

Notice is hereby given that an ordinary meeting of the Horowhenua District Council will be held on:

**Date:** **Wednesday 4 February 2026**  
**Time:** **10:00 am**  
**Meeting Room:** **Council Chambers**  
**Venue:** **126-148 Oxford St**  
**Levin**

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## **Council**

## **OPEN AGENDA**

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### **MEMBERSHIP**

**Mayor** His Worship The Mayor Bernie Wanden  
**Councillors** Councillor David Allan  
Councillor Mike Barker  
Councillor Nola Fox  
Councillor Morgan Gray  
Councillor Clint Grimstone  
Councillor Nina Hori Te Pa  
Councillor Sam Jennings  
Councillor Lani Te Raukura Ketu  
Councillor Jo Mason  
Councillor Katrina Mitchell - Kouttab  
Councillor Paul Olsen  
Councillor Alan Young

Contact Telephone: 06 366 0999

Postal Address: Private Bag 4002, Levin 5540

Email: [enquiries@horowhenua.govt.nz](mailto:enquiries@horowhenua.govt.nz)

Website: [www.horowhenua.govt.nz](http://www.horowhenua.govt.nz)

**Full Agendas are available on Council's website**

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**Horowhenua District Council Service Centre, 126 Oxford Street, Levin**

**Te Awahou Nieuwe Stroom, Foxton,**

**Shannon Service Centre/Library, Plimmer Terrace, Shannon**

**and Te Takeretanga o Kura-hau-pō, Bath Street, Levin**







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## Karakia

Whakataka te hau ki te uru	Cease the winds from the west
Whakataka te hau ki te tonga	Cease the winds from the south
Kia mākinakina ki uta	Let the breeze blow over the land
Kia mātaratara ki tai	Let the breeze blow over the ocean
E hī ake ana te atakura	Let the red-tipped dawn come with a sharpened air.
He tio, he huka, he hau hū	A touch of frost, a promise of a glorious day.
Tīhei mauri ora!	

### 1 Apologies

### 2 Public Participation

Notification of a request to speak is required by 12 noon on the day before the meeting by phoning 06 366 0999 or emailing [public.participation@horowhenua.govt.nz](mailto:public.participation@horowhenua.govt.nz).

### 3 Late Items

To consider, and if thought fit, to pass a resolution to permit the Council to consider any further items which do not appear on the Agenda of this meeting and/or the meeting to be held with the public excluded.

Such resolution is required to be made pursuant to Section 46A(7) of the Local Government Official Information and Meetings Act 1987, and the Chairperson must advise:

- (i) The reason why the item was not on the Agenda, and
- (ii) The reason why the discussion of this item cannot be delayed until a subsequent meeting.

### 4 Declarations of Interest

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of the items on this Agenda.

### 5 Confirmation of Minutes

#### 5.1 Meeting minutes Council, 10 December 2025

#### 5.2 Meeting minutes Public Excluded Meeting of Council, 10 December 2025

That the meeting minutes of Council, 10 December 2025 be accepted as a true and correct record.

That the Public Excluded meeting minutes of Council, 10 December 2025 be accepted as a true and correct record.



File No.: 26/28

## 6.1 Fire Fighting Water Supply - Capital Investment

Author(s)	Blair Spencer <b>Group Manager Housing &amp; Business Development   Tumu Rangapū, Whakawanake Wharenoho, Pakihi</b>
Approved by	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. This paper seeks to enhance and improve the provision of Fire Fighting Water Supply across the Horowhenua district whilst ensuring that Fire and Emergency New Zealand's water supply requirements are met. The proposed solution is intended to provide a low cost, high benefit, fit for purpose outcome for our ratepayers, developers, FENZ and wider Horowhenua District.
2. This matter strongly aligns to the current council priorities of going for growth, future fit for Horowhenua, financial discipline and enabling what matters.

#### **This matter relates to Going for Growth**

Growth delivers essential services communities can rely on and afford

### EXECUTIVE SUMMARY | TE WHAKARĀPOPOPOTANGA MATUA

3. The Horowhenua District is experiencing increased development activity, particularly in our commercial, industrial and rural development areas. These developments often involve large-scale structures that exceed the firefighting water supply capacity provided by the

existing town hydrant system, or developments which sit outside the districts reticulated water supply areas.

4. The proposed acquisition & deployment of a hose layer appliance & aligned holistic design and construction of water storage supply at subdivision time represents a forward-thinking infrastructure investment for the Horowhenua
5. It aligns FENZ operational capability with community growth, supports developer engagement, & ensures firefighting readiness in compliance with national standards

## DELEGATION OR AUTHORITY TO ACT | TE MANA WHAKATAU I NGĀ KAWENGA

6. Final approval for this initiative rests with Council through the development and approval of the 2026/27 Annual Plan.

## SIGNIFICANCE ASSESSMENT | HE AROMATAWAI MATUA

7. This subject of this report does not trigger significance.

## RECOMMENDATION | NGĀ TAUNAKITANGA

- A. THAT Council approves the inclusion of \$230,000 in the debt funded Operational Expenditure budget for the acquisition of a hose-layer appliance built to Fire and Emergency New Zealand (FENZ) specifications and approves the gifting of the appliance to FENZ.
- B. THAT Council acknowledges that the proposed fee is optional and would be provided as a 'opt in' *Augier* condition proffered by the applicant, whereby the applicant would have the option to select the status quo or the FENZ supported alternate solution at resource consent.
- C. THAT Council endorses for inclusion in Fees and Charges 2026/27 a FFWS fee:
  - C.1. Rural/Residential - \$250-\$450 per UOD for property requiring FFWS assessment
  - C.2. Commercial/Industrial - Special Assessment based on sqm of building footprint requiring FFWS assessment.
- D. THAT Council notes this initiative, the provision of aligned guidance and in conjunction with subdivision led design of water storage, represents a forward-thinking infrastructure investment for the Horowhenua District.
- E. THAT Council notes this initiative aligns FENZ operational capability with community growth and resilience, supports developer engagement, and ensures firefighting readiness in compliance with national standards. Adoption of this strategic initiative not only enhances emergency response but also fosters sustainable development practices across the district.

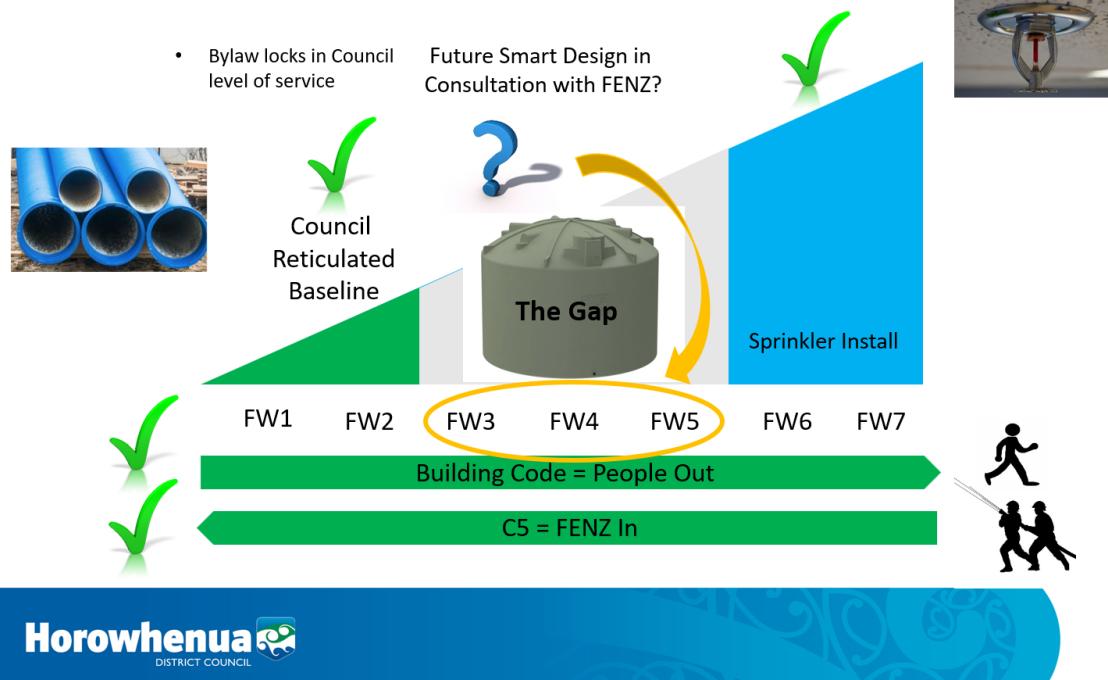
## BACKGROUND | HE KŌRERO TŪĀPAPA

8. The Horowhenua District is experiencing increased development activity, particularly in our commercial, industrial and rural development areas. These developments often involve large-scale structures that exceed the firefighting water supply capacity provided by the existing town hydrant system, or developments which sit outside the districts reticulated water supply areas.
9. Under SNZ PAS 4509:2008, buildings with larger fire cells require elevated water supply standards (FW4–FW7), which traditionally necessitate costly firefighting water tanks and/or sprinkler systems.
10. This Fire Fighting Water Supply Code of Practice was initially intended to be used by FENZ as a guide in ensuring the appropriate volume of water is available for firefighting, however

incorporation into the District Plan in 2014 (through the Subdivision Development Principles & Requirements) resulted in its application and resulting outcomes being more rigid than intended.

11. The prescription and application of the standard has given rise to suboptimal and at times impractical outcomes which don't provide sufficient flexibility for site-specific solutions. FENZ have also noted that the guidance itself is not entirely fit for purpose when it comes to the practical application of water supply particularly in the commercial and industrial spaces.
12. Application of the standard has at times been out of sequence occurring post development of subdivisions resulting in sub optimal and costly outcomes for the residents of these developments.
13. The following diagram illustrates the gap in capacity often required to be met by the provision of onsite storage tanks.

## Water Supply Requirements



14. Three opportunities were developed and taken to a council workshop for consideration. These options are outlined below and of these, Option 3 was selected as the initiative that would provide the best outcomes for our wider community if achieved.
15. Noting that we continue to rely on the Building Act to ensure community safety in getting people out of buildings & C5 to ensure FENZ safety when fighting a fire.

## Initiative 1: Status Quo

16. Continue to support the current FW2 bylaw as standard & retain FFWS link in the District Plan

## Initiative 2: Step Back

17. Fall back to the current bylaw and leave it to private commercial building owners could choose to resolve for buildings requiring FW3 & above.
18. Remove reference to FFWS Code from the District Plan or allow people to seek approval to depart from the DP requirements.

### Initiative 3: Target Fit for Purpose

19. Review the current bylaw & develop a fit for purpose HDC approach to FFWS, drafted in consultation with FENZ
20. This could include Council taking over provision of FFWS in certain circumstances (e.g. ensure holistic design provision or consider communal tanks in specific locations like new subdivisions of scale (commercial/industrial developments) - where the inefficiencies of the current approach are apparent

## DISCUSSION | HE MATAPAKINGA

21. To address these challenges, FENZ and HDC collaborated to define a strategic approach that included the potential acquisition and deployment of a hose layer appliance.
22. This solution aims to enhance operational flexibility, reduce developer costs, provide benefit unreticulated areas and maintain compliance with firefighting standards through alternative water delivery systems. NB: This does not preclude the requirement for FENZ to consider additional bespoke alternate solutions from time to time as may be required.

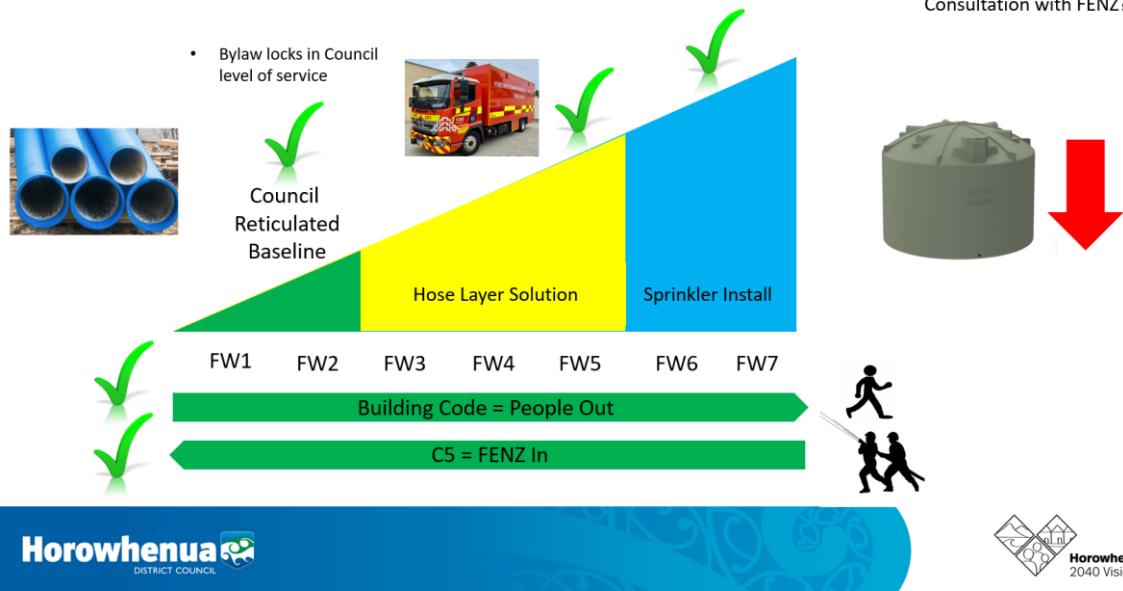
### Strategic Solution: Acquisition and Deployment of a Hose Layer Appliance

23. Firefighting water does not need to be potable, therefore holistic development design could provide for the capture and storage of stormwater in large tanks with a FENZ coupling for access. With a purpose-built hose layer fire appliance, these tanks could be placed as far apart as 1400 meters (being 700 meters distance from any incident) rather than each individual premises requiring its own tanks. The current maximum is 180 metres (or 90m from any incident)
24. The proposed solution includes the provision for HDC to charge a special Resource Consent Fee on each future land development parcel enabling the vehicle purchase. The developer would meet their FENZ FFWS requirements at a reduced cost (when compared to current solution) and would also maximise land area available for sale.
25. The HDC FFWS Resource Consent Fee on each future development site would aim to meet and exceed the cost of the vehicle, which would become a donated asset in favour of FENZ.

### 26. Identified Benefits

- Enables rapid deployment of large water volumes across extended distances.
- Reduces or eliminates need for on-site firefighting water tanks.
- Supports compliance with SNZ PAS 4509:2008 through alternative reserve systems.
- Enhances protection for fire personnel during high-demand incidents.
- Facilitates smoother, faster building consent processes.
- Encourages collaboration with developers by offering cost-effective solutions.
- Increases the volume of available land to provide for growth.
- Prevents tank clutter on commercial sites, which often are difficult for FENZ to access.
- Hose layer can be deployed across the Horowhenua district on demand.
- Offers scalable water movement capability for emergency response across the district.
- Closes the gap Identified earlier in this report as illustrated in the following diagram.

## Water Supply Requirements



### Options | Ngā Kōwhiringa

27. The following options have been developed, considered and provided for review and decision. The recommendation provided enables what matters while ensuring any resulting cost and benefits are balanced (win/win) for our growing community.

Options   Ngā Kōwhiringa	Benefits   Ngā Whiwhinga	Risks   Ngā Mōrearea
<p><b>Option A (recommended)</b> Council funds &amp; recovers through an 'optional' FFWS fee as an <i>Augier</i> at Resource Consent time, over time to the value (or exceeded as revenue) - benefits balanced Will need to add this value to the debt funded operational expenditure programme The method to deliver this would be as a consent condition choice provided by council and to be chosen, and specifically proposed as a <i>Augier</i> condition, if the opt-in payment was preferred by the consent holder. The Council's decision would specifically mention and rely on that condition option being proffered.</p>	<p>Targeted outcomes are achieved with cost being recovered from those who choose to opt in to benefit from the solution. Costs do not land with the ratepayer. Enables not only the cost of the asset to be recovered in a measured fashion but also enables revenue to be ongoing for future provision of renewal of the asset</p>	<p>Applicants could opt in to the programme and then challenge the fee at a later stage. If they opt in, an <i>Augier</i> condition, the council relies on it and consent is granted. that risk becomes low. Risk on larger developments could be minimised through a private developer agreement around the proposed provision for FFWS (including past developments). Time to recover the cost of the asset will occur a 'cost of capital' over the period however this can be factored into the recovery. Should the option not be taken up then the expenditure may not be recovered/and/or within a reasonable timeframe.</p>

<b>Option B (not recommended)</b> Seek developer donations - lag in timing - equity imbalance	There is no capital provision required from council Costs are incurred by those who benefit	Application and timing of cost recovery would be difficult Likely inequity arising as first adopters would carry the cost and late adopters would benefit if costs recovered early
<b>Option C (not recommended)</b> Council funds - benefits accrue to others, cost to ratepayers	No clear benefit for ratepayers general, other than to those may benefit from the outcome of the proposed solution	Cost of solution is a cost to ratepayers and a benefit to developers Cost and benefits accruing do not align

## ENGAGING WITH MĀORI | TE MAHI TAHİ Kİ TE MĀORI

28. No consultation has been undertaken with Iwi as the proposed issue and resolution is not anticipated to impact councils' obligations to Māori under the Te Tiriti o Waitangi.

## CLIMATE CHANGE | NGĀ ĀHUARANGI HURIHURI

29. The decisions and matters of this report have been assessed to have no clear climate change implications

30. A potential benefit may accrue through the growth in the retention of stormwater across the district providing for greater resilience and reducing the impact on downstream stormwater management

31. Provision of water supply in an event may also reduce water demand from the awa if coming from storage tanks

## FINANCIAL AND RESOURCING | TE TAHUA PŪTEA ME NGĀ RAUEMI

32. The estimated budget cost provided by FENZ for the sourcing of this asset has been provided at NZD\$230,000

33. Provision for this capital will be required to be included in the annual plan if approved.

34. In determining the recovery of these funds, it is proposed that a FFWS Resource Consent Fee is imposed on future development benefitting from this spend. Consideration will be provided for the capital recovery, the cost of capital over the time taken to recover and an allowance for the first renewal of the asset. Timeframe, application and rates have yet to be determined.

## LEGAL AND RISK | TE TURE ME NGĀ MŌREAREATANGA

35. Following acquisition of the proposed asset, council would donate the asset to FENZ through their formal 'Capital Expenditure and Donated Assets Policy'

36. FENZ would from that point own and maintain the asset and operation ongoing, providing functional guidance ensuring no enduring liability for HDC.

37. The 'opt in' fee proposal could be challenged and at risk of being found unlawful, however given the *Augier* consent condition and the proposed benefit accruing to the applicant, this risk is considered low.

## POLICY IMPACT | NGĀ PĀTANGA I NGĀ KAUPAPA HERE

38. Once the recovery mechanism has been investigated and agreed it is possible there may be policy additions or changes required. There is no final mechanism provided at this time.

## COMMUNICATIONS AND ENGAGEMENT | TE WHAKAWHITI PĀRONGO ME TE MAHI

39. Council will use its established communications channels to inform the community of this decision and to explain the rationale for making this decision.
40. A communications plan will be developed to inform the development community and key stakeholders of Council's decision, including the provision of clarity around the intended cost and benefit outcomes of this initiative and impacts on future developments and associated FFWS.

## NEXT STEPS | HEI MAHI

41. Ensure provision is included in the current capital for the budgeted purchase cost of NZD\$230,000
42. Provide a policy amendment to include the application of a FFWS Resource Consent Fee targeting the recovery of the asset cost at an appropriate rate, providing any required consultation to enable the establishment or associated mechanism of recovery.
43. Intent being to be to recover cost and continue to recover for a first renewal provision for the asset.
44. Work through the FENZ 'Capital Expenditure and Donated Assets Policy' for formal procurement and transfer of the asset
45. With the evolving nature of the new Water Entities the ongoing costs of the water storage construction and maintenance would need to be tabled to understand ownership, alternatively this provision would sit with the developer of the land.

### Confirmation of statutory compliance

In accordance with sections 76 – 79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

## ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO

No.	Title	Page
A <sup>1</sup>	FENZ - letter of support - Fire Fighting Water Supply - 15 July 2026	16



## Memo

**To:** Regional Manager Stubbs cc District Manager Dravitzki  
**From:** Group Manager Gold  
**Date:** 15 July 2025  
**Action:** Regional manager endorsement to proceed with development of a strategic proposal.

### Purpose

To outline the firefighting water supply challenges in Horowhenua arising from rapid urban development, evaluate infrastructure limitations, and propose a resilient, future-focused solution inspired by learnings from Christchurch's post-earthquake water network reforms.

### Background

Levin and the wider Horowhenua District are undergoing accelerated residential and commercial expansion. This growth is placing considerable strain on existing water infrastructure—particularly in fringe areas where reticulated firefighting water supply is either inadequate or entirely absent.

Fire and Emergency New Zealand (FENZ) guidelines require minimum flow and pressure thresholds for effective firefighting. In many newly developed zones, compliance is hindered by not only infrastructure gaps but also limited overall network capacity.

Christchurch faced similar circumstances following the Canterbury earthquakes, where industrial rebuilds outpaced water infrastructure readiness.

### Current Challenges

- **Infrastructure Lag:** Subdivision growth has outstripped the capacity of water supply networks, resulting in patchy hydrant coverage and suboptimal flow rates.
- **Tanker Dependency:** In the absence of compliant hydrant systems, reliance on tankers introduces operational delays and risk, particularly in high-demand scenarios.

### Lessons from Christchurch

Post-earthquake, Christchurch City Council undertook strategic rezoning of its water network to bolster resilience and fire flow compliance, including:

- **Pressure Management** to reduce leakage and extend asset longevity
- **GIS-Based Fire Flow Modelling** to pinpoint system deficiencies
- **Decentralised Water Sources and Static Supply Points** to support firefighting during network outages

### **Proposed Solution: Developer-Funded Stormwater Storage with Hoselayer Support**

In collaboration with Paul Richards (Fire Engineering Team Leader) and Blair Spencer (Group Manager, Housing and Business Development, Horowhenua District Council), a tailored hybrid model is being explored:

- **Stormwater Capture:** Installation of non-potable stormwater retention tanks in new subdivisions to serve as supplementary firefighting water supply points.
- **Hoselayer Integration:** Tanks would be fitted with hoselayer-compatible outlets to enable efficient deployment by fire crews.
- **Developer Contributions:** Developers would fund installation, maintenance, and contribute to acquisition of a hoselayer vehicle. This would mirror existing infrastructure contribution models for roading and drainage.

### **Operational Benefits**

- **Enhanced Resilience:** Establishes independent firefighting water supply points outside the potable network.
- **Scalable Implementation:** Easily incorporated into future subdivisions without need for retrofitting.
- **Cost Efficiency:** Reduces long-term tanker reliance and supplements municipal reticulation.

### **Compliance Context**

Statutory sprinkler requirements for commercial premises remain unchanged. Where infrastructure upgrades deliver flow capacity (e.g., FW3), the hoselayer can bridge gaps toward FW4 compliance. For structures requiring FW6 or higher, sprinkler systems remain mandatory.

This model closes the critical gap around FW5 compliance. Encouraging developers to meet FW4 minimums enables hoselayer support to reach FW5 thresholds.

The capital cost of a hoselayer and associated equipment would be fully funded by council and gifted to FENZ. FENZ would assume responsibility for maintenance, operation, and equipment testing. Future replacement strategies have not yet been addressed.

### **Next Steps**

1. Seek Regional Manager endorsement to proceed with development of this strategic initiative.
2. Continue engagement with Horowhenua District Council's planning and infrastructure teams to explore regulatory integration.
3. Prepare a formal fleet proposal for hoselayer acquisition, referencing specifications from the last two units procured by FENZ, for council consideration.



File No.: 26/30

## 6.2 Endorsement of Annual Plan 2026/27 budget and draft Fees and Charges Schedule 2026/27

Author(s)	Carolyn Dick <b>Strategic Planning Manager   Kaihautū Rangapū Hinonga Arawaka</b>
Approved by	David McCorkindale <b>Group Manager - Vision &amp; Delivery   Tumu Rangapū, Matawhānui Haporī, Whakarite</b>
	Jacinta Straker <b>Group Manager Organisation Performance   Tumu Rangapū, Tutukinga Whakahaere</b>
	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. This report asks Council to endorse the budget for preparation of the Annual Plan 2026/27 which also determines whether or not consultation is required. Council is also asked to endorse the proposed Fees and Charges for 2026/27, and so enabling preparation of consultation material for those fees and charges that are legislatively required to be consulted on.
2. This report also provides an update and overview of the Annual Plan 2026/27 project.

#### This matter relates to Financial Discipline

Strict budget monitoring and compliance with financial strategy, and balanced budget goals

### EXECUTIVE SUMMARY | TE WHAKARĀPOPOPOTANGA MATUA

3. Council must adopt an Annual Plan and set rates by 30 June 2026, and adopt any fees and charges that are set for that financial year.
4. If there are 'significant or material changes from the Long Term Plan Council must consult on the Annual Plan. If not, consultation is not required as this indicates Council and its finances remain significantly and materially consistent with the adopted Long Term Plan.
5. In this report Officers present the proposed budget for the Annual Plan 2026/27 and proposed fees and charges for 2026/27.
6. Several factors influenced the approach to this Annual Plan. Council has always had the affordability of services to our community front of mind, whether funded through rates or fees and charges, balancing this against Council's other strategic financial goals of achieving a balanced budget. Our community also continues to feel the impacts of the high cost of living. Council was also mindful of central Government's reform programme, particularly the upcoming introduction of rates capping.
7. In the Long Term Plan the forecast average rates increase for Year 3 (2026/27) was an 11.8% rates increase (10.1% after growth). The updated figure forecast in the Annual Plan 2025/26 was a 13.3% rates increase (before growth), 11.6% (after growth). However, through

further detailed work on internal budgets, a proposed average rates increase (after accounting for 1.7% growth) of 5.8% is presented for endorsement.

8. This Annual Plan coincides with the three-yearly 'Rating valuations' or revaluations process undertaken by QV. On average, residential property values in the Horowhenua District have decreased by 12.1% over the three years since the previous effective revaluation date of 1 August 2022. Residential markets throughout the district have shown variable value changes since 2022. Capital Values (CVs) have decreased by between 5% to 20% depending on type and location, and land values have also seen variable decreases, with most on average down between 5% to 25%.
9. QV have formally notified property owners of their updated valuation. These letters included detail of the process should owners want to make an objection to the new valuation. Objections are due by 5 February 2026.
10. Attachment 1 shows the impact of the proposed rates increase on selected property types across the district. This takes the revaluations into account.
11. Endorsement of the budget and draft Fees and Charges Schedule ensures Council remains on track to adopt the Annual Plan within statutory timeframes, with adoption scheduled for 27 May 2026 and setting of the 2026/27 rates scheduled for 24 June 2026.

#### **DELEGATION OR AUTHORITY TO ACT | TE MANA WHAKATAU I NGĀ KAWENGA**

12. Under section 95 of the Local Government Act 2002, Council is required to adopt an Annual Plan by 30 June for each financial year that a Long Term Plan is not prepared. That means Council must adopt the Annual Plan 2026/27 by 30 June 2026.
13. Council must consult on the Annual Plan if there are "significant or material differences from the content of the long-term plan for the financial year to which the proposed annual plan relates".
14. Sections 78, 79 and 82 set out matters that must be considered when determining the consultation approach if consultation is required. To summarise, Council must present

information about the change from the Long Term Plan, ensure there are opportunities for people to have a say, for these to be considered by Council with open minds.

15. No significant or material differences from the content of the Long Term Plan are proposed.
16. Council has the power to set fees and charges under section 12(2) of the Local Government Act 2002:
  - 12(2) For the purposes of performing its role, a local authority has—*
    - (a) full capacity to carry on or undertake any activity or business, do any act, or enter into any transaction; and*
    - (b) for the purposes of paragraph (a), full rights, powers, and privileges.*
17. And to set charges through Bylaws under section 150 of the Local Government Act.
18. The section 36 Resource Management Act 1991 enables councils to fix charges under the Act, with section 36(3) requiring use of the Special Consultative Procedure set out in section 83 of the Local government Act 2002.
19. The fees and charges collated in the Fees and Charges Schedule comply with these powers.

### **SIGNIFICANCE ASSESSMENT | HE AROMATAWAI MATUA**

20. This matter is assessed as not significant because no significant or material differences from the content of the Long Term Plan are proposed.

### **RECOMMENDATION | NGĀ TAUNAKITANGA.**

- A. THAT Council endorse the proposed average rates increase package (after accounting for 1.7% growth) of 5.8% for the 2026/27 year as outlined in paragraph 28 of this Report, noting the information received during the Council workshops held in November and December 2025,
- B. THAT Council notes it will not be undertaking consultation with community on the Annual Plan, but that appropriate communication will take place with ratepayers on rationale and approach.
- C. THAT Council endorse the proposed Fees and Charges 2026/27 as included in Attachment 2, noting the information received during the Council workshops held in November and December 2025,
- D. THAT Council consult on the Resource Management fees and charges as required under the Resource Management Act 1991.

## BACKGROUND | HE KŌRERO TŪĀPAPA

### Annual Plan 2026/27

21. In preparing the draft Annual Plan 2026/27 budget, there have been four Council Workshops, detailed in the table below, to get to this point today.
22. In preparation for those workshops officers based our approach on the Council's key financial goal in the Financial Strategy: To manage growth while living within our means. That includes achieving a balance between:
  - ensuring affordable rates for the community in the long term
  - minimising Council's debt so that we have room to invest in the community in the future and allow room for unforeseen events.
  - making the best use of capital spending.
23. Through our continuous improvement lens officers are always looking for ways to improve what we deliver and how. To progress this in an environment where we are preparing for the reforms to take effect, including rates capping, officers dove into each area asking "How

could we do what we do differently, to reduce cost, do better, and without significant impact on the community?”

24. Options were presented to Council as a starter for Council's consideration.

Date	Item	Purpose	Content
19 Nov 2025	<b>Council Workshop 1</b>	Financial Strategy and Overview	Explain the Financial Strategy context Set the scene, share current situation and key items that drive our financial position Discuss drivers of costs and work needed Clarify expectations on next steps
3 Dec 2025	<b>Council Workshop 2</b>	Detailed Budget discussion	To start the detailed budget discussions for the Annual Plan. Where Council's finances sit against LTP and AP 25/26forecasts What Council's financial position and pressures are How envelopes have been prepared See what is in each envelope Examine the content of the envelopes and Provide feedback – first thoughts today, additional questions by following Monday
10 Dec 2025	<b>Council Workshop 3</b>	<b>Annual Plan:</b> Capital Projects, Proposed Fees and Charges, Budget Calculator indications and steer  <b>Property:</b> Civic Building Works	Key capital projects: Timing, risks/opportunities ahead Recap drivers of budget increases Proposed changes to Fees and Charges Provide feedback on proposed changes to fees and charges Discuss budget calculator indications and envelopes to give us a steer today
17 Dec 2025	<b>Council Workshop 4</b>	<b>Annual Plan:</b> Direction on rates increase and consultation/conversation approach	Discuss envelopes and budget Discuss the narrative of this Annual Plan Discuss approach to conversation with the community and lead-in to LTP matters

### **Fees and Charges 2026/27**

25. The Revenue and Financing Policy was reviewed and amended during the Long Term Plan to ensure that the fees and charges were compliant with that Policy. This resulted in some fees and charges increasing at amounts above the CPI rate.
26. Officers checked the proposed Fees and Charges 2026/27 against this Policy to ensure that the public/private split remained within the limits set out there.
27. In preparing the proposed Fees and Charges the Business and Economic Research Limited (BERL) inflation rates have been applied to determine the proposed fees and charges for 2026/27. There are some exceptions to this as outlined in the 'Summary of Fees' in Attachment 2 and that were discussed with Elected Members at the Council Workshop on 10 December 2025.
28. It is noted that not all fees and charges are proposed to increase. This is for reasons of promoting accessibility of facilities and services, set out in para 40 below, recognising the

changes made in the Long Term Plan in June 2024, and the wider economic impacts our ratepayers and residents continue to face.

29. Attachment 2 identifies where changes have been made, to further increase Council's transparency and help ensure changes are easy to understand for the relevant users charged them and those administering them.

30. Changes include:

- Increasing some fees and charges by more than the local government cost adjusters to meet Revenue and Financing Policy ensuring the appropriate balance of costs between ratepayers and service users.
- Removing fees for Levin Memorial Hall and Foxton Memorial Hall removed as both have been sold
- Removing the fee for disposal of tyres as costs now covered by Tyrewise scheme
- Keeping some fees in the Library services, Aquatic facilities, Parking and Environmental Health unchanged after inflation because the fees are less than \$2.50.
- Including new fees for
  - A. New Resource Consent Processing System Fee
  - B. Certificate for Public Use - 2nd & subsequent application \$850.
  - C. The two new dog fees agreed by Council during the review of the Dog Policy and Bylaw:
    - i. New dog registration fees: Responsible Dog Owner Approval (RDOA) where fee proposed is based on 70% of entire fee.
    - ii. New fee: First Impound, Per Dog – Registered – based on 70% of the un-registered fee.

31. Two new fees for the recovery of funds for the acquisition of a hose-layer appliance built to Fire and Emergency New Zealand (FENZ) specifications and approves the gifting of the appliance to FENZ.

1. A Fire Fighting Water Supply Resource Consent Fee is proposed to be imposed on future development benefitting from this spend. Consideration will be provided for the capital recovery, the cost of capital over the time taken to recover and an allowance for the first renewal of the asset. Timeframe, application and rates have yet to be determined
2. These proposed fees are optional and would be provided as a 'opt in' Augier condition proffered by the applicant, whereby the applicant would have the option to select the status quo or the FENZ supported alternate solution at resource consent.
  - i. Rural/Residential - \$250-\$450 per UOD for property requiring FFWS assessment
  - ii. Commercial/Industrial - Special Assessment based on sqm of building footprint requiring FFWS assessment.

## DISCUSSION | HE MATAPAKINGA

### A. Rates increase

31. Council's direction for us to stick to our financial strategy goal of a balanced budget by 2027/28 make up the majority of the proposed 5.8% (after growth) rates increase.

Cost drivers	2025/26 (\$000)	2026/27 (\$000)	% Rates Increase / (Decrease)
Depreciation	23,386	24,330	1.4%

Interest	9,852	8,765	(1.6%)
Employee costs	24,179	25,470	1.9%
Maintenance	14,829	14,754	(0.1%)
Utilities	1,869	2,105	0.3%
Professional Services	6,971	6,936	(0.1%)
Insurance	1,936	1,647	(0.4%)
Other Expenses	9,854	7,883	(2.9%)
Fees and Charges	(10,150)	(10,987)	(1.2%)
Grants and Subsidies	(3,344)	(2,835)	0.7%
Debt Funded Opex	(5,387)	(1,766)	5.3%
Unfunded Depreciation	(5,299)	(2,452)	4.1%
<b>Proposed average rates increase before growth</b>	<b>68,695</b>	<b>73,849</b>	<b>7.5%</b>
<b>Growth assumed for 2026/27</b>			<b>(1.7%)</b>
<b>Proposed average rates increase after growth</b>			<b>5.8%</b>

32. The reduction to 5.8% average (after growth) rates increase for 2026/27 from the forecast 10.1% in the 2024-44 long term plan is due to further savings found within existing Council budgets. These include savings in other expenses, maintenance, professional services and insurance (totalled to \$2.3m, 3.5% rates reduction).

33. Council's direction to catch up for years where we haven't fully funded our operating costs (including depreciation which is used to fund our debt repayments) and help to ensure borrowings stay below the limit we have set in our financial strategy make up \$6.4m (9.4%) of the rates increase for 2026/27.

34. Rates increase by rates type is shown in the table below.

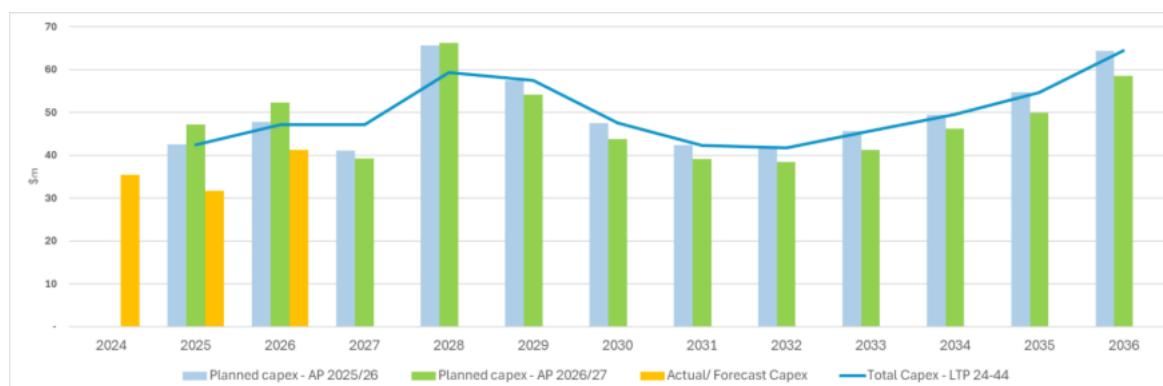
Rates Type	2025/26 (\$000)	2026/27 (\$000)	% Rates Increase / (Decrease)
General rates	19,306	19,102	(0.3%)
Solid Waste rates	4,458	3,788	(1.0%)
Land Transport (Roading) rate	5,139	5,296	0.2%
Library and Community Centres rate	6,153	6,312	0.2%
Representation and Community Leadership rate	3,900	5,138	1.8%
Aquatic Centres (Swimming Pools) rate	4,493	5,285	1.2%
Stormwater rate	2,486	3,337	1.2%
Horowhenua Economic Development rate	500	500	-
Te Awahou Foxton Community Board rate	165	167	-
Wastewater Treatment rate	12,201	12,953	1.1%
Water supply rate	10,053	11,931	2.7%
Rates penalties	470	800	0.5%
Rates remissions	(630)	(760)	(0.2%)
<b>Total Rates Revenue net of remissions</b>	<b>68,695</b>	<b>73,849</b>	<b>7.5%</b>

## B. Capital Expenditure

35. Capital expenditure required for Council's infrastructure and community assets for growth, levels of service and renewals is proposed to be \$39.1m for 2026/27 year.

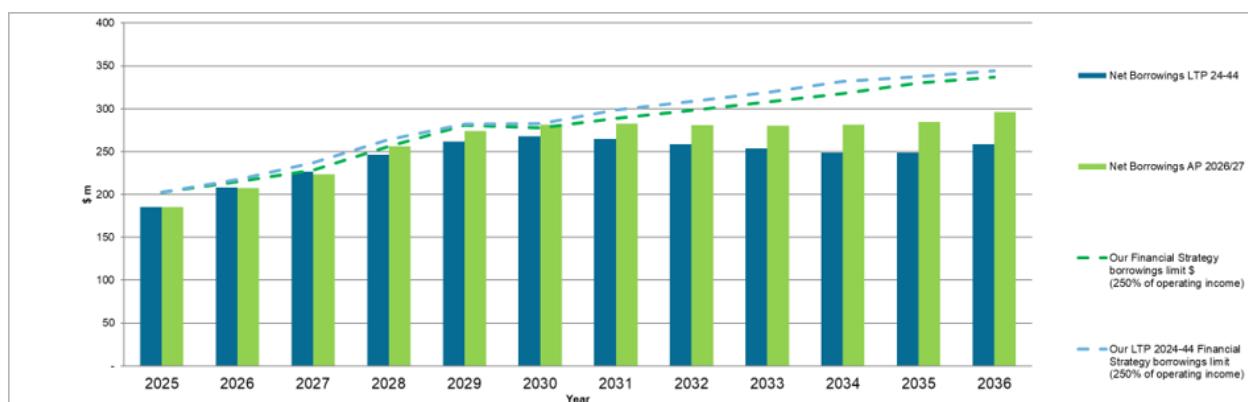
36. There may be some proposals early in the next financial year for capital carry forwards following the finalisation of 2025/26 financial year end results, to account for commitment of

capital works not yet expensed by 30 June 2026. This would be brought to Council for approval after finalisation of financial results for 2025/26 year.



### C. Debt

37. The graph below summarises Council's planned net borrowings. Council's debt limit is proposed to be maintained at below 250% of operating income.



### Options | Ngā Kōwhiringa

Options   Ngā Kōwhiringa	Benefits   Ngā Whiwhinga	Risks   Ngā Mōrearea
<b>Option A (recommended)</b> Agree that officers prepare the Annual Plan based on a rates increase of 5.8% (after accounting for 1.7% growth)	A lower proposed rates increase than the 10.1% (after growth) forecast in the LTP 2024-2044. Does not propose significant or material reductions to levels of service agreed in the LTP 2024-2044. Reflects the balance Council sought in the LTP of balancing the Council's impact on costs our ratepayers and residents face, with the need for Council to be financially sustainable. Enables officers to prepare the draft Annual Plan and remain on track to meet the statutory deadline for adoption.	There is low risk with this option as it is compliant with the LGA requirements and Council's LTP 2024-2044. Information will be shared with the community. The financial impact on the community is less than what was forecast in the LTP. Council will debate the draft Annual Plan when they are asked to adopt it in May 2024.

<p><b>Option B (not recommended)</b> Agree that officers prepare the Annual Plan based on a rates increase less than 5.8% and identify additional changes to the budget that would achieve this.</p>	<p>A lower proposed rates increase than the 10.1% (after growth) forecast in the LTP 2024-2044.</p>	<p>Options to further reduce the proposed rates increase likely to include reductions to levels of service to the community. An implication that follows is that consultation would be required on additional changes to levels of service.</p>
<p><b>Option C (Status quo – not recommended)</b> That officers prepare the Annual Plan based on a rates increase using Annual Plan 2025/26 forecast of a 13.3% rates increase (before growth), 11.6% (after growth).</p>	<p>Benefits would be minimal as it would continue the higher rates increases Council has been seeking to avoid, and would remove the improvements to processes and delivery identified that would also enable the rates increase to be reduced to 5.8% (after growth).</p>	<p>This option carries a high risk of reputational damage if selected. Costs would be higher to the community when savings with improvements to services identified and minimal impact on the community. It would not reflect Council's determination to reduce those costs or to prepare for budgeting in a rates capping environment.</p>
<p><b>Option D (not recommended)</b> That Council does not agree a budget and proposed rates increase at this meeting.</p>	<p>Council does not have to provide direction at this time and could spend more time analysing options.</p>	<p>Delaying a decision about preparation of budgets introduces the risk that officers will not be able to prepare the Annual Plan documentation and, if needed, to prepare the consultation material to reflect any significant or material changes from the LTP. This creates a risk that Council may not be able to adopt the Annual Plan before 30 June 2026. Council would be in breach of statutory requirements in the Local Government Act. This has implications for Council's credit rating and cost of borrowing money.</p>
<p><b>Fees and Charges.</b></p>		
<p><b>Option E (recommended)</b> That Council endorse the draft Fees and Charges Schedule in Attachment 2</p>	<p>Enables officers to prepare consultation material on the new fees and fees for which it is compulsory to consult.</p>	<p>There is low risk associated with this endorsement as Council will debate the proposed fees and charges</p>

and that Council agree to consult on the new fees being introduced and the RMA fees that it is compulsory to consult on.	Receiving endorsement of the approach means Council stays on track to consult and adopt the fees and charges on 27 May, enabling earlier and timely confirmation for the community.	when they are asked to adopt them in May 2024.
<b>Option F (not recommended)</b> That Council does not endorse the draft Fees and Charges Schedule in Attachment 2 and that Council agree to consult on the RMA fees that it is compulsory to consult on.	This option may be a benefit if there are significant matters that have not been addressed through the workshops. At time of writing, no such matters had been identified.	This delays a decision that is required if Council is to collect fees and charges from 1 July 2026.

## ENGAGING WITH MĀORI | TE MAHI TAHİ KI TE MĀORI

38. The proposed issues and options have no direct impacts upon mana whenua, other than those also experienced by the wider Horowhenua community.

## CLIMATE CHANGE | NGĀ ĀHUARANGI HURIHURI

39. The decisions and matters of this report are assessed to have low climate change implications.

## FINANCIAL AND RESOURCING | TE TAHUA PŪTEA ME NGĀ RAUEMI

40. The financial implications of decisions sought are included in the body of this report.

## LEGAL AND RISK | TE TURE ME NGĀ MŌREAREATANGA

41. As set out in the options considered above, the endorsement sought through this report seeks to lessen the risk that Council does not meet the statutory deadline for adopting an Annual Plan and enables Council to legally collect fees and charges.

42. The 'opt in' fee proposal could be challenged and at risk of being found unlawful, however given the *Augier* consent condition and the proposed benefit accruing to the applicant, this risk is considered low.

## POLICY IMPACT | NGĀ PĀTANGA I NGĀ KAUPAPA HERE

43. The Long-Term Plan (LTP) is a policy document that outlines the Council's intentions but does not obligate specific actions. Partial reinstatement of berm mowing would be inconsistent with this, however the Local Government Act Section 96 clarifies that adopting a LTP does not equate to a decision to act on specific matters.

44. Once the recovery mechanism has been investigated and agreed it is possible there may be policy additions or changes required. There is no final mechanism provided at this time.

## COMMUNICATIONS AND ENGAGEMENT | TE WHAKAWHITI PĀRONGO ME TE MAHI

## Annual Plan 2025/26

45. The s95 Local Government Act requirement that Council must consult on the Annual Plan if there are “*significant or material differences from the content of the long-term plan for the financial year to which the proposed annual plan relates*” is different to the Significance and Engagement requirement. Guidance from Taituarā is that ‘the legal test is set relatively low, with the final decision on whether to consult remains one for the elected members.
46. Sections 78, 79 and 82 set out matters that must be considered when determining the consultation approach if consultation is required. Council can take into account feedback already received, determine how to consult (the Special Consultative Procedure is not required), note the extent of Council’s resources

## Fees and charges 2025/26

47. Under s36 of the Resource Management Act fees set under this Act must be consulted on, using the Special Consultative Procedure.

## Communicating with our Community | Te Whakawhiti Pārongo ki te Hapori

48. While formal consultation is not required, the approach to sharing information with the community was discussed at the Council Workshop on 10 December. This will be done using Council’s social media channels, telling the story about what has shaped this Annual Plan preparation (including the cost of living, upcoming reforms, and financial discipline) and about the work done internally to bring proposed rates increase down to 5.8% (after accounting for 1.7% growth).
49. This will connect into early engagement for the Long Term Plan 2027-47, that will be undertaken in the coming months as more detail on the reform changes proposed by Central Government comes to light. The intention is to be able to have this engagement when there is greater clarity so we can have a deeper conversation with our community.
50. Ahead of that there would be further Council Workshops and direction sought from Council.
51. In consulting on the Resource Management Fees, Council will follow the Special Consultative Procedure as required, including issuing a Public Notice, and will also circulate the information through existing channels such as the Developers Newsletter.
52. As Council seeks to reduce costs, at each opportunity we ask people to switch to email rates (and other) notices, to reduce Council’s printing and postage costs.

## NEXT STEPS | HEI MAHI

53. Should Council endorse the proposed Annual Plan budget and proposed rates increase (Option A), and endorse the draft Fees and Charges schedule (Option E), officers will:
  - Prepare the draft Annual Plan
  - Prepare consultation material for the RMA Fees.
  - Prepare information for ratepayers and residents about the proposed rates increase, and outline Council’s approach to the Annual Plan.
54. This timing ensures Council remains on track to adopt the Annual Plan 2026/27 and Fees and Charges Schedule 2026/27 on 27 May 2026, and to set the rates on 24 June 2026.

### Confirmation of statutory compliance

In accordance with sections 76-79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

## ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO

No.	Title	Page
A 	Rates examples 2026-27 - as proposed February 2026	31
B 	Proposed Fees and Charges 2026-27 - for Council endorsement	33

Indicative 2026/27 RATES ON SELECTED PROPERTIES  
GST Inclusive

Locality	Differential	2025/26 2026/27 Indicative rates													Economic Development	Foxton TAFCB	2026/27 Indicative Total	Increase Total	Increase Total
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$					
Hokio Bch	Township	190,000	360,000	1,906	653	154	353	287	296	239	180	-	-	-	-	2,163	256	13.44%	
Waikawa Bch	Township	375,000	620,000	2,792	1,290	266	353	287	296	239	310	-	-	-	-	3,040	249	8.91%	
Waikawa Bch	Township	465,000	680,000	3,177	1,599	292	353	287	296	239	340	-	-	-	-	3,406	228	7.19%	
Ohau	Township	430,000	800,000	3,921	1,479	343	353	287	296	239	400	796	-	-	-	4,192	271	6.92%	
Manakau	Township	455,000	820,000	3,331	1,565	352	353	287	296	239	410	-	-	-	-	3,501	171	5.13%	
Waitarere Bch	Township	235,000	470,000	3,372	808	202	353	287	296	239	235	-	1,024	-	-	3,443	71	2.11%	
Waitarere Bch	Township	290,000	485,000	3,606	997	208	353	287	296	239	243	-	1,024	-	-	3,646	40	1.11%	
Waitarere Bch	Township	580,000	770,000	7,045	1,995	330	706	575	591	477	385	-	2,047	-	-	7,107	62	0.88%	
Foxton Bch	Township	220,000	425,000	3,905	757	182	353	287	296	239	213	571	1,024	-	54	3,974	70	1.78%	
Foxton Bch	Township	315,000	500,000	4,322	1,083	215	353	287	296	239	250	571	1,024	-	54	4,371	49	1.13%	
Foxton Bch	Township	520,000	920,000	5,537	1,788	395	353	287	296	239	460	571	1,024	-	54	5,466	-71	-1.28%	
Foxton Bch	Township	220,000	495,000	3,963	757	212	353	287	296	239	248	571	1,024	-	54	4,039	76	1.93%	
Tokomaru	Township	200,000	460,000	3,909	688	197	353	287	296	239	230	796	1,024	-	-	4,109	200	5.13%	
Tokomaru	Township	250,000	560,000	4,233	860	240	353	287	296	239	280	796	1,024	-	-	4,374	141	3.32%	
Vacant lifestyle	Rural Business	330,000	335,000	1,723	567	144	353	287	296	105	-	-	-	-	-	1,752	29	1.70%	
Rural	Rural Business	980,000	1,950,000	3,367	1,685	837	353	287	296	239	-	-	-	-	-	3,696	329	9.78%	
Rural	Rural Business	6,620,000	8,050,000	15,451	11,384	3,454	706	575	591	477	-	-	-	-	-	17,187	1,736	11.23%	
Rural	Rural Business	850,000	3,260,000	6,314	2,923	1,399	353	287	296	105	-	-	-	-	1,280	-	6,643	329	5.20%
Rural	Rural Business	4,330,000	4,600,000	9,493	7,446	1,974	353	287	296	239	-	-	-	-	-	10,594	1,101	11.60%	
Rural	Rural Business	4,190,000	4,370,000	9,083	7,205	1,875	353	287	296	105	-	-	-	-	54	10,175	1,092	12.02%	
Lifestyle	Rural Residential	390,000	660,000	2,633	1,341	283	353	287	296	105	-	-	-	-	-	2,665	33	1.24%	
Lifestyle	Rural Residential	190,000	190,000	4,216	653	82	353	287	296	239	-	796	-	-	-	2,705	-1,511	-35.84%	
Lifestyle	Rural Residential	430,000	1,390,000	4,078	1,479	596	353	287	296	239	-	796	-	-	-	4,045	-32	-0.79%	
Utility	Rural Business	0	29,060,000	21,364	-	12,467	353	287	296	105	-	-	-	11,408	-	24,916	3,553	16.63%	
Levin	Urban	130,000	380,000	3,488	447	163	353	287	296	239	190	796	1,024	-	-	3,794	306	8.78%	
Levin	Urban	370,000	670,000	4,715	1,273	287	353	287	296	239	335	796	1,024	-	-	4,889	174	3.69%	
Levin 2 Dwls	Urban	200,000	450,000	6,716	688	193	706	575	591	477	225	1,591	2,047	-	-	7,094	378	5.62%	
Levin Medium value Residential	Urban	280,000	475,000	4,166	963	204	353	287	296	239	238	796	1,024	-	-	4,398	232	5.56%	
Levin	Urban	290,000	475,000	4,197	997	204	353	287	296	239	238	796	1,024	-	-	4,433	236	5.62%	
Levin	Urban	215,000	395,000	3,858	739	169	353	287	296	239	198	796	1,024	-	-	4,100	243	6.29%	
Levin - business	Urban	395,000	620,000	15,271	1,358	266	1,765	1,437	1,478	524	310	3,978	5,118	243	-	16,478	1,207	7.90%	
Levin - business	Urban	260,000	530,000	4,142	894	227	353	287	296	105	265	796	1,024	208	-	4,455	313	7.55%	
Foxton	Urban	115,000	280,000	3,502	396	120	353	287	296	239	140	796	1,024	-	54	3,703	202	5.76%	
Foxton	Urban	180,000	510,000	3,954	619	219	353	287	296	239	255	796	1,024	-	54	4,140	187	4.73%	
Foxton	Urban	395,000	520,000	4,875	1,358	223	353	287	296	239	260	796	1,024	-	54	4,889	14	0.29%	
Shannon	Urban	180,000	340,000	3,730	619	146	353	287	296	239	170	796	1,024	-	-	3,929	198	5.32%	
Shannon	Urban	270,000	455,000	4,157	929	195	353	287	296	239	228	796	1,024	-	-	4,345	188	4.53%	
Shannon	Urban	200,000	470,000	3,909	688	202	353	287	296	239	235	796	1,024	-	-	4,118	210	5.37%	



## 2026/27 Proposed Fees and Charges

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## Summary of Fees

### Community Facilities and Halls

- Removal of fees for Levin Memorial Hall and Foxton Memorial Hall (both sold).
- The Mahi Space annual membership fees increased by 50% to \$150, and week membership pass increased by 100% to \$10.
- Some fees in the Library services remain unchanged after inflation due to the fees being less than \$2.50.

### Aquatics

- Some fees in the Aquatic facilities remain unchanged after inflation due to the fees being less than \$2.50.

### Cemeteries

- Some fees increased more than the local government cost adjusters to meet Revenue and Financing Policy, up to 5.11%.

### Regulatory – Building

- Part A: "Fixed Initial Fee Building Consent Fees Payable at Lodgement" - Proposing 5.7% increase to fee for consents for fireplaces and pool barriers. Note these fee types are generally kept lower than other consents, due to the public benefit element.
- Part A other composite fees are made up of fees in part B - Building Consent Fees of the fees schedule. These no longer include the processing system fee, this is charged separately based on the value of building work. The individual fees that make up this fee category have increased by 5.7%.
- Part B: Building Consents Fees - proposing 5.7% increase and changing public private split to reduce burden on ratepayers.
- Changes due to revised fee structure: e.g. Project Information Memorandum deposit, Processing system fee for building consent & building consent amendment applications.
- New fee: Certificate for Public Use - 2nd & subsequent application \$850.
- Larger increase in other building fees more than the local government cost adjusters.
- Remove Vehicle crossing deposit - no longer used.
- Wording changes in the schedule.

### Regulatory – Animal Control

- New dog registration fees: Responsible Dog Owner Approval (RDOA) where fee proposed is based on 70% of entire fee.
- New fee: First Impound, Per Dog – Registered – based on 70% of the un-registered fee.
- CPI increases applied to certain fees, other fees changes have been set proportionate to the RDOA.

#### **Regulatory – Parking and Environmental Health**

- Some fees remain unchanged after inflation due to the fees being less than \$2.50, e.g. Metered parking spaces – per hour, printing and copying.

#### **Regulatory – Administrative Services**

- LIM - Proposing 5% increase and changing public private split to reduce burden on ratepayers.
- Property File request - Both Building information and Resource Consent information: 14.86% increase to \$85.

#### **Regulatory – Resource Consent Fees**

- Zero increase to deposits.
- Processing and monitoring fees - proposing 5.7% increase and changing public private split to reduce burden on ratepayers.
- New fee: Processing System Fee \$92.
- New Fee: Rural/Residential - \$250-\$450 per UOD for property requiring Fire Fighting Water Supply assessment
- New fee: Commercial/Industrial - Special Assessment based on sqm of building footprint requiring Fire Fighting Water Supply assessment.

#### **Solid Waste**

- Some fees increased more than the local government cost adjusters (up to 61.11%) e.g. Large Station wagons and SUVs \$20 – Green, and Car boot – Green \$14.50. Like the increase in bag collections costs, previous costs weren't aligned disposal costs.
- Changes to Vans/Utes/ Trailers / Trucks / Vehicles Fees e.g. Commercial disposal rate – Rate applies operators >100 tonnes per annum – changed to price on application.
- Tyres fees zeroed out - Costs covered by Tyrewise scheme.
- Revision to E-Waste fees to create more categories for more defined charging purposes.

## Infrastructure Services

Hourly Rates	Current 2025/26	Proposed 2026/27	Comments
Group Manager - Community Infrastructure	\$291.50	\$299.50	2.74% increase
Community Infrastructure Managers	\$210.00	\$215.50	2.62% increase
Community Infrastructure Engineers	\$175.50	\$180.00	2.56% increase
Community Infrastructure Officers	\$117.00	\$120.00	2.56% increase
Community Infrastructure Operator	\$75.00	\$77.00	2.67% increase
<b>Pre-Lodgement Meetings / Site Visits</b>			
All costs incurred as a result of pre-lodgement meetings or site visits with Council staff will be charged to the application on an actual time and cost basis.			
<b>Peer Reviews, Technical or Professional Advice</b>			
If Council needs to seek specialist technical or professional advice to assist in the determination of an application, then the costs of that specialist will also be passed on to the applicant on an actual time and cost basis.			
<b>Disbursements</b>			
Disbursements (mileage, copying, postage etc.) may also form part of the final cost of an application and will also be invoiced to an applicant on an actual cost basis.			

Miscellaneous Fees and Charges	Current 2025/26	Proposed 2026/27	Comments
Rural Numbering	\$17.50	\$18.00	2.86% increase
New Street Name Signs (Supply and Install)	\$354.50	\$365.50	3.10% increase

### Wastewater

Wastewater Fees*	Current 2025/26	Proposed 2026/27	Comments
Application Fee – per connection / disconnection (for water and / or sewer) up to two	\$226.00	\$232.50	2.88% increase
Connection / disconnection to Network	Invoiced at cost	Invoiced at cost	No change
Requirement for remedial works on private property	Invoiced at cost	Invoiced at cost	No change
Local Waters Network Service Connection Works	As Quoted	As Quoted	No change
Local Waters Network Service Disconnection Works	As Quoted	As Quoted	No change

\*Where unusual circumstances justify, e.g. more than two connections, additional fees may apply. The application fee also includes water connections.

## Stormwater

Stormwater	Current 2025/26	Proposed 2026/27	Comments
Application Fee – per connection / disconnection (for water and / or sewer) up to two	\$229.50	\$235.50	2.61% increase
Connection / disconnection to Network	Invoiced at cost	Invoiced at cost	No change
Requirement for remedial works on private property	Invoiced at cost		No change
Local Waters Network Service Connection Works	As Quoted	As Quoted	No change
Local Waters Network Service Disconnection Works	As Quoted	As Quoted	No change

## Solid Waste

Disposal Fees	Current 2025/26	Proposed 2026/27	Comments
Disposal of HDC Refuse Bag (up to 4)	No charge	No charge	N/A
Disposal of Private Rubbish Bags (< 10kgs)	\$6.30	\$6.50	3.17% increase

<b>Cars</b>			
Large Station wagons and SUVs	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Large Station wagons and SUVs – General	\$45.50	\$46.50	2.20% increase
Large Station wagons and SUVs – Green	\$12.50	\$20.00	60.00% increase

<b>Car Boots</b>			
Car Boot Fees	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Car boot – General	\$32.50	\$33.50	3.08% increase
Car boot – Green	\$9.00	\$14.50	61.11% increase

<b>Vans/Utes/Vehicles</b>			
Vans/Utes/Trailers/Trucks/Vehicles Fees	Current 2025/26	Proposed 2026/27	Comments
Vans/Ute/Trailer/Trucks – General (under 300kg or 1 cubic metre = minimum charge)	\$71.50	\$72.50	1.40% increase
Vans/Ute/Trailer/Trucks – Green (under 150kg or 1 cubic metre = minimum charge)	\$13.00	\$21.00	61.54% increase
Vans/Ute/Trailer/ Truck – General (Foxton) per tonne	\$325.00	\$330.00	1.54% increase
Vans/Ute/Trailer/Truck – General (Shannon) per m <sup>3</sup>	\$71.50/m <sup>3</sup>	\$72.50	1.40% increase
Vans/Ute/Trailer/Truck – Green (per m <sup>3</sup> )	\$13.00 <sup>3</sup>	\$21.00	61.54% increase
Vans/Ute/Trailer/Truck – Green (per tonne)	\$87.00	\$140.00	60.92% increase

Commercial disposal rate – Rate applies operators >100 tonnes per annum	\$437.00	POA	N/A
Domestic Users – Concrete Load – up to Large Trailers (up to 4.00m long x 1.2m wide). Per tonne. Minimum Charge \$20	\$36.00	\$150.00	316.67% increase
Special, Prohibited Wastes and Other Fees	Current 2025/26	Proposed 2026/27	Comments
Paint Exchange	No Charge	No Charge	N/A
Waste Oil (per litre)	\$2.70	\$2.80	3.70% increase
Tyres (per tyre)	\$9.70	No Charge	N/A
Hazardous Waste Foxton	No Charge	No Charge	N/A
Truck/Tractor Tyres (per tyre)	\$23.00	No Charge	N/A
Fridge/Freezer (per item)	\$35.50	\$36.50	2.82% increase
General Whiteware (per item)	\$23.00	\$23.50	2.17% increase
Polystyrene per tonne	\$5,500.00	\$5,500.00	Zero increase
LPG Bottles/Tanks (per item)	\$6.80	\$7.00	2.94% increase
Car Batteries	Free	No Charge	N/A

Official Council Rubbish Bags	Current 2025/26	Proposed 2026/27	Comments
Large Kerbside Bag	\$6.00	\$6.00	Zero increase
Solid Waste Collectors	Current 2025/26	Proposed 2026/27	Comments
Waste Collectors Annual Licence Fee	\$169.50	\$174.00	2.65% increase
Recycling Crates	Current 2025/26	Proposed 2026/27	Comments
Replacement Recycling Crate (Pick Up)	\$15.50	\$16.00	3.23% increase
Replacement Recycling Crate (Delivered)	\$37.00	\$38.00	2.70% increase
New Crate/Wheelie Bin (New Build)	Free	No Charge	N/A
Replacement Wheelie Bin (Delivered)	\$85.00	\$87.50	2.94% increase
Swap Wheelie Bin	\$23.00	\$23.50	2.17% increase
Wheelie Bin Repair (damage not caused through collection)	\$23.00	\$23.50	2.17% increase
Wheelie Bin Clip	\$7.70	\$7.90	2.60% increase
Wheelie Bin Tow Hitch	\$28.50	\$29.50	3.51% increase

E-Waste	Current 2025/26	Proposed 2026/27	Comments
CRT TV	\$0.00	\$35.00	New Fee: Replacement for previous E-Waste structure
Rear Projection TV	\$0.00	\$45.00	New Fee: Replacement for previous E-Waste structure
Flat Panel TV	\$0.00	\$19.00	New Fee: Replacement for previous E-Waste structure
CRT Computer Monitor	\$0.00	\$23.00	New Fee: Replacement for previous E-Waste structure
Desktop and servers	\$0.00	\$0.00	New Fee: Replacement for previous E-Waste structure
Laptops /Tablets	\$0.00	\$3.00	New Fee: Replacement for previous E-Waste structure
Modems, switches, routers, computer speakers (per unit)	\$0.00	\$3.00	New Fee: Replacement for previous E-Waste structure
UPS (Uninterrupted power supply)	\$0.00	\$2.00	New Fee: Replacement for previous E-Waste structure
Laptop Battery provided without a laptop (per kg)	\$0.00	\$5.50	New Fee: Replacement for previous E-Waste structure
Small Printers/Scanners/Fax machine/MFDs (Up to 0.05m <sup>3</sup> )	\$0.00	\$14.00	New Fee: Replacement for previous E-Waste structure
Large Printers/Scanners/Fax machine/MFDs (0.05m <sup>3</sup> to 0.1m <sup>3</sup> )	\$0.00	\$18.00	New Fee: Replacement for previous E-Waste structure
Photocopiers Small to Medium (0.1m <sup>3</sup> to 0.5m <sup>3</sup> )	\$0.00	\$25.00	New Fee: Replacement for previous E-Waste structure

Photocopiers Large (Larger than 0.5m <sup>3</sup> )	\$0.00	\$45.00	New Fee: Replacement for previous E-Waste structure
Photocopier toner and printer ink (per kg)	\$0.00	\$5.50	New Fee: Replacement for previous E-Waste structure
Small appliances/Drills/Alarm clocks/Phones/Cameras	\$0.00	\$4.00	New Fee: Replacement for previous E-Waste structure
Large garden tools (weedeaters, hedge trimmers etc.)	\$0.00	\$12.00	New Fee: Replacement for previous E-Waste structure
Heaters /fans	\$0.00		New Fee: Replacement for previous E-Waste structure
Vacuums	\$0.00	\$8.00	New Fee: Replacement for previous E-Waste structure
Dehumidifiers	\$0.00	\$17.00	New Fee: Replacement for previous E-Waste structure
Microwaves	\$0.00		New Fee: Replacement for previous E-Waste structure
DVD & VCR players	\$0.00	\$5.00	New Fee: Replacement for previous E-Waste structure
Stereo systems & Gaming consoles	\$0.00	\$5.00	New Fee: Replacement for previous E-Waste structure
Stereo speakers (per unit)	\$0.00	\$4.00	New Fee: Replacement for previous E-Waste structure
Mixed household batteries (per kg)	\$0.00		New Fee: Replacement for previous E-Waste structure
Washing machines/dryers/dishwashers	\$0.00	\$20.00	New Fee: Replacement for previous E-Waste structure
Keyboards and docking stations	\$0.00	\$3.00	New Fee: Replacement for previous E-Waste structure

Mouse	\$0.00	\$0.00	New Fee: Replacement for previous E-Waste structure
Cellphones	\$0.00	\$0.00	New Fee: Replacement for previous E-Waste structure
GPS Unit and digital cameras	\$0.00	\$0.00	New Fee: Replacement for previous E-Waste structure
Miscellaneous per kg	\$0.00	\$3.50	New Fee: Replacement for previous E-Waste structure

### Trade Waste

Trade Waste Charges	Current 2025/26	Proposed 2026/27	Comments
Trade waste discharge volume to Wastewater Sewer: Retic cost per m <sup>3</sup> of flow <b>for special</b>	\$1.20	\$1.20	Zero increase
Suspended Solids: Cost of treating SS per Kg per m <sup>3</sup> <b>for special</b>	\$1.30	\$1.30	Zero increase
Chemical Oxygen Demand: Cost of treating COD per Kg per m <sup>3</sup> <b>for special</b>	\$0.60	\$0.60	Zero increase
Total Kjeldahl Nitrogen: Cost of treating TKN per Kg per m <sup>3</sup> <b>for special</b>	\$2.30	\$2.40	4.35% increase
Septage – Tanker Loads per m <sup>3</sup>	\$46.00	\$47.50	3.26% increase
Inspection fees	At Cost	At Cost	No change
Annual Fee – Low Risk	\$117.00	\$120.50	2.99% increase

Annual Fee – Medium Risk	\$585.00	\$601.50	2.82% increase
Annual Fee – High Risk	\$1,755.00	\$1,804.00	2.79% increase
Monitoring	At cost plus Admin fee	At cost plus Admin fee	No change
Consent Application – Low Risk	\$234.00	\$240.50	2.78% increase
Consent Application – Medium Risk	\$585.00	\$601.50	2.82% increase
Consent Application – High Risk	\$1,170.00	\$1,203.00	2.82% increase
Trade Waste Administrative Charges	Current 2025/26	Proposed 2026/27	Comments
Compliance monitoring <b>Special</b> (per hour plus consumables – see laboratory charges)	\$171.00	\$176.00	2.92% increase
Compliance reinspection monitoring – fixed charge (low, medium and high risk)	\$263.50	\$271.00	2.85% increase
Trade waste application fee (Special) (includes the first 2.5 hours, \$175.50 per hour thereafter)	\$439.00	\$451.50	2.85% increase
Temporary discharge application and discharge fee (includes the first hour, \$175.50 per hour thereafter, based on risk)	\$175.50	\$180.50	2.85% increase
PIN fee for Wastewater Treatment Plant	\$92.00	\$94.50	2.72% increase

## Water Supply

### Water Fees

Where unusual circumstances justify, e.g. more than two connections, additional fees may apply.

Connections	Current 2025/26	Proposed 2026/27	Comments
Application Fee – per connection/ disconnection (for water and/or sewer) up to two	\$226.00	\$232.00	2.65% increase
Local Waters Network Service Connection Works	As Quoted	As Quoted	No change
Local Waters Network Service Disconnection Works	As Quoted	As Quoted	No change
Temporary Removal of Water Restrictor	Current 2025/26	Proposed 2026/27	Comments
Removal and Reinstatement	\$226.00	\$232.00	2.65% increase
Water Usage	Current unit rate Invoiced at cost	Current unit rate Invoiced at cost	No change
Testing of Flow Restrictor (customer requested - where test results show that the flow restrictor is accurate to within $\pm 10\%$ of their rated capacity)			No change
Water Meters	Current 2025/26	Proposed 2026/27	Comments
Final Reading	\$71.00	\$73.00	2.82% increase

Meter Accuracy Test (customer requested - where test results shows that the meter complies with International Organisation of Metrology (OIML) R49)	Invoiced at cost	Invoiced at cost	No change
Water Tanker Filling	Current 2025/26	Proposed 2026/27	Comments
Water Tanker Filling Facility (Charge per Volume in m <sup>3</sup> / 1,000 litres)	\$2.60	\$2.70	3.8% increase
Application Fee (includes gate access key deposit & PIN setup)	\$226.00	\$232.00	2.65% increase
Additional or changes to PIN setup	\$90.50	\$93.00	2.76% increase
Charges for breaches of the Local Waters Combined Bylaw	Current 2025/26	Proposed 2026/27	Comments
Use of a fire hydrant for purposes other than firefighting without prior approval from Council	\$1,695.50	\$1,741.50	2.71% increase
Permitting water to run to waste after receiving a written warning from the Council	\$339.50	\$348.50	2.65% increase
Contravening of any water use restrictions after receiving a written warning from the Council	\$339.50	\$348.50	2.65% increase
Tampering with a connection, meter, restrictor or drawing from a connection or restrictor that has been tampered with (fee plus actual cost of repair)	\$353.00	\$362.50	2.69% increase

Fee for Council to perform maintenance on the area around the point of supply, clearing of soil, growth, or other matter or obstruction which prevents, or is likely to prevent convenient access	Actual Cost	Actual Cost	No change
Fee for locating of a service connection where the Customer has failed to maintain the area in and around the point of supply, charged after the first half hour	Actual Cost	Actual Cost	No change
Requirement for remedial works on private property	Invoiced at cost	Invoiced at cost	No change

## Roading

The following charges relate to the management of the Roading Corridor, the processing of Corridor Access Request (CAR) applications, issuing of Works Access Permits (WAP), the approval of Traffic Management Plans (TMP) and the monitoring of the physical works in the road corridor.

Corridor Access Requests	Current 2025/26	Proposed 2026/27	Comments
Events (see Note 5)*	\$206.00	\$212.50	3.16% increase
Minor Works (see Note 6)	\$113.50	\$117.00	3.08% increase
Major Works (see Note 7)	\$257.50	\$265.50	3.11% increase
Minor Projects (see Note 8)	\$304.00	\$313.50	3.13% increase
Major Projects (see Note 9)	By negotiation	By negotiation	No change

Generic TMPs (see Note 12)	\$463.50	\$478.00	3.13% increase
Blanket CARs (see Note 13)	By negotiation	By negotiation	No change
Unapproved works (activities being undertaken without an approved WAP or TMP)	\$1,500.00	\$1,500.00	Zero increase
Non-Conforming Work Re-inspection charge	\$112.50	\$116.00	3.11% increase
No notification of the commencement of works	\$79.50	\$82.00	3.14% increase
Issue of a Stop Work order	\$179.50	\$185.00	3.06% increase
Late completion (see Note 18) (per day)	\$58.00	\$60.00	3.45% increase
Temporary Road Closure Public Notification	\$226.50	\$233.50	3.09% increase
Overweight Permits	Current 2025/26	Proposed 2026/27	Comments
Single or Multiple Trip Overweight Permit	\$22.50	\$23.00	2.22% increase
Continuous Overweight Permit (Two Years)	\$62.50	\$64.50	3.20% increase
Additional Urgent Application Fee	\$11.50	\$12.00	4.35% increase

**Notes**

1. A CAR application and TMP is required to be lodged for all activities that require an excavation in either the berm, footpath or road carriageway.

2. A CAR application and TMP is required to be lodged for all activities where there is an effect on normal operating conditions of the road or footpath.
3. A CAR application is not required to be lodged for non-excavation activities relating to existing utility infrastructure if the carrying out of the activities does not affect the normal use of the road carriageway or footpath.
4. A CAR and TMP is required for all events that affect the normal operating conditions of the road, irrespective of whether the event is on the road carriageway, footpath, berm, road shoulder or outside the road reserve. \*No fee will be charged to Non Profit Organisations.
5. Minor works are works that involve excavations in the grass berm or footpath, or effect normal operating conditions of the road or footpath, and have a duration of 28 days or less from establishment to final reinstatement.
6. Major works are works that require the carrying out of excavations in the road carriageway and have a duration of 28 days or less from establishment to final reinstatement.
7. Minor Project works has a duration of greater than 28 days and less than 90 days from establishment to final reinstatement.
8. Major Project works are projects which have a duration of greater than 90 days from establishment to final reinstatement or has the potential to cause major impacts on the network. The Corridor Manager may choose to issue WAP's for separable portions of the works which each have a duration of less than 90 days however the project itself will still be deemed to be a major project. Fees will depend on CAR processing and supervision time required for the work being undertaken and will be decided by negotiation.
9. Utility operators must give the Corridor Manager preliminary notification of project works using the form contained in Schedule A1 of the National Code of Practice for Utility Operators' Access to Transport Corridors. At this time the Corridor Manager will advise whether the works are considered to be a major or minor project.
10. It is expected that the Corridor Manager and utility operator will discuss and agree the cost for processing CAR applications for major projects prior to the lodgement of the CAR application.
11. Generic TMPs for regular work, for approved contractors, must be submitted annually through the CAR process to the Corridor Manager for approval.

12. Blanket CARs for regular work, for approved contractors who hold Generic TMPs, must be submitted through the CAR process to the Corridor Manager for approval. The work allowable under each Blanket CAR will vary between contractors based on requirements. Fees will depend on CAR processing and supervision time required for the work being undertaken and will be decided by negotiation.
13. A CAR application must be lodged within 48 hours of the commencement of emergency works if the work would have required the lodgement of a CAR application had it been planned.
14. The fee for the processing of CAR applications for emergency works is the same as that for planned works.
15. A works completion inspection will be undertaken in all cases where there is excavation works carried out in either the footpath or the road carriageway.
16. Non-Conforming Work Re-inspection charge to apply for re-inspection following works deemed not satisfactory.
17. The failure to sign off the CAR for completed works as Completed will also be deemed to be a Late Completion.
18. If utility operators are working together at a work site then the Corridor Manager may agree to the lodgement of a single CAR application covering their activities.
19. The Corridor Manager will exercise judgement in respect to the application of the non-compliance charges and may waive or apply these charges as they see fit.

## Community Facilities and Halls

Charge rates for Community Centres and Halls are charged hourly, except where otherwise specified.

Where applicable, full day rate will apply if the hire is 5 hours or more. Per hour charge is a minimum 2 hours.

Hall foyers are not included in the booking unless the entire facility is booked.

Hire fees do not include the opening of facilities for hirers. Where the facility is required to be opened specially, the opening/unlocking service fee will apply.

Two fee groups exist. These are:

- Group A – Profit-Making Organisations, businesses, family functions, commercial functions, government agencies or Charged Events
- Group B – Community rate

Organisations and groups applying for group B must be an incorporated society, charitable trust, community, voluntary or not-for-profit. If requested by HDC the organisation/group must be able to provide appropriate documentation e.g. a list of committee members. Organisations and groups requesting Group B fees must have a direct link to Horowhenua and the said activity must align with Horowhenua District Council's four Community Wellbeing Strategy Goals:

- A Proud Community – where everyone feels valued and respected.
- A Connected Community – where everyone can access the facilities, services and activities they need to experience positive wellbeing.
- A Safer Community – dedicated to injury prevention and safety promotion.
- A Healthy Community – where everyone is ready to learn, with positive values and attitudes.

Where in the view of Horowhenua District Council the public benefit of the activity is seen to clearly outweigh the private benefit, then Group B charges will apply.

Users can apply to Council for concession for the use of community facilities for one-off events. Applicants must complete and submit a concession application form at either one of the two dedicated funding rounds.

Community Market Car Park at Te Awahou Nieuwe Stroom is available for those wanting to sell goods, where people will be selling food applicants must ensure they comply with regulatory requirements. Communication with Council's Environmental Health Officer (EHO) may be necessary.

Extra Items – All Facilities	Current 2025/26	Proposed 2026/27	Comments
After Hours Staff Charge per hour (excl. Civic)	\$63.50	\$65.00	2.36% increase
Cleaning – Standard Charge per hour (excl. Civic)	\$51.50	\$52.50	1.94% increase
Cleaning/Damage Repairs	Cost	Cost	No change
Fire Warden Services	Cost	Cost	No change
Security Guard per hour	Cost	Cost	No change
Opening and Unlocking Service (per open)	\$46.00	\$47.00	2.17% increase
Security Call-out Charge Block Charge (fee plus costs)	\$318.50	\$325.00	2.04% increase
Lost Keys – Lost keys require the complete re-keying of the security profile, charged at cost to the user	Cost	Cost	No change
Bond	\$172.00	\$175.50	2.03% increase

**Shannon Memorial Hall, Grey Street, Shannon**

Each room will be charged out separately unless a 24 Hour Use block charge applies. Open/Unlock fee applies to each booking.  
Per hour charge is a minimum 2 hours.

<b>Shannon Memorial Hall Fees</b>	<b>Current 2025/26</b>		<b>Proposed 2026/27</b>		<b>Group A Comments</b>	<b>Group B Comments</b>
	<b>Group A</b>	<b>Group B</b>	<b>Group A</b>	<b>Group B</b>		
Entire Venue (24 Hour Block Charge)	\$463.50	\$360.00	\$473.00	\$367.50	2.05% increase	2.08% increase
Entire Venue per hour (All Facilities)	\$75.50	\$52.00	\$77.00	\$53.00	1.99% increase	1.92% increase
Main Hall per hour	\$27.00	\$19.00	\$27.50	\$19.50	1.85% increase	2.63% increase
Kitchen per hour	\$24.50	\$18.00	\$25.00	\$18.50	2.04% increase	2.78% increase
Supper Room per hour	\$22.00	\$18.00	\$22.50	\$18.50	2.27% increase	2.78% increase
Mavis Vinsen Pavilion has become available for hire as the Community Group has surrendered exclusive control and maintenance – Vogel Street, Shannon						
Entire venue (day use)	N/A	\$137.00	N/A	\$140.00	N/A	2.19% increase
Entire venue (per hour)	N/A	\$23.00	N/A	\$23.50	N/A	2.17% increase

**HDC Civic Area, 126-148 Oxford Street, Levin**

Each room will be charged out separately. The foyer cannot be booked for private use unless the entire facility is booked for use (exceptional circumstances may be considered). The foyer is only available for booking after working hours. Additional fees will be applied to all bookings held outside of normal opening hours. Catering can be arranged on behalf if required. Per hour charge minimum 2 hours\*.

HDC Civic Area Fees	Current 2025/26		Proposed 2026/27		Group A Comments	Group B Comments
	Group A	Group B	Group A	Group B		
Entire Venue (24 Hour Block Charge)	\$3,197.00	\$1,941.00	\$3,264.00	\$1,982.00	2.10% increase	2.11% increase
Entire Venue (Half day)	\$1,370.00	\$822.00	\$1,399.00	\$839.50	2.12% increase	2.13% increase
Council Chambers per hour*	\$82.50	\$44.00	\$84.00	\$45.00	1.82% increase	2.27% increase
Council Chambers (Full day)	\$411.50	\$251.50	\$420.00	\$257.00	2.07% increase	2.19% increase
Horowhenua Room per hour*	\$46.00	\$30.00	\$47.00	\$30.50	2.17% increase	1.67% increase
Horowhenua Room (Full day)	\$228.00	\$137.00	\$233.00	\$140.00	2.19% increase	2.19% increase
Ante Room per hour*	\$46.00	\$30.00	\$47.00	\$30.50	2.17% increase	1.67% increase
Ante Room (Full day)	\$228.00	\$137.00	\$233.00	\$140.00	2.19% increase	2.19% increase
Foyer per hour (Available After Hours Only)	\$46.00	\$30.00	\$47.00	\$30.50	2.17% increase	1.67% increase
Kitchen per hour	\$52.00	\$46.00	\$53.00	\$47.00	1.92% increase	2.17% increase
Afterhours Hire Bond	\$857.00	\$571.00	\$875.00	\$583.00	2.10% increase	2.10% increase

Cleaning per hour	\$57.00	\$57.00	\$58.00	\$58.00	1.75% increase	1.75% increase
Staff Charge per hour	\$52.00	\$46.00	\$53.00	\$47.00	1.92% increase	2.17% increase
Emergency call out charge	\$114.50	\$57.00	\$117.00	\$58.00	2.18% increase	1.75% increase
Extra Item per head – Tea and Coffee	\$4.00	\$4.00	\$4.10	\$4.10	2.50% increase	2.50% increase
Extra Item – AV set up	\$143.00	\$57.00	\$146.00	\$58.00	2.10% increase	1.75% increase
Extra Item – Catering (fee plus cost)	\$40.50	\$35.00	\$41.50	\$35.50	2.47% increase	1.43% increase

**Holben Pavilion, Corners of Seabury Ave, Nash Pde and Holben Pde, Foxton Beach**

The Pavilion located on Holben Reserve contains a small lounge, kitchen and toilets. Per Hour charge (2 hour minimum).

<b>Holben Pavilion Fees</b>	<b>Current 2025/26</b>		<b>Proposed 2026/27</b>		<b>Group A Comments</b>	<b>Group B Comments</b>
	<b>Group A</b>	<b>Group B</b>	<b>Group A</b>	<b>Group B</b>		
Entire Venue per hour	\$22.50	\$17.50	\$23.00	\$18.00	2.22% increase	2.86% increase

Entire Venue (24 Hour Block Charge)	\$217.50	\$166.00	\$222.00	\$169.50	2.07% increase	2.11% increase
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### Ōhau Pavilion

Per Hour charge (2 hour minimum).

Ōhau Pavilion Fees	Current 2025/26		Proposed 2026/27		Group A Comments	Group B Comments
	Group A	Group B	Group A	Group B		
Entire Venue per hour	\$22.50	\$17.50	\$23.00	\$18.00	2.22% increase	2.86% increase
Entire Venue (24 Hour Block Charge)	\$217.50	\$166.00	\$222.00	\$169.50	2.07% increase	2.11% increase

### Te Takeretanga o Kura-hau-pō

Te Takeretanga o Kura-hau-pō Fees	Current 2025/26		Proposed 2026/27		Group A Comments	Group B Comments
	Group A	Group B	Group A	Group B		

\* Full Day = 6 Hours, additional hours will be charged at the hourly rate.

Large Meeting Room 1 (Rimu)	\$45.50	\$20.50	\$46.50	\$21.00	2.20% increase	2.44% increase
Large Meeting Room 1 (Rimu) Full day*	\$223.50	\$101.00	\$228.00	\$103.00	2.01% increase	1.98% increase
Large Meeting Room 2 (Totara)	\$38.00	\$17.50	\$39.00	\$18.00	2.63% increase	2.86% increase
Large Meeting Room 2 (Totara) Full day*	\$192.50	\$86.50	\$196.50	\$88.50	2.08% increase	2.31% increase
Large Meeting Rooms Combined (Rimu & Totara)	\$62.00	\$28.00	\$63.50	\$28.50	2.42% increase	1.79% increase
Large Meeting Rooms Combined (Rimu & Totara) Full day*	\$417.00	\$187.50	\$426.00	\$191.50	2.16% increase	2.13% increase
The Mahi Space Conference Room	\$38.00	\$17.50	\$39.00	\$17.90	2.63% increase	2.29% increase
The Mahi Space Conference Room Full Day	\$192.50	\$86.50	\$196.50	\$88.30	2.08% increase	2.08% increase
Small Meeting Room 1 (Hebe)	\$26.00	\$11.50	\$26.50	\$11.70	1.92% increase	1.74% increase
Small Meeting Room 1 (Hebe) Full day*	\$131.00	\$58.50	\$134.00	\$59.50	2.29% increase	1.71% increase
Small Meeting Room 2 (Kowhai)	\$26.00	\$11.50	\$26.50	\$11.70	1.92% increase	1.74% increase

Small Meeting Room 2 (Kowhai) Full day*	\$131.00	\$58.50	\$134.00	\$59.50	2.29% increase	1.71% increase
Open Meeting Room	\$42.00	\$19.50	\$43.00	\$20.00	2.38% increase	2.56% increase
Open Meeting Room Full day*	\$211.00	\$96.00	\$215.50	\$98.00	2.13% increase	2.08% increase
Open Meeting Room (Incl. Audio/Visual equipment & Support)	\$56.50	\$24.50	\$57.50	\$25.00	1.77% increase	2.04% increase
Open Meeting Room All day (Incl. Audio/Visual equipment & Support)*	\$280.00	\$125.50	\$286.00	\$128.00	2.14% increase	1.99% increase
Mezzanine Floor	\$42.00	\$19.50	\$43.00	\$20.00	2.38% increase	2.56% increase
Meeting Rooms 1–4	\$102.00	\$63.00	\$104.00	\$64.50	1.96% increase	2.38% increase
Meeting Rooms 1-4 Full day*	\$677.50	\$420.00	\$691.50	\$429.00	2.07% increase	2.14% increase
Meeting Rooms 1-4, Open meeting room & East Lounge	\$137.00	\$86.50	\$140.00	\$88.50	2.19% increase	2.31% increase
Meeting Rooms 1-4, Open meeting room & East Lounge. Full day*	\$907.50	\$570.50	\$926.50	\$582.50	2.09% increase	2.10% increase
Meeting Rooms 1-4, Open meeting room & East Lounge. 24 hours	\$2,176.50	\$1,372.00	\$2,222.00	\$1,401.00	2.09% increase	2.11% increase

Community Space Afterhours	\$63.00	\$46.50	\$64.50	\$47.50	2.38% increase	2.15% increase
Youth Space	\$56.50	\$29.00	\$57.50	\$29.50	1.77% increase	1.72% increase
Exclusive use of Recording Studio (Room only)	\$29.00	\$18.50	\$29.50	\$19.00	1.72% increase	2.70% increase
Exclusive use of Recording Studio. Full day (Room only)*	\$112.50	\$80.50	\$115.00	\$82.00	2.22% increase	1.86% increase
Extra Item – Tea & Coffee pp	\$3.10	\$3.10	\$3.20	\$3.20	3.23% increase	3.23% increase
Extra Item - Catering	Cost + 10% admin fee	Cost + 10% admin fee	Cost + 10% admin fee	Cost + 10% admin fee	No change	No change
Specialist staff member	\$52.00	\$52.00	\$53.00	\$53.00	1.92% increase	1.92% increase
Staff member on-site (required after hours)	\$51.50	\$51.50	\$52.50	\$52.50	1.94% increase	1.94% increase
Security Guard Service	Cost	Cost	Cost	Cost	No change	No change
Equipment & Furniture Hired from External Sources. Plus Hire Fee.	\$23.50	\$23.50	\$24.00	\$24.00	2.13% increase	2.13% increase
Sale of Artworks	20% Commission	20% Commission	20% Commission	20% Commission	No change	No change

Locker Hire per year	\$78.50	\$56.50	\$80.00	\$57.50	1.91% increase	1.77% increase
Locker Key Replacement	Cost	Cost	Cost	Cost	No change	No change
Portable sound system – On Premises	\$168.00	\$84.50	\$171.50	\$86.50	2.08% increase	2.37% increase
Portable sound system – Off Premises. Plus Bond.	\$232.00	\$174.00	\$237.00	\$177.50	2.16% increase	2.01% increase
Hearing assistance system off-site	\$171.00	\$85.50	\$174.50	\$87.50	2.05% increase	2.34% increase
Stage (1 section) per	\$56.50	\$56.50	\$57.50	\$57.50	1.77% increase	1.77% increase
Stage (additional sections)	\$23.50	\$23.50	\$24.00	\$24.00	2.13% increase	2.13% increase
Stage (Per Section) - Off premises	\$56.50	\$56.50	\$57.50	\$57.50	1.77% increase	1.77% increase
Grey display boards (per board) per event	\$23.50	\$23.50	\$24.00	\$24.00	2.13% increase	2.13% increase
Use of Mobile Television (Per Event)	\$29.00	\$29.00	\$29.50	\$29.50	1.72% increase	1.72% increase
Use of Laptop (per laptop)	\$12.50	\$12.50	\$13.00	\$13.00	4.00% increase	4.00% increase

The Mahi Space	Current 2025/26	2026/27 Proposed	Comments
Annual Membership Fee	\$100.00	\$150.00	50.00% increase
Week Membership Pass	\$5.00	\$10.00	100.00% increase

Te Awahou Nieuwe Stroom Fees	Current 2025/26		Proposed 2026/27		Group A Comments	Group B Comments
	Group A	Group B	Group A	Group B		
	* Full Day = 6 Hours, additional hours will be charged at the hourly rate.					
Stuart Ellwood Room	\$45.50	\$20.50	\$46.50	\$21.00	2.20% increase	2.44% increase
Stuart Ellwood Room - Full Day*	\$223.50	\$101.00	\$228.00	\$103.00	2.01% increase	1.98% increase
Blue Room	\$45.50	\$20.50	\$46.50	\$21.00	2.20% increase	2.44% increase
Blue Room - Full Day*	\$223.50	\$101.00	\$228.00	\$103.00	2.01% increase	1.98% increase

Stuart Ellwood Room & Blue Room Combined	\$66.00	\$30.00	\$67.50	\$30.50	2.27% increase	1.67% increase
Stuart Ellwood Room & Blue Room Combined - Full Day*	\$329.50	\$148.50	\$336.50	\$151.50	2.12% increase	2.02% increase
Ngārongo Iwikātea Mezzanine Lounge	\$70.00	\$32.00	\$71.50	\$32.50	2.14% increase	1.56% increase
Ngārongo Iwikātea Mezzanine Lounge - Full Day*	\$348.00	\$156.50	\$355.50	\$160.00	2.16% increase	2.24% increase
Teal Room + Terrace	\$70.00	\$32.00	\$71.50	\$32.50	2.14% increase	1.56% increase
Teal Room + Terrace - Full Day*	\$348.00	\$156.50	\$355.50	\$160.00	2.16% increase	2.24% increase
Teal Room, Mezzanine Lounge, Stuart Ellwood & Blue Room	\$119.50	\$76.00	\$122.00	\$77.50	2.09% increase	1.97% increase
Teal Room, Mezzanine Lounge, Stuart Ellwood & Blue Room - Full Day*	\$796.00	\$358.50	\$812.50	\$366.00	2.07% increase	2.09% increase
Ngārongo Iwikātea, Mezzanine Lounge, Stuart Ellwood & Blue Room	\$172.00	\$108.00	\$175.50	\$110.50	2.03% increase	2.31% increase
Ngārongo Iwikātea, Mezzanine Lounge, Stuart Ellwood & Blue Room - Full Day*	\$796.00	\$358.50	\$812.50	\$366.00	2.07% increase	2.09% increase

Entire First Floor incl. 4 Rooms, Mezzanine Lounge and Terrace	\$172.00	\$108.00	\$175.50	\$110.50	2.03% increase	2.31% increase
Entire First Floor incl. 4 Rooms, Mezzanine Lounge and Terrace - Full Day (per day)*	\$1,159.00	\$715.00	\$1,183.50	\$730.00	2.11% increase	2.10% increase
Entire First Floor incl. 4 Rooms, Mezzanine Lounge and Terrace – 24 Hours (per day)	\$2,780.00	\$1,752.00	\$2,838.50	\$1,789.00	2.10% increase	2.11% increase
Te Awahou Space After Hours	\$63.00	\$46.50	\$64.50	\$47.50	2.38% increase	2.15% increase
Extra Item – Tea & Coffee pp	\$3.10	\$3.10	\$3.20	\$3.20	3.23% increase	3.23% increase
Extra Item - Catering. Plus Cost.	\$23.50	\$23.50	\$24.00	\$24.00	2.13% increase	2.13% increase
Staff member on-site (required after hours)	\$51.50	\$51.50	\$52.50	\$52.50	1.94% increase	1.94% increase
Security Guard Service	Cost	Cost	Cost	Cost	No change	No change
Equipment & Furniture Hired from External Sources. Plus Hire Fee.	\$23.50	\$23.50	\$24.00	\$24.00	2.13% increase	2.13% increase
Sale of Artworks (in Te Awahou Nieuwe Stroom)	20% Commission	20% Commission	20% Commission	20% Commission	No change	No change
Stage (One Section) - On premises	\$56.50	\$56.50	\$57.50	\$57.50	1.77% increase	1.77% increase

Stage Additional Sections - On premises	\$23.50	\$23.50	\$24.00	\$24.00	2.13% increase	2.13% increase
Use of Mobile Television (per event)	\$29.00	\$29.00	\$29.50	\$29.50	1.72% increase	1.72% increase
Use of Laptops (per Laptop)	\$12.50	\$12.50	\$13.00	\$13.00	4.00% increase	4.00% increase

### Library Services

Membership	Current 2025/26	Proposed 2026/27	Comments
Temporary Borrower deposit (refunded on return of card)	\$28.00	\$28.50	1.79% increase
Country Membership (per annum)	\$36.00	\$37.00	2.78% increase
Replacement Cards	\$2.20	\$2.20	Zero increase
Lending	Current 2025/26	Proposed 2026/27	Comments
New Fiction (2 weeks)	\$2.50	\$2.60	4.00% increase
New DVDs (1 week)	\$2.60	\$2.70	3.85% increase
New Magazines (1 week)	\$1.50	\$1.50	Zero increase
Rental Audio Books (3 weeks)	\$3.10	\$3.20	3.23% increase

Refundable Deposits	Current 2025/26	Proposed 2026/27	Comments
Driver License road codes	\$6.00 rental & \$20.00 refundable deposit	\$6.10 rental & \$20.00 refundable deposit	1.7% increase rental
Telescope	\$14.00 rental & \$40.00 refundable deposit (for non-financial members of Astronomical Society)	\$14.50 rental & \$40.00 refundable deposit (for non-financial members of Astronomical Society)	3.6% increase rental
Reserves	Current 2025/26	Proposed 2026/27	Comments
General reserves, including inter-library loans	\$1.00	\$1.00	Zero increase
Items for Children, aged up to 16 years, reserved on Children's cards	Free	Free	N/A
Inter-loans (from NZ libraries) Minimum	\$6.00	\$6.10	1.67% increase
Printing and Copying	Current 2025/26	Proposed 2026/27	Comments
A4 Black & White	\$0.20	\$0.20	Zero increase
A4 Black & White Double Sided	\$0.30	\$0.30	Zero increase
A4 Colour	\$1.40	\$1.40	Zero increase
A4 Colour Double Sided	\$2.90	\$3.00	3.45% increase

A3 Black & White	\$0.30	\$0.30	Zero increase
A3 Black & White Double Sided	\$0.40	\$0.40	Zero increase
A3 Colour	\$2.90	\$3.00	3.45% increase
A3 Colour Double Sided		\$5.30	1.92% increase
A2 Colour or Black & White – Single Sided Only	\$9.00	\$9.20	2.22% increase
A1 Colour or Black & White – Single Sided Only	\$17.00	\$17.50	2.94% increase
A0 Colour or Black & White – Single Sided Only	\$32.00	\$32.50	1.56% increase
<b>Laminating</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
A4	\$3.90	\$4.00	2.56% increase
A3 – Te Takeretanga o Kura-hau-pō only	\$5.00	\$5.10	2.00% increase
<b>Book Covering</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Depending on size & style – Te Takeretanga o Kura-hau-pō only	\$4.00 - \$6.50	\$4.10 - \$6.60	1.5% to 2.5% increase
<b>Faxes</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Receiving (per page)	\$0.50	\$0.50	Zero increase

Sending Local (per page)	\$0.50	\$0.50	Zero increase
National (per page)	\$1.00	\$1.00	Zero increase
International (per page)	\$3.20	\$3.30	3.13% increase
Scanning	Current 2025/26	Proposed 2026/27	Comments
10 pages maximum	\$1.80	\$2.00	11.11% increase

## Aquatic Facilities

### Levin Pools

Levin Pools Admission Fees	Current 2025/26	Proposed 2026/27	Comments
Preschool	\$2.60	\$2.70	3.85% increase
Children (Up to 15yrs) – Single Ticket	\$3.60	\$3.70	2.78% increase
Adult – Single Ticket	\$5.60	\$5.70	1.79% increase
Senior Citizen – Single Ticket	\$3.60	\$3.70	2.78% increase
Student/Beneficiary/Community Card Holder – Single Ticket	\$4.10	\$4.20	2.44% increase
Aquacise/ Fit/ Deep – Single Entry	\$6.20	\$6.30	1.61% increase

Aqua Rehab - Single Entry	\$10.00	\$10.20	2.00% increase
Fitness Class - Yogilates	\$10.00	\$10.20	2.00% increase
Fitness Class - LBT (Legs, Bums and Tums)	\$10.00	\$10.20	2.00% increase
MoveWell – Single Entry	\$3.50	\$3.60	2.86% increase
Family (2 Adults/3 Children or 1 Adult and 4 Children)	\$18.50	\$19.00	2.70% increase
Showers/Amenities Only	\$3.60	\$3.70	2.78% increase
Children (Up to 15yrs) – 15 Ticket	\$48.50	\$49.50	2.06% increase
Children (Up to 15yrs) – 25 Ticket	\$75.50	\$77.00	1.99% increase
Adult – 15 Ticket	\$68.00	\$69.50	2.21% increase
Adult – 25 Ticket	\$109.00	\$111.50	2.29% increase
Adult – 60 Ticket (12 Month Expiry From Date of Purchase)	\$250.00	\$255.00	2.00% increase
Senior Citizen – 15 Ticket	\$47.50	\$48.50	2.11% increase
Senior Citizen – 25 Ticket	\$75.00	\$76.50	2.00% increase
Senior Citizen – 60 Ticket (12 Month Expiry from Date of Purchase)	\$179.00	\$183.00	2.23% increase

Student/Beneficiary/Community Card Holder – 15 Ticket	\$55.50	\$56.50	1.80% increase
Student/Beneficiary/Community Card Holder – 25 Ticket	\$86.50	\$88.50	2.31% increase
Aquacise/ Fit/ Deep/ Rehab – 15 Ticket	\$72.00	\$73.50	2.08% increase
Aqua Rehab - 15 Ticket	\$130.00	\$132.50	1.92% increase
Fitness classes (Land) incl. Aqua Float (Water) – Single Entry	\$8.20	\$8.40	2.44% increase
Fitness classes (Land and Aqua Float) – 15 Class Concession Pass	\$100.00	\$102.00	2.00% increase
Fitness Class - Yogilates - 15 Class Concession Pass	\$130.00	\$132.50	1.92% increase
Fitness Class - LBT (Legs, Bums and Tums) - 15 Class Concession Pass	\$130.00	\$132.50	1.92% increase
Lane Hire (per hour)	Current 2025/26	Proposed 2026/27	Comments
Lane hire is charged based on the activity undertaken in the pool lane. Structured swimming is considered lane swimming with lane ropes. A maximum of 10 swimmers per lane is permitted. Unstructured swimming is considered free play, without lane ropes. Different ratios of swimmers apply with each lane hire.			
General Lane Hire – Structured Swimming (per lane per hour)	\$13.50	\$14.00	3.70% increase
Club/School Lane Hire – Structured Swimming (per lane per hour)	\$10.00	\$10.20	2.00% increase

1 Lane Hire – Unstructured Swimming (per hour – up to 20 people \$26 for first hour, then \$13 per hour thereafter)	\$29.00	\$29.50	1.72% increase
2 Lane Hire – Unstructured Swimming (per hour – up to 70 people)	\$57.00	\$58.00	1.75% increase
3 Lane Hire – Unstructured Swimming (per hour – up to 100 people)	\$86.00	\$88.00	2.33% increase
4 Lane Hire – Unstructured Swimming (per hour – up to 125 people)	\$114.50	\$117.00	2.18% increase
Complex Hire (Per Hour)	Current 2025/26	Proposed 2026/27	Comments
* Any event or complex hire requires 1 Lifeguard for every 50 people in attendance			
Main 25m Pool - Max 200 swimmers at any one time	\$171.50	\$175.00	2.04% increase
Teach Pool (Not Including Deep Lane) - Max 50 swimmers at any one time	\$57.00	\$58.00	1.75% increase
Play Pool (Excluding Toddlers pool - Max 50 swimmers at any one time	\$57.00	\$58.00	1.75% increase
Deep Lane - Max 8 swimmers at any one time	\$35.00	\$35.50	1.43% increase
Hydrotherapy Pool - Whole	\$57.00	\$58.00	1.75% increase
Hydrotherapy Pool - Half	\$35.00	\$35.50	1.43% increase

Hydroslide	\$35.00	\$35.50	1.43% increase
Complex Hire: – Restricted Entry Resulting in Facility Closure (Minimum of two hours) Main/ Play/ Toddlers/ Hydrotherapy/ HydroSlide/ excluding Teach pool & Deep lane	\$286.00	\$292.00	2.10% increase
Personal Training Hire – Per Session	\$23.00	\$23.50	2.17% increase
Small Group Training Structured (under 15 people) – Per Session	\$52.00	\$53.00	1.92% increase

Meeting Rooms:	Current 2025/26		Proposed 2026/27			
	Full room	Half room	Full room	Half room	Full Room Comments	Half Room Comments
Conservatory – Per Hour	\$68.50	\$34.50	\$70.00	\$35.00	2.19% increase	1.45% increase
Conservatory – Full Day	\$343.00	\$171.50	\$350.00	\$175.00	2.04% increase	2.04% increase
Upstairs Meeting Room – Per Hour (Full room only)	\$46.00		\$47.00		2.17% increase	N/A
Upstairs Meeting Room – Full Day (Full room only)	\$228.00		\$233.00		2.19% increase	N/A
Mangahao – Per Hour	\$35.00	\$17.50	\$35.50	\$18.00	1.43% increase	2.86% increase

Mangahao – Full Day	\$171.50	\$86.00	\$175.00	\$88.00	2.04% increase	2.33% increase
Waikawa – Per Hour (Full room only)	\$35.00		\$35.50		1.43% increase	N/A
Waikawa – Full Day (Full room only)	\$171.50		\$175.00		2.04% increase	N/A
Social Space – Per Hour (Full room only)	\$35.00		\$35.50		1.43% increase	N/A
Social Space – Full Day (Full room only)	\$171.50		\$175.00		2.04% increase	N/A
Waikawa & Social Space Combined – Per Hour (Full room only)	\$52.00		\$53.00		1.92% increase	N/A
Waikawa & Social Space Combined – Full Day (Full room only)	\$257.00		\$262.50		2.14% increase	N/A

Other Pool Fees (per hour)	Current 2025/26	Proposed 2026/27	Comments
Inflatable	\$35.50	\$36.00	1.41% increase
The inflatable must be hired with four lanes. Max 100 swimmers with inflatable use.			

### Streamline Swim School

(25 Minutes Unless Otherwise Stated). Any special student requirement needs to be discussed with the Swim School Co-ordinator.

Prices below are based on a full 10 week term. For shorter terms or public holidays during the term, these classes will be pro rata basis.

Bookings for the next term open at 6am on the Monday of Week 10 of the term before. Should you have 3 or more children to enrol, a 10% discount will be applied to the third and subsequent children enrolled. The discount will be applied to the lowest priced classes.

We don't offer make up lessons during the term. Credits can only be applied if a valid medical certificate is provided. In all other instances of a missed lesson, a credit will not be applied.

Streamline Swim School Fees	Current 2025/26	Proposed 2026/27	Comments
Water Babies and Toddlers (6 months to 3 years) Waterbabies and Toddlers Levels (Jellyfish - Turtle Advanced)	\$100.00	\$102.00	2.00% increase
Preschool Levels (Tadpole levels)	\$131.00	\$134.00	2.29% increase
School Age (Starfish - Penguin)	\$136.00	\$139.00	2.21% increase
Advanced School Age	\$139.00	\$142.00	2.16% increase

(Penguin Advanced and Improvers) (45 minutes)			
Squad School Age	\$143.00	\$146.00	2.10% increase
(Junior Development Squad and Fitness Youth Squad) (60 Minute Lesson)			
Additional classes	\$65.00	\$66.50	2.31% increase
(Penguin Advanced, Improver, Junior Development Squad and Fitness Youth Squad)			
Private Single (per lesson)	\$29.00	\$29.50	1.72% increase
Private Single (per term)	\$288.50	\$294.50	2.08% increase
Private Double (per lesson)			
*Please note: 2 children private relates to 2 children in the same lesