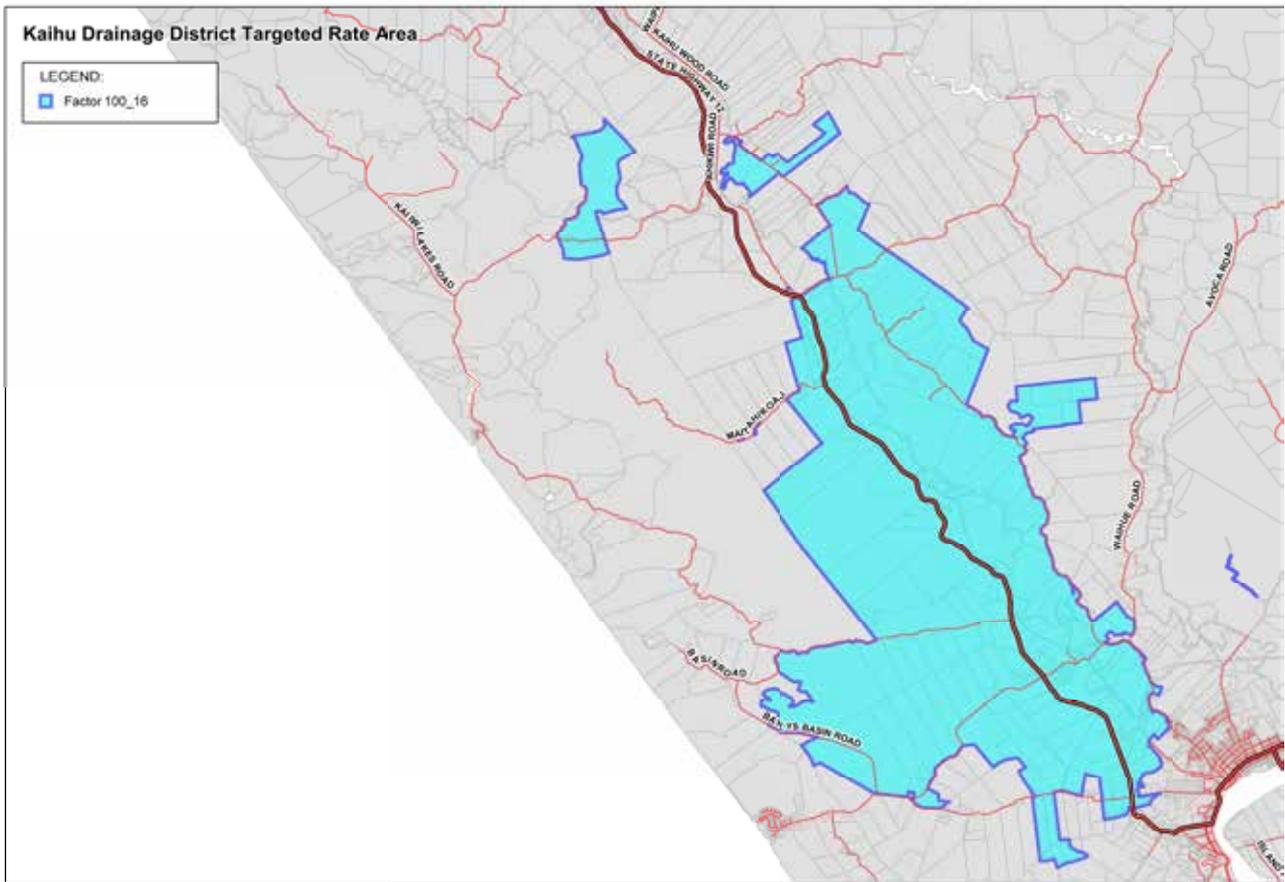


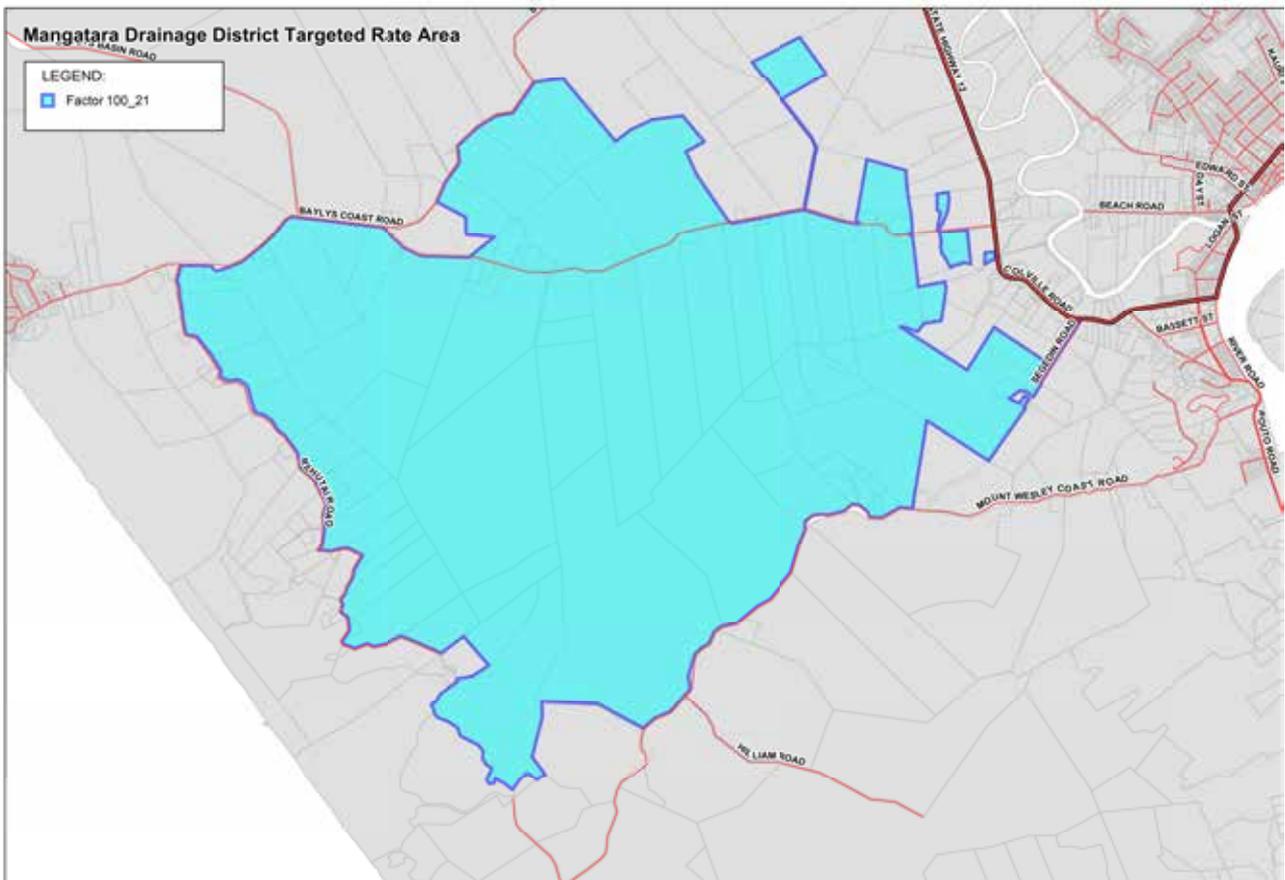
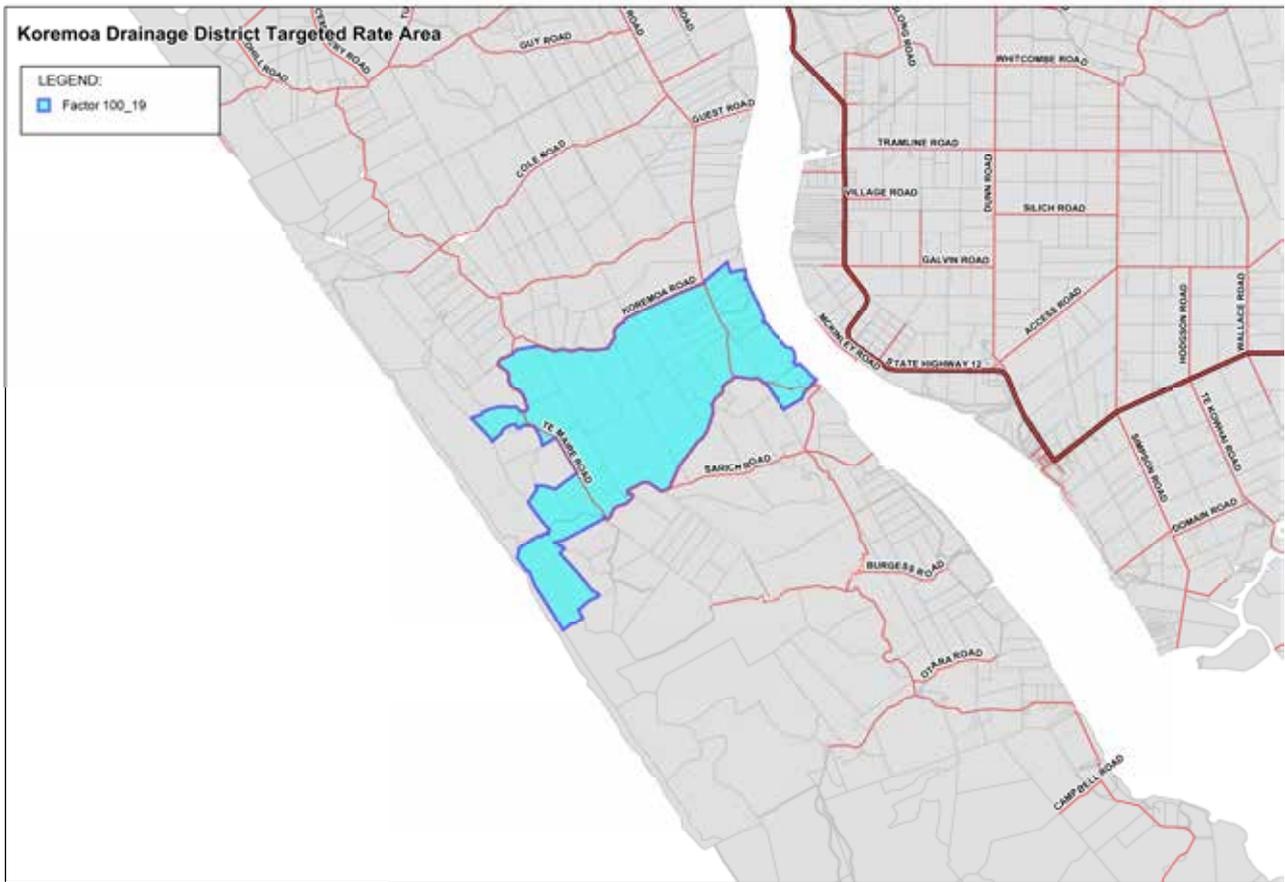


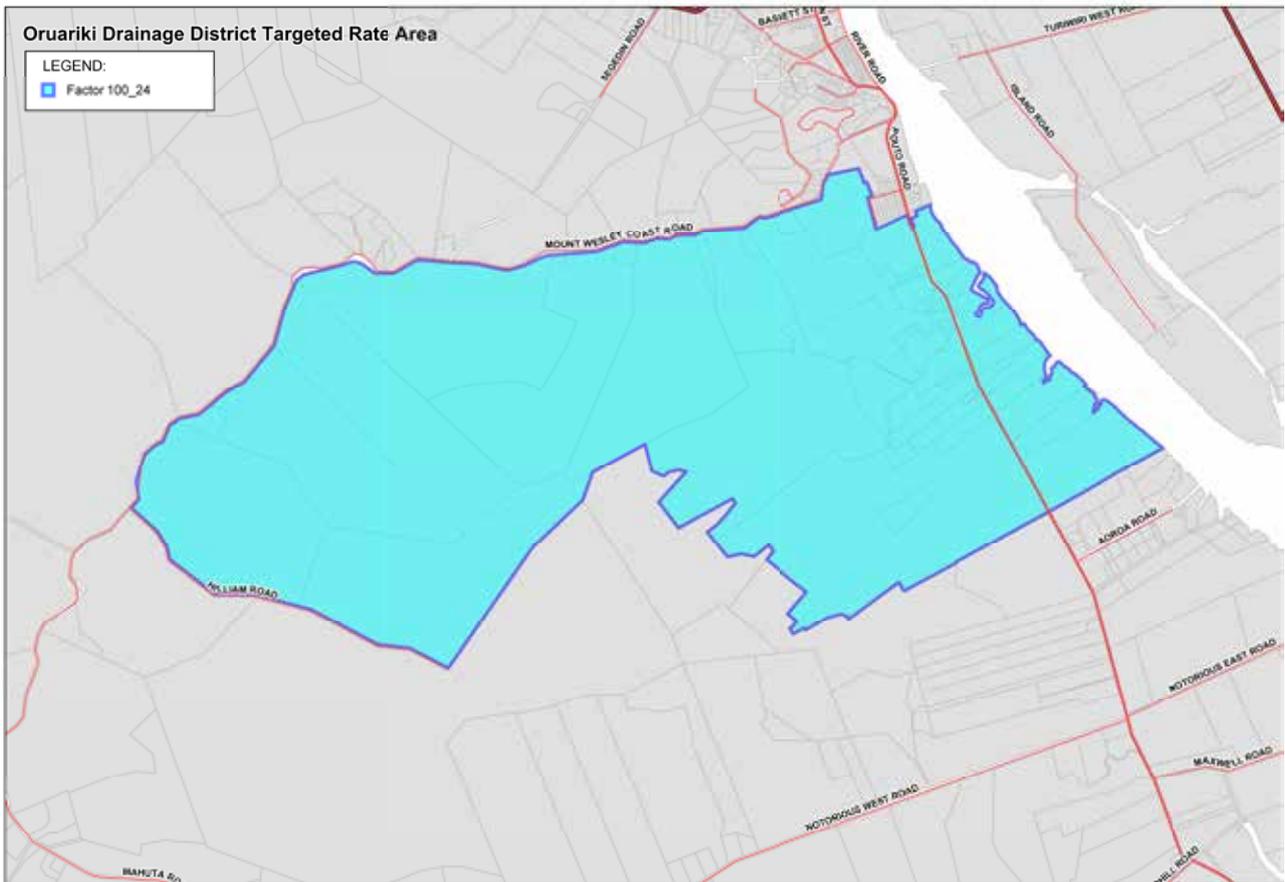
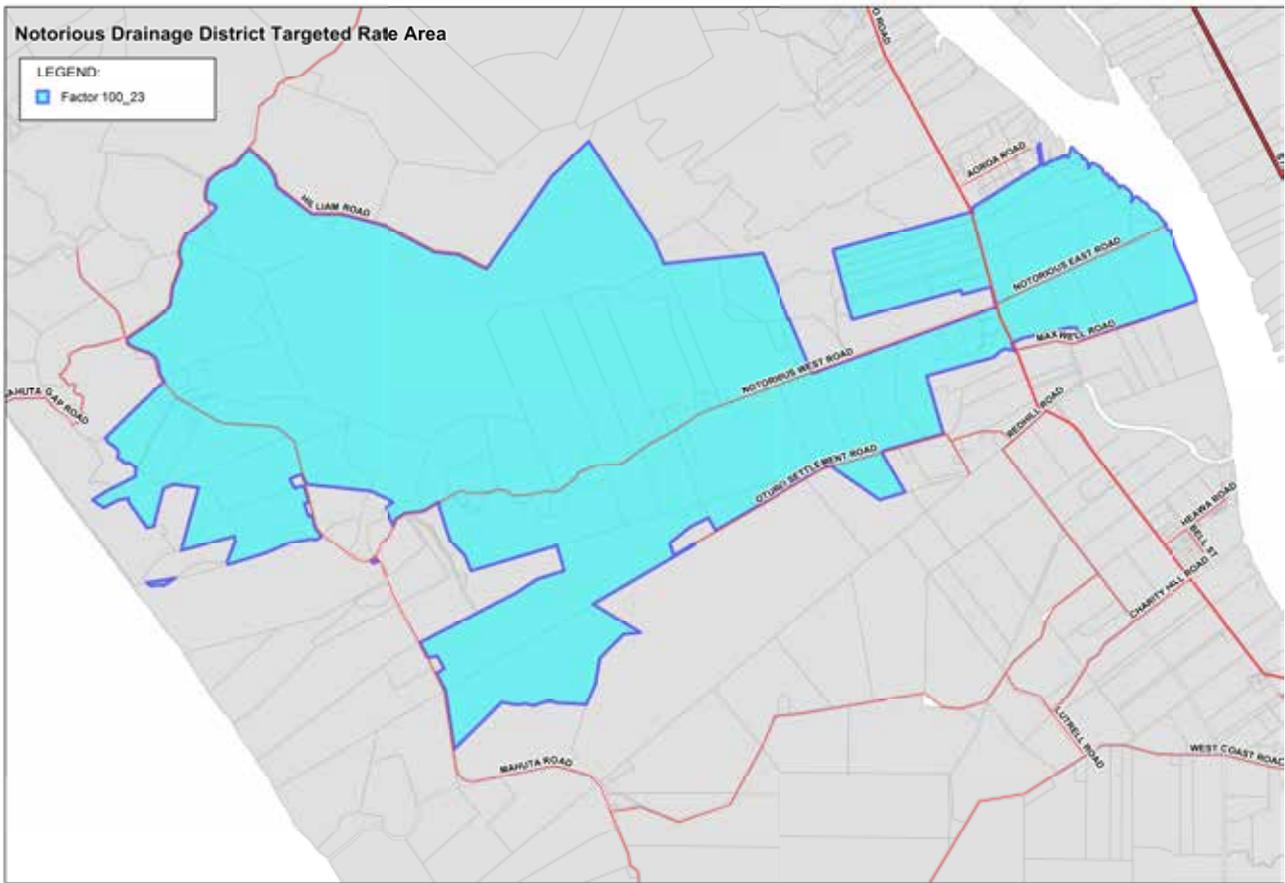


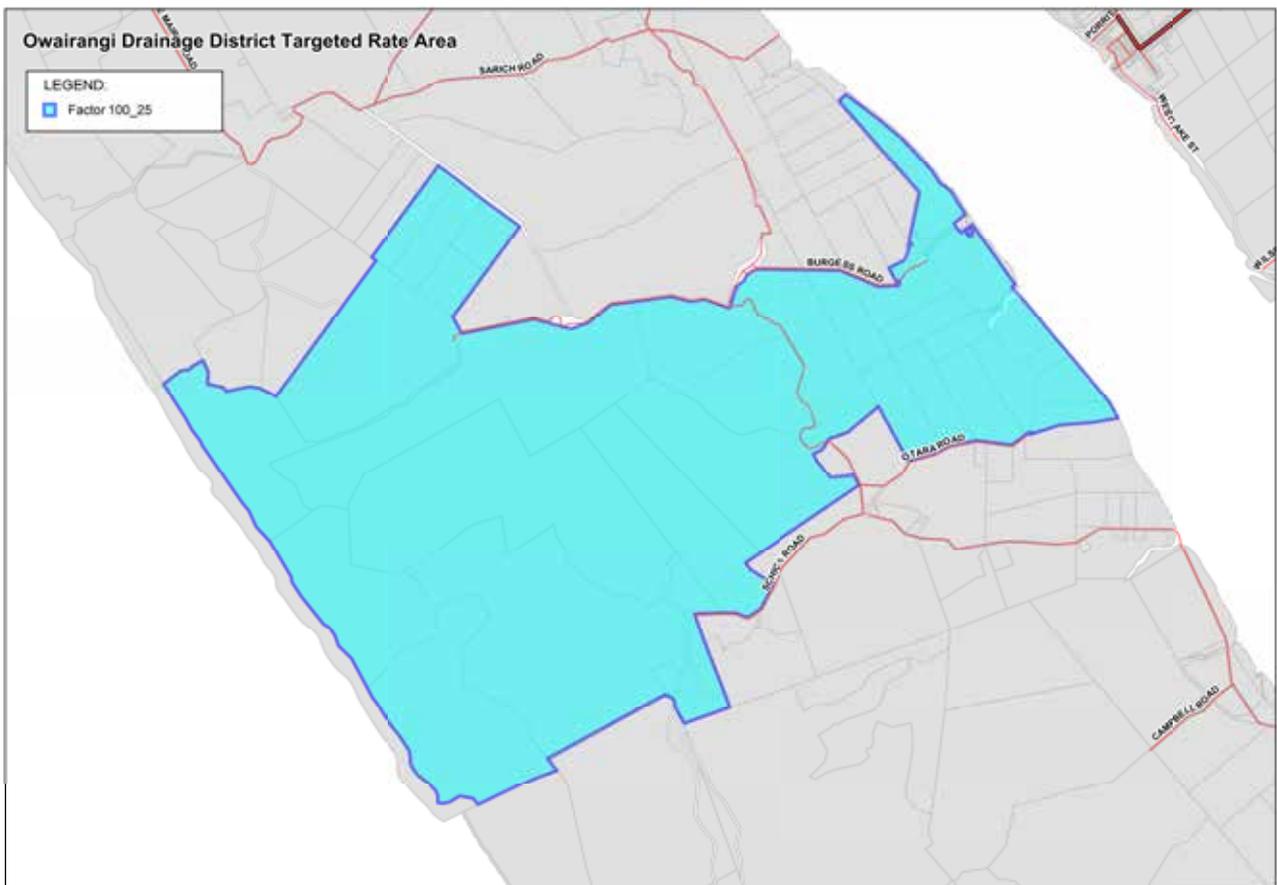
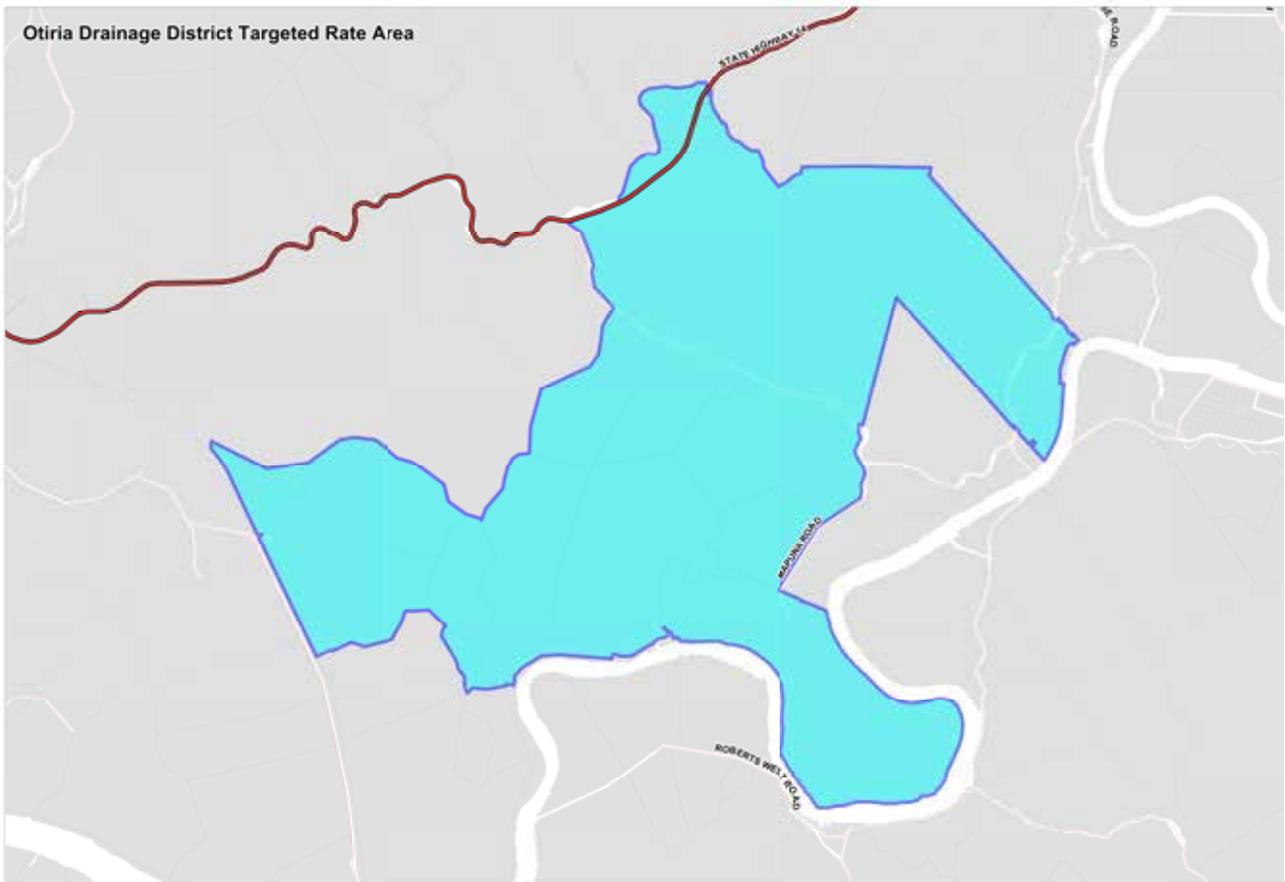


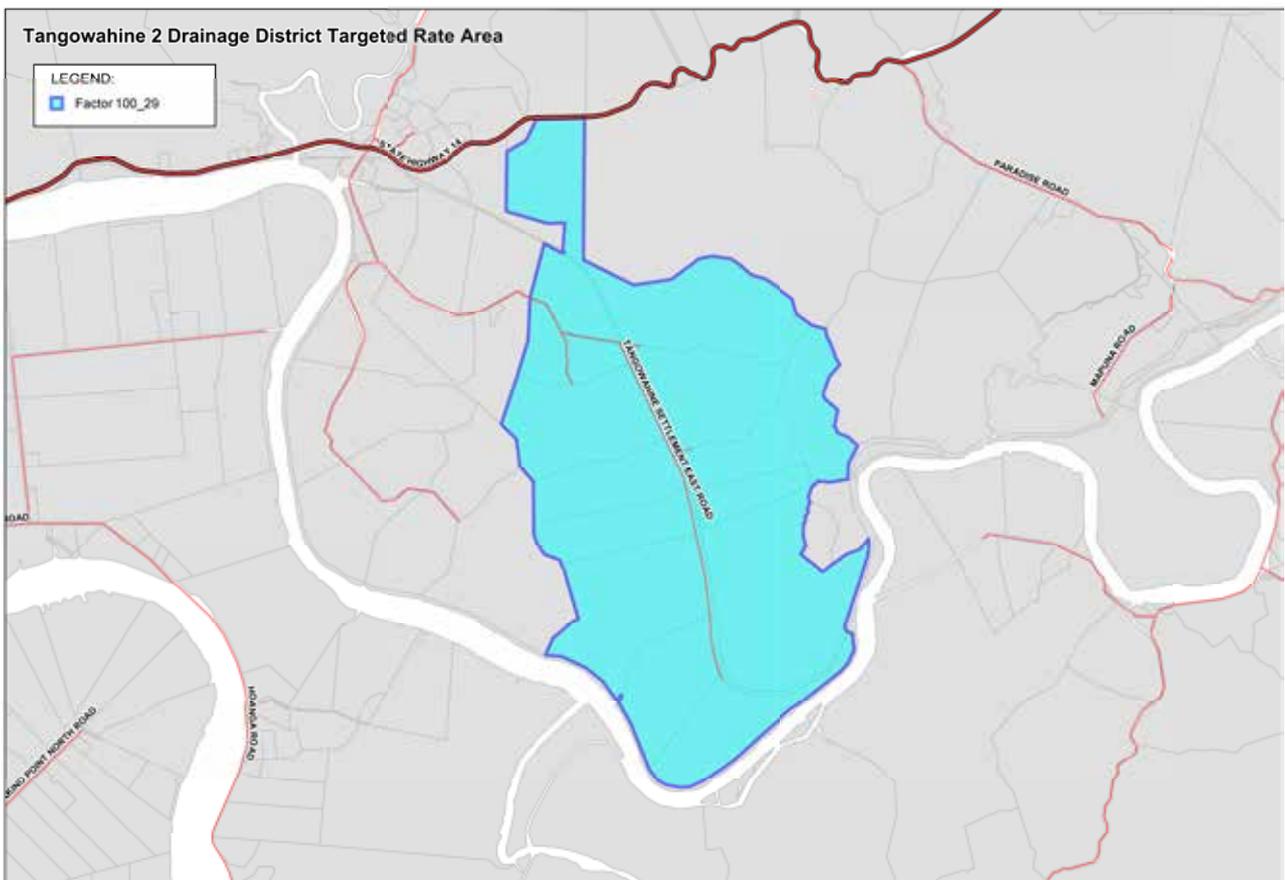
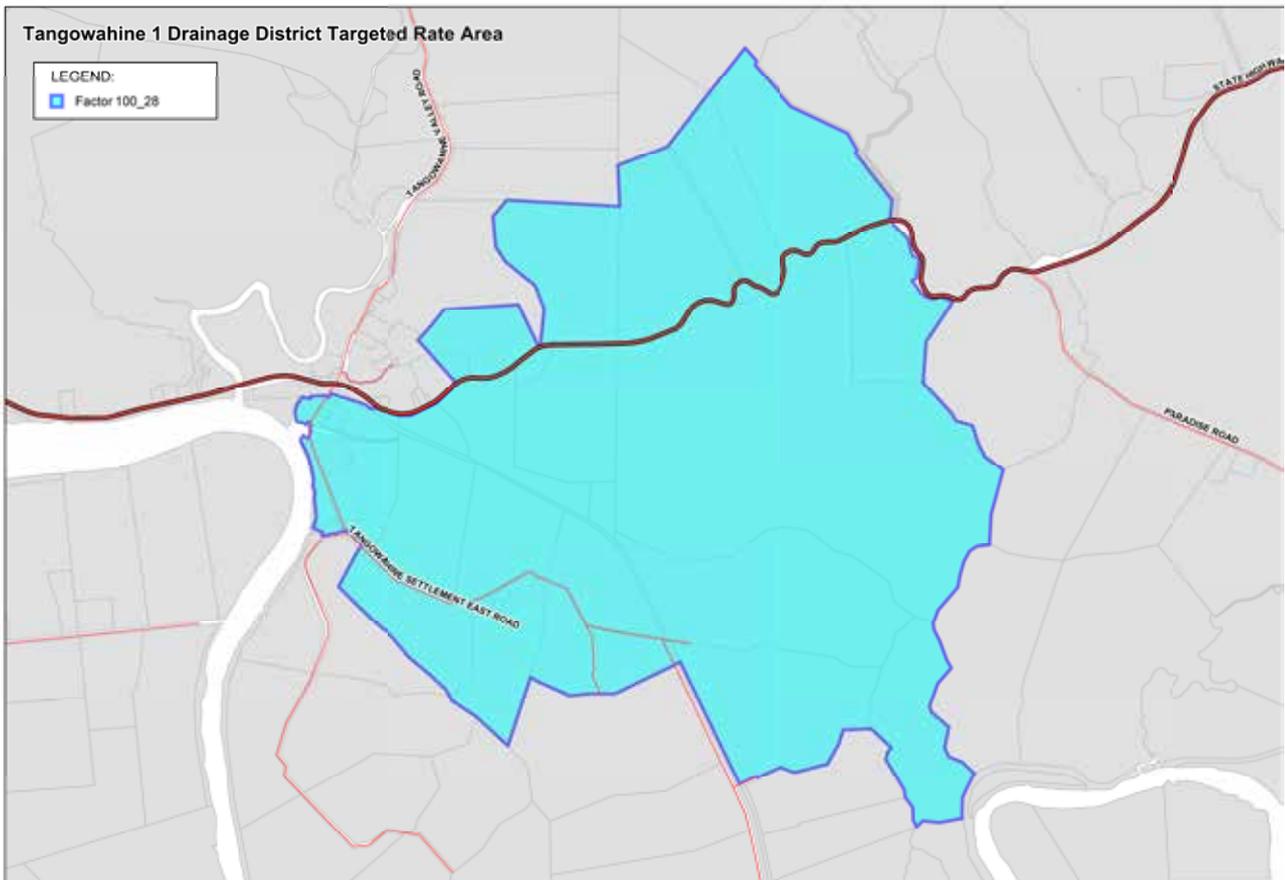


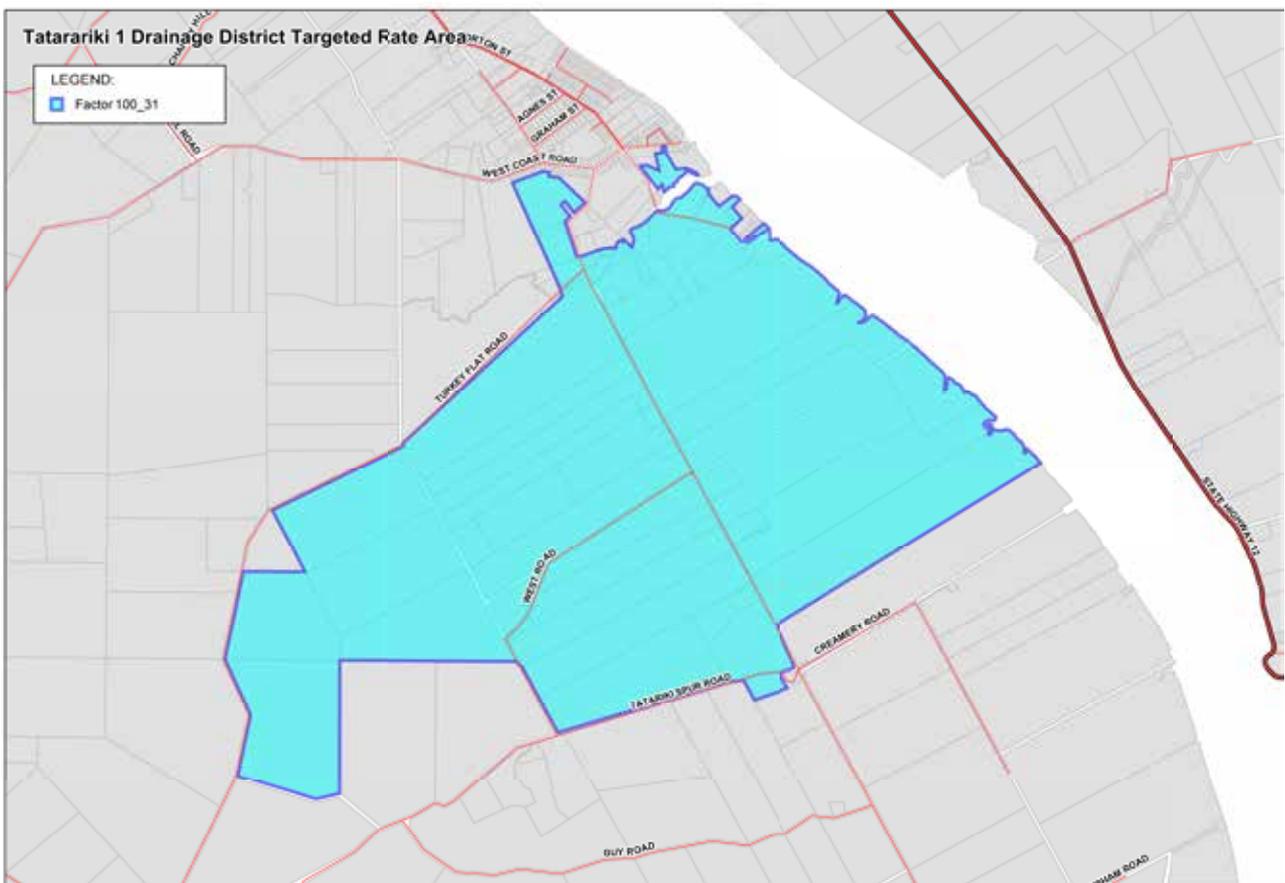
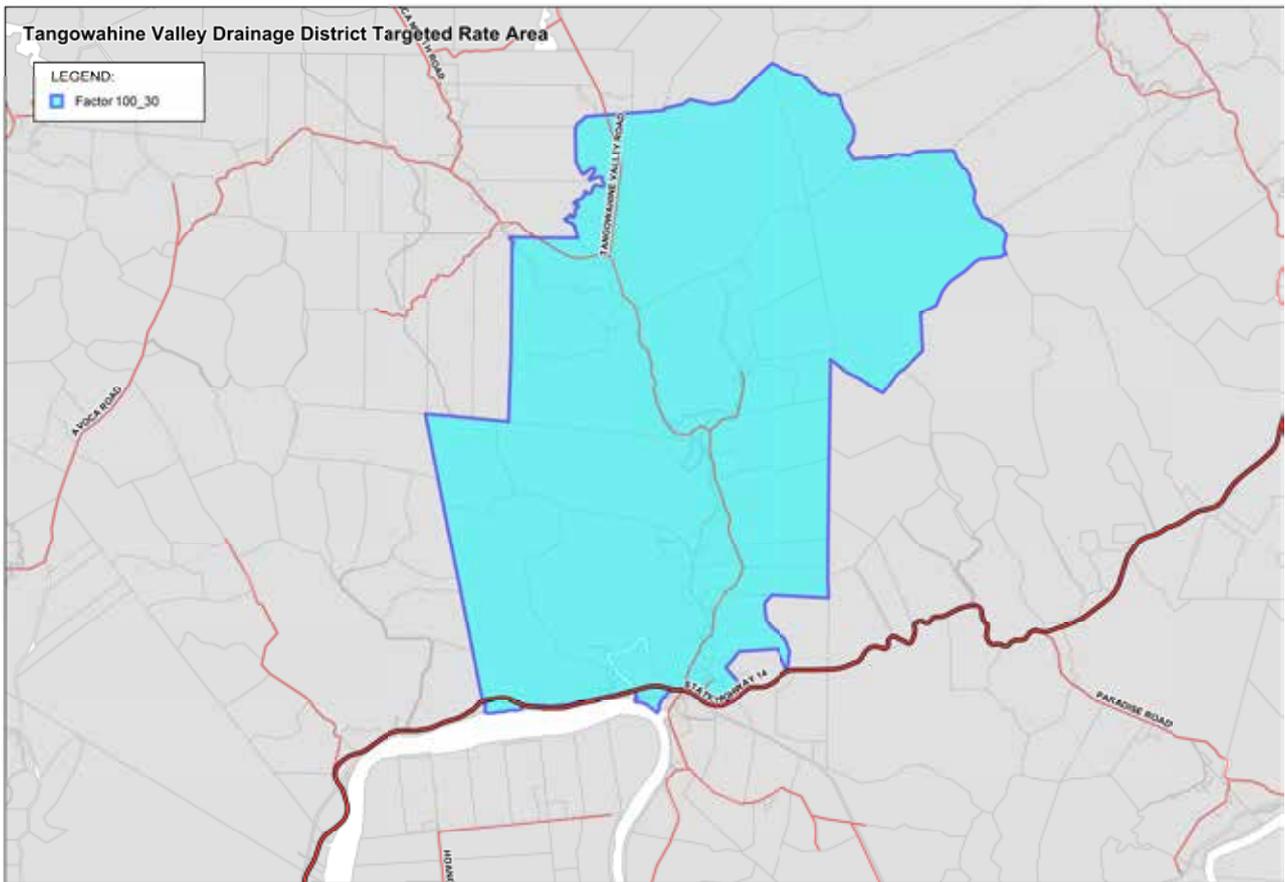


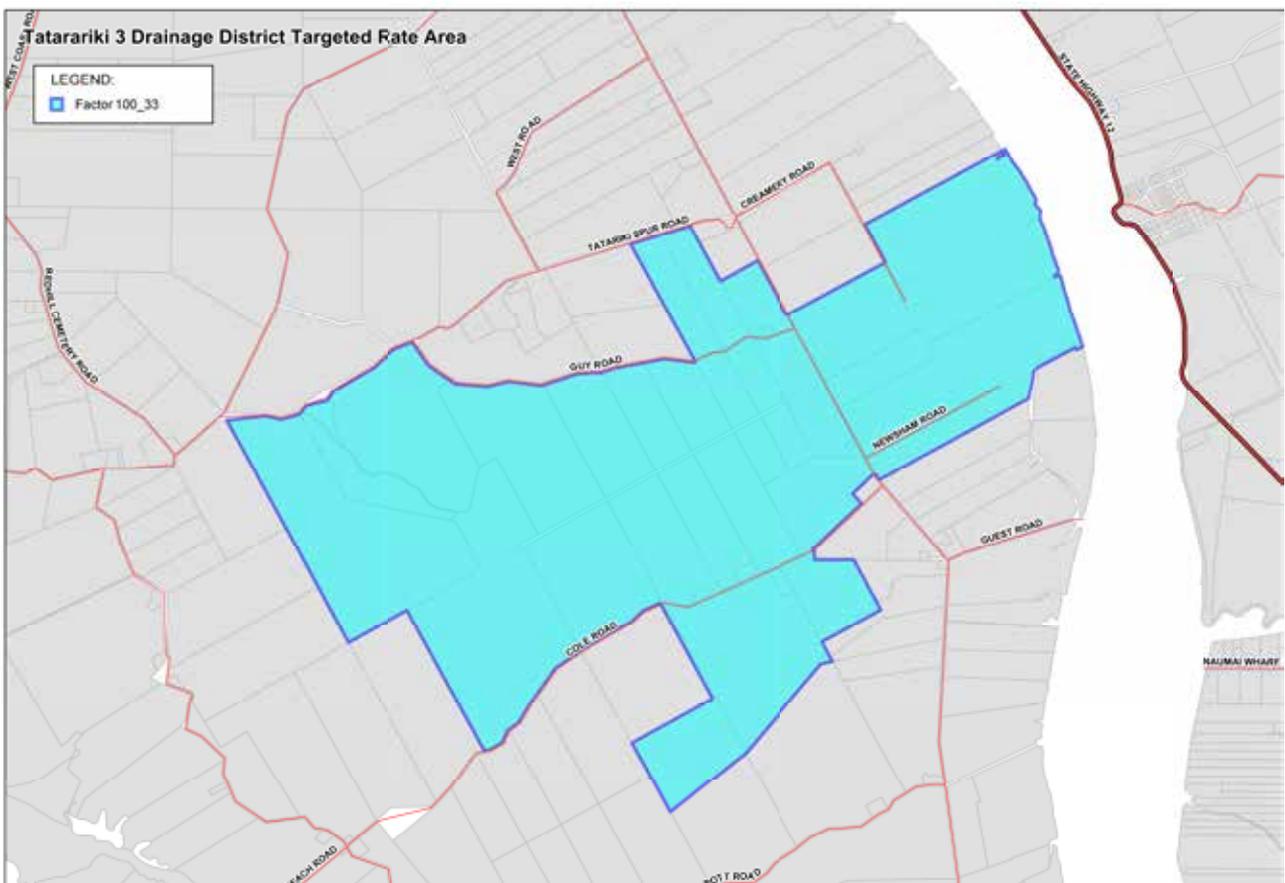
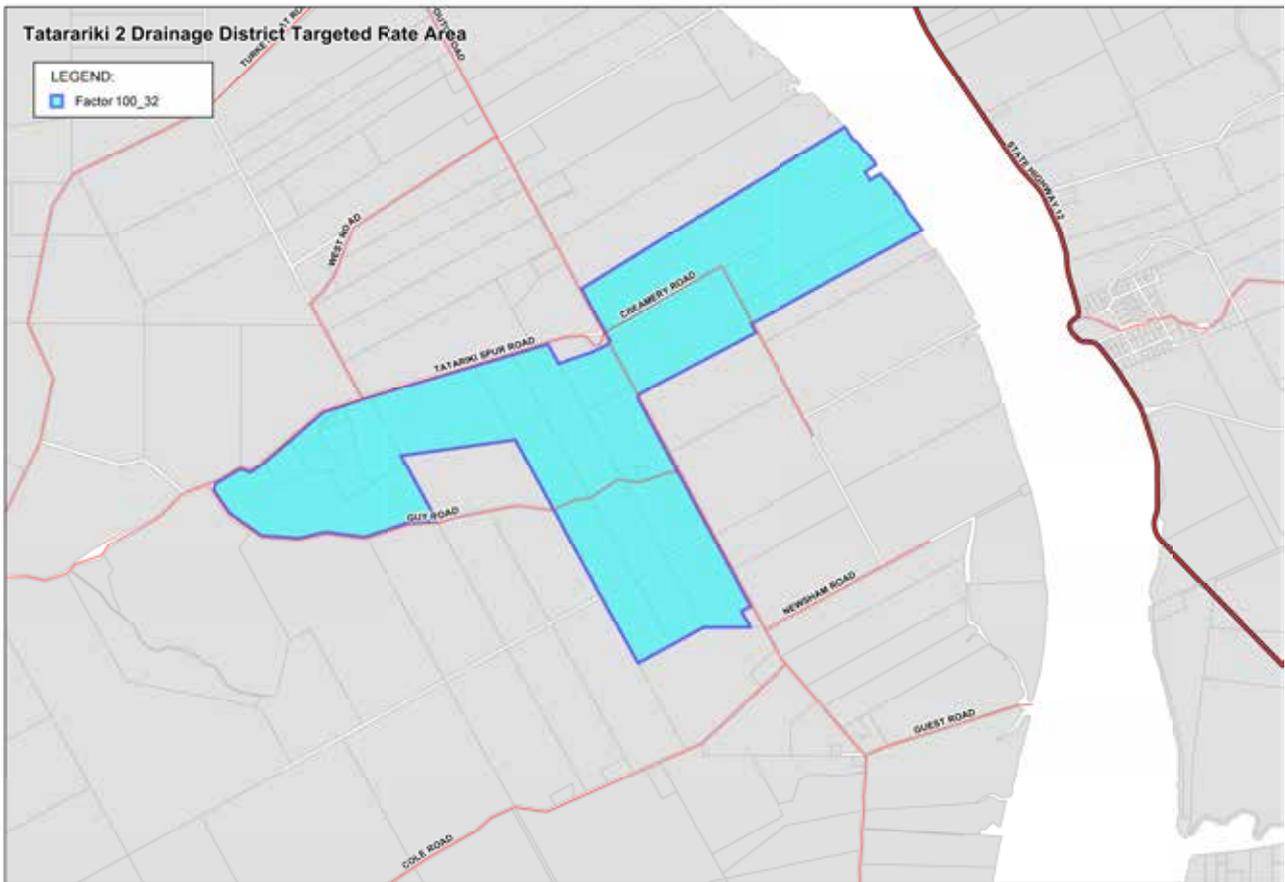


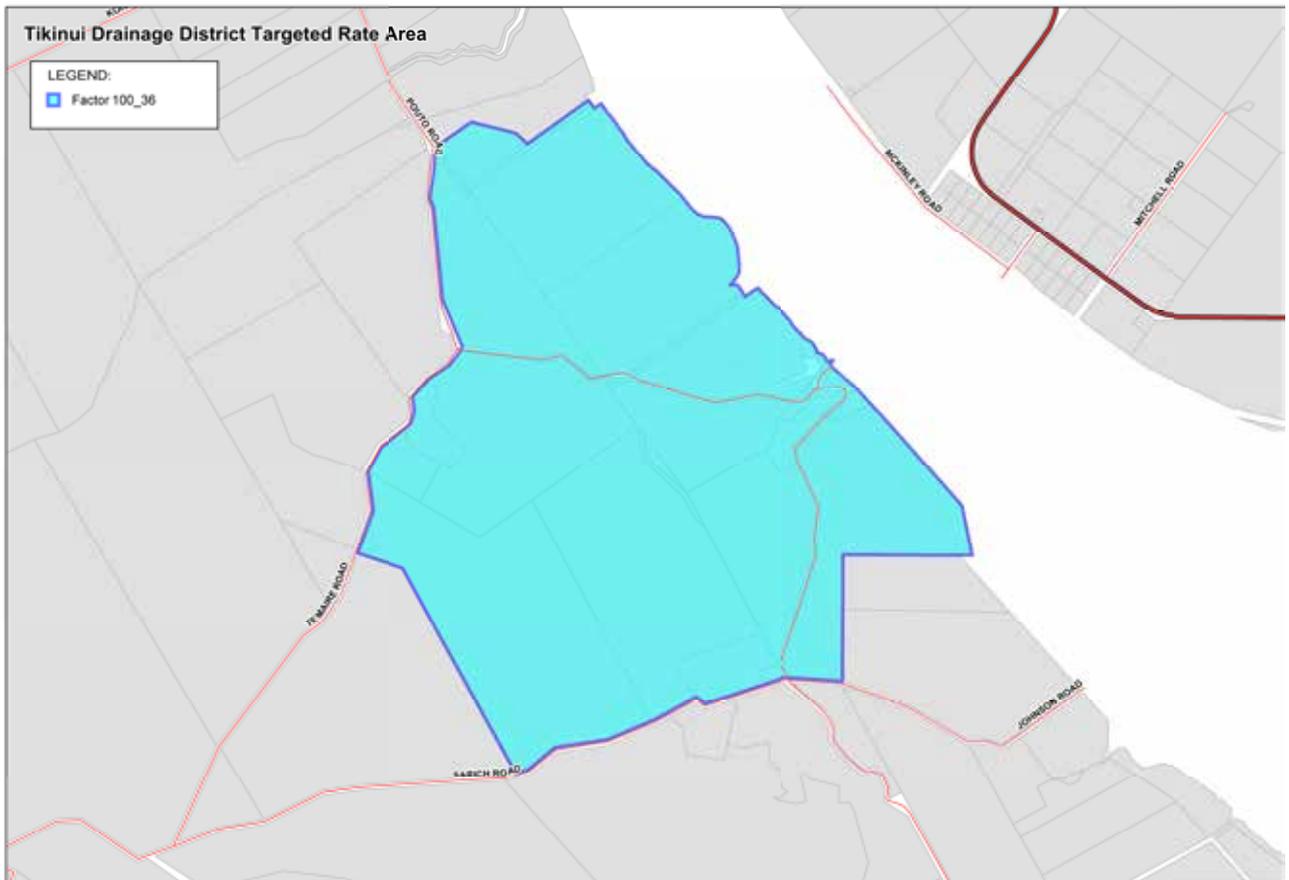
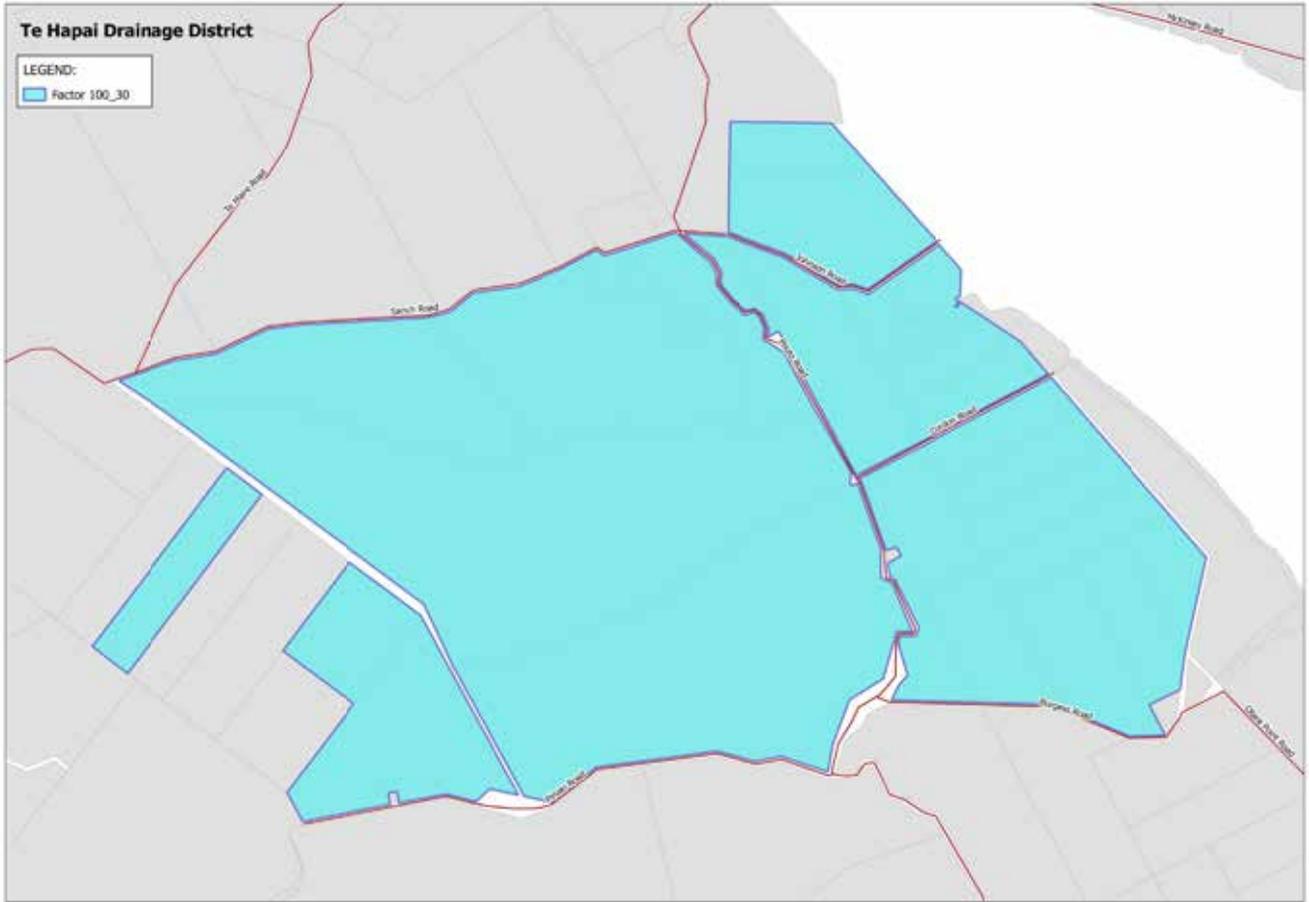


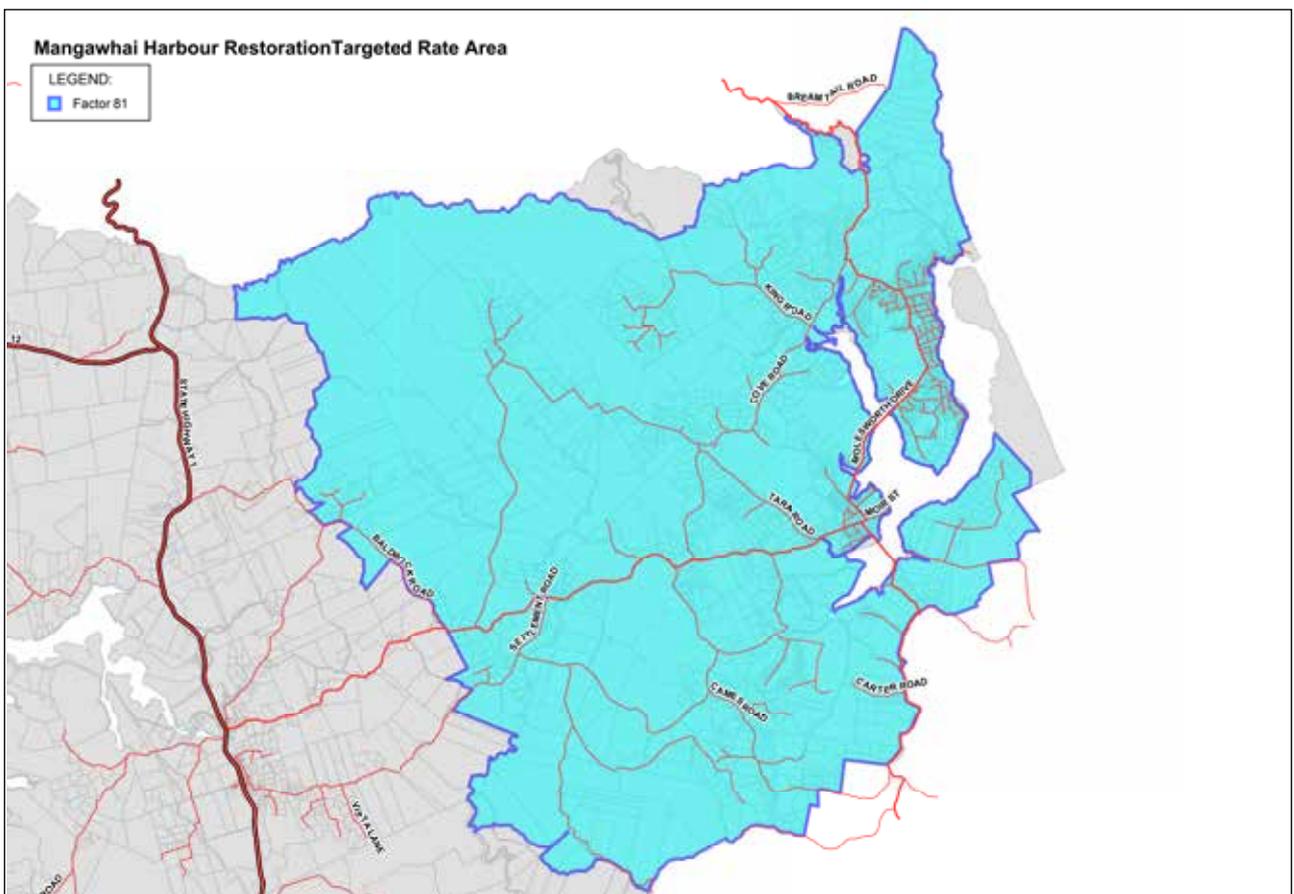
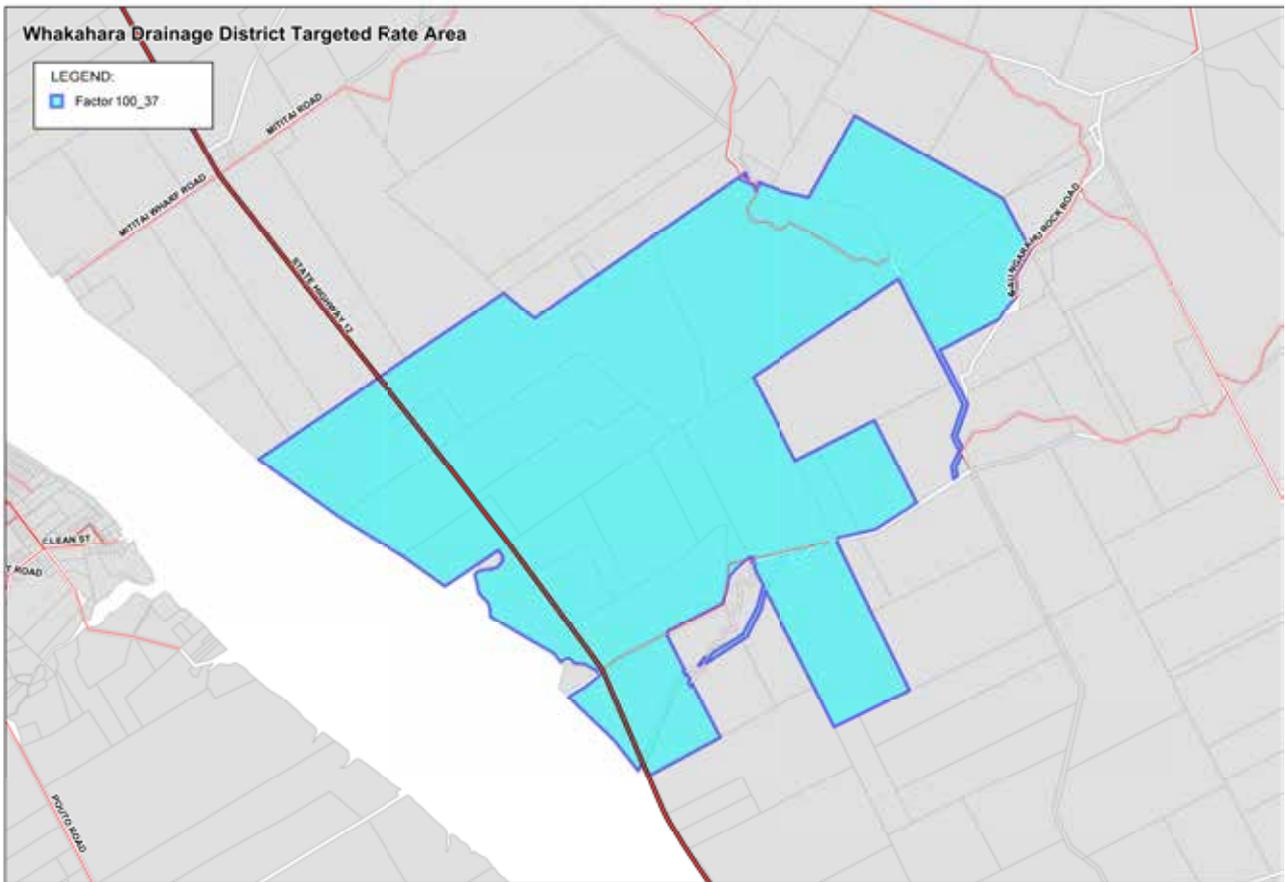


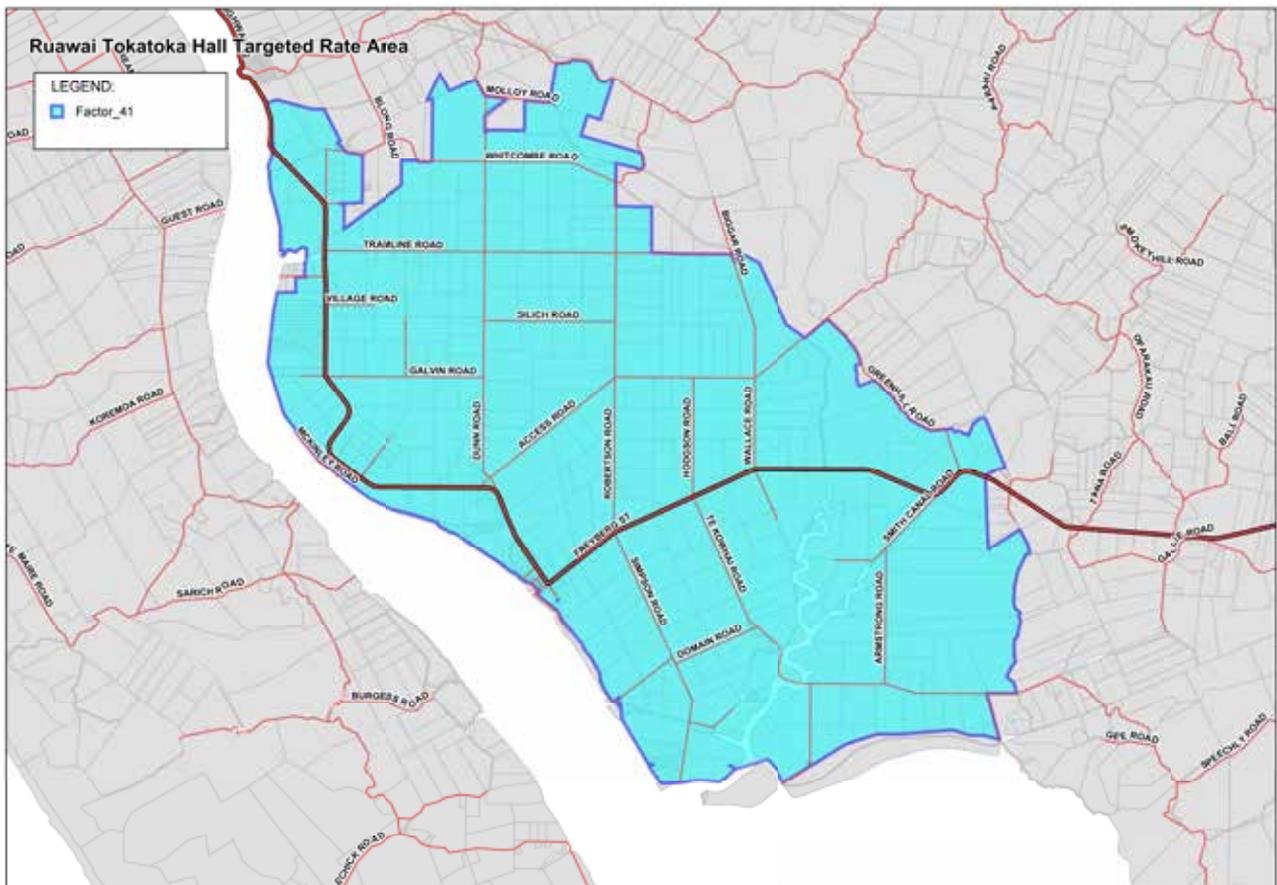
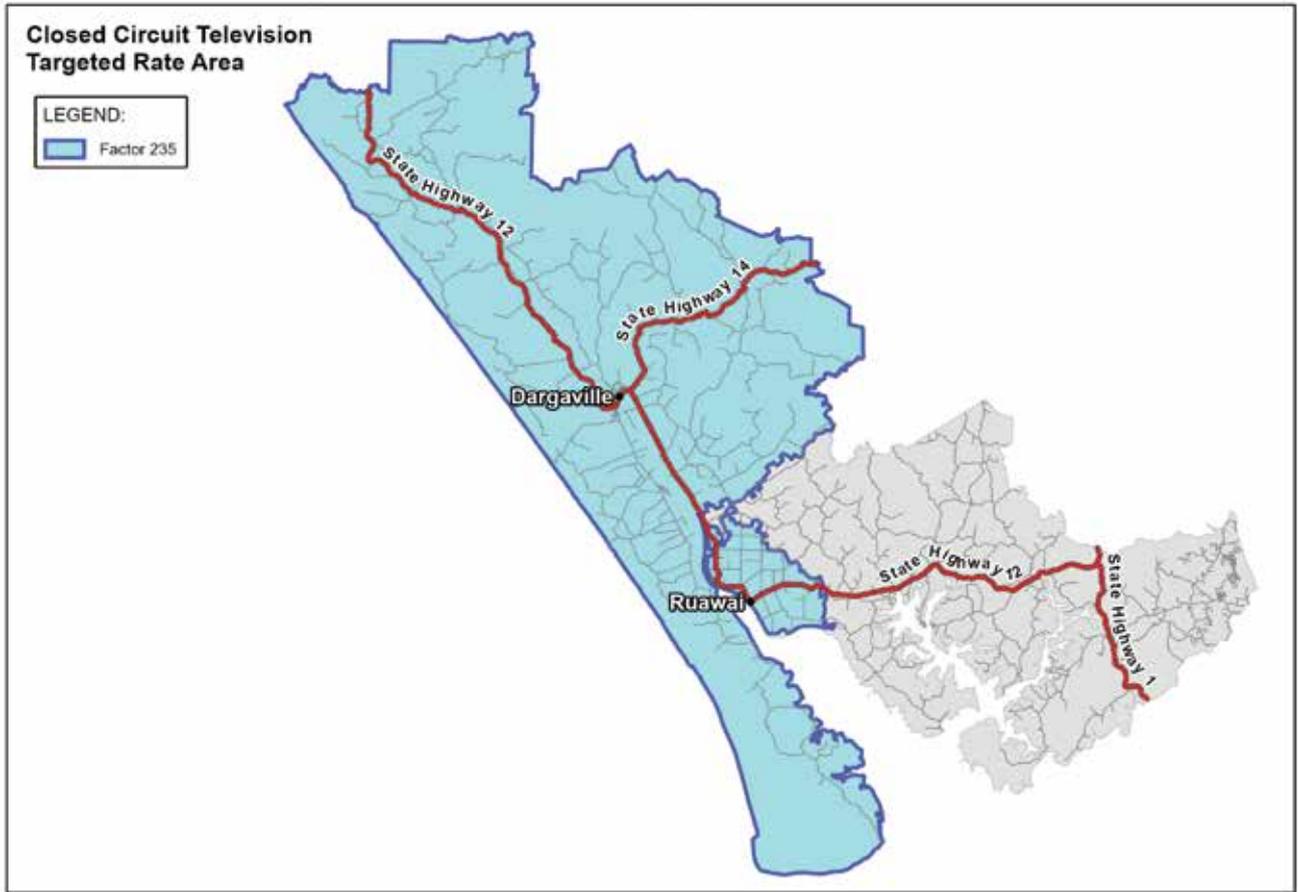


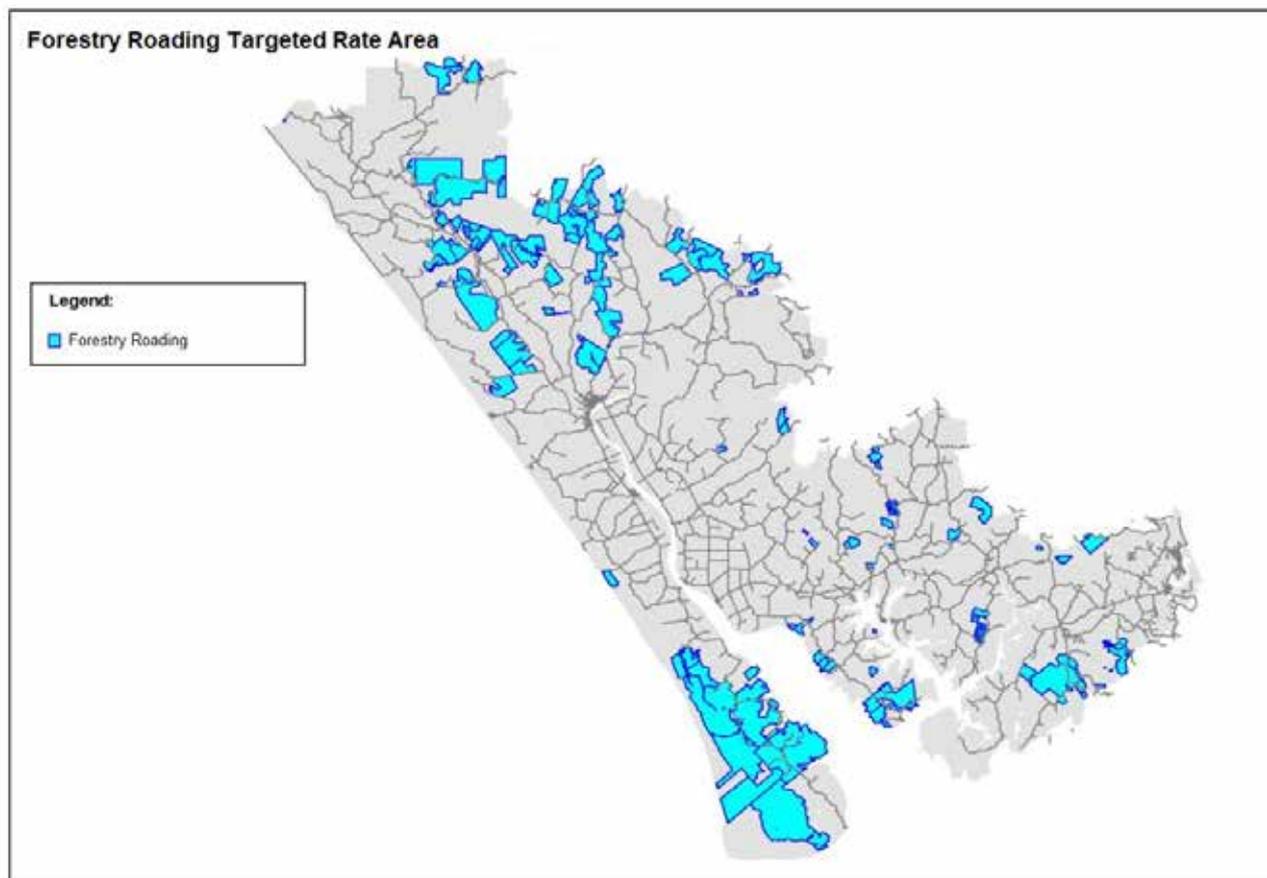












Valuation Location

- 0099000200B - Waipoua Settlement Road, Katui
- 0099017200 - 16 Monteith South Road, Aranga
- 0099022900 - Monteith South Road, Aranga
- 0099023400 - Monteith Road, Aranga
- 0099024000 - Omamari Road, Omamari
- 0099024400 - SH12 Dargaville-Waipoua, West Coast
- 0099028600 - 1345 SH12 Dargaville-Waipoua, West Coast
- 0099029800 - SH12 Dargaville-Waipoua, West Coast
- 0099030800 - Babylon Coast Road, Omamari
- 0100006100 - Waimatenui East Road, Waimatenui
- 0100006300 - Kaikohe Road, Tutamoe
- 0100009101 - Mangatu Road, Donnelly's Crossing
- 0100010800 - Opouteke Road, Whatoro
- 0100014800 - Baker Road, Kaihu
- 0100015600 - Opouteke Road, Whatoro
- 0100016900 - Waipara Road, Kaihu
- 0100017100 - Waipara Road, Kaihu
- 0100017800 - Kaihu Wood Road, Kaihu
- 0100018100 - 63 Kaihu Wood Road, Kaihu
- 0100018104 - 63 Kaihu Wood Road, Kaihu
- 0100018105 - 63 Kaihu Wood Road, Kaihu
- 0100020800 - Shepherd Road, Mamaranui
- 0100022200 - 374 Maropiu Road, Maropiu
- 0100022400 - Maropiu Road, Maropiu
- 0100022401 - Maropiu Road, Maropiu
- 0100024500 - Waimata Road, Waihue
- 0101000800 - Nichols Road, Kairara
- 0101001200 - Swamp Road, Mararetu
- 0101002602 - Waihue Road, Waihue
- 0101005800 - Waihue Road, Waihue
- 0101007900A - State Highway 14, Central
- 0101013400 - State Highway 14, Central
- 0102000100 - Tangowahine Valley Road, Avoca

Valuation Location

- 0102000600 - 1889 Tangowahine Valley Road, Avoca
- 0102000608 - 1889 Tangowahine Valley Road, Avoca
- 0102000707 - Murray Road, Tangowahine
- 0102000900 - Murray Road, Tangowahine
- 0102002105 - Avoca North Road, Avoca
- 0102002600 - Tangowahine Valley Road, Avoca
- 0102005900 - Avoca North Road, Avoca
- 0102007001 - State Highway 14, Central
- 0103000800 - 1000 Houto Road, Kirikopuni
- 0103002400B - 137 Paerata Road, Tangiteroria
- 0103002402 - Houto Road, Kirikopuni
- 0103002500 - Houto Road, Kirikopuni
- 0103003101 - Kirikopuni Station Road, Kirikopuni
- 0103009900 - State Highway 14, Central
- 0103010408 - Pukehuia Road, Pukehuia
- 0103015400 - Child Road, Tangiteroria
- 0104000100 - Basin Road, Omamari
- 0108002500 - Mititai Road, Mititai
- 0108003500 - Hoyle Road, Arapohue
- 0110004803 - 149 Te Maire Road, Te Maire
- 0110005202 - Schick Road, Pouto Peninsula
- 0110010600 - Pouto Road, Pouto Peninsula
- 0110012300B - Pouto Road, Pouto Peninsula
- 0110012303 - Ari Ari Road, Pouto Peninsula
- 0110012500 - Ari Ari Road, Pouto Peninsula
- 0110015800 - Pouto Road, Pouto Peninsula
- 0112002700 - Te Kowhai Road, Ruawai
- 0112004900 - Gee Road, Hukatere
- 0112006500 - 51 Summer Road, Hukatere
- 0112006701 - Tinopai Road, Tinopai Peninsula
- 0112006800 - 944 Tinopai Road, Tinopai Peninsula
- 0112009601 - Karakanui Road, Hukatere
- 0112014700 - Tinopai Road, Tinopai Peninsula

Valuation Location

- 0115024600 - Ovens Road, Oparakau
- 0115026000 - Ups And Downs Road, Ararua
- 0116003300 - Bull Road, Maungaturoto
- 0116003302 - Bull Road, Maungaturoto
- 0116003303 - Bull Road, Maungaturoto
- 0116003304 - Bull Road, Maungaturoto
- 0116003305 - Bull Road, Maungaturoto
- 0116003306 - Bull Road, Maungaturoto
- 0116003307 - Arcadia Road, Paparua
- 0116003308 - Arcadia Road, Paparua
- 0116003309 - Arcadia Road, Paparua
- 0116003311 - Bull Road, Maungaturoto
- 0116003312 - Bull Road, Maungaturoto
- 0116003313 - Bull Road, Maungaturoto
- 0116003314 - Bull Road, Maungaturoto
- 0117000103 - Arcadia Road, Paparua
- 0117000600 - Golden Stairs Road, Maungaturoto
- 0117010604 - 121 Wearmouth Road, Paparua
- 0118001100 - Finlayson Brook Road, Maungaturoto
- 0118010307 - State Highway 1, Kaiwaka
- 0119012900 - Bickerstaffe Road, Maungaturoto
- 0119012903 - 972 Bickerstaffe Road, Maungaturoto
- 0119012904 - Bickerstaffe Road, Maungaturoto
- 0119012905 - Bickerstaffe Road, Maungaturoto
- 0119012906 - Bickerstaffe Road, Maungaturoto
- 0119012910 - Bickerstaffe Road, Maungaturoto
- 0119012911 - 888 Bickerstaffe Road, Maungaturoto
- 0120000400 - State Highway 1, Kaiwaka
- 0120007100 - State Highway 1, Kaiwaka
- 0120023700 - Pritchard Road, Hakaru
- 0120027300 - State Highway 1, Kaiwaka
- 0122000400 - Brown Road, Tara





Kaipara te Oranganui • Two Oceans Two Harbours

32 Hokianga Road,
Private Bag 1001,
Dargaville 0340, Northland,
New Zealand
P 0800 727 059
E info@kaipara.govt.nz
www.kaipara.govt.nz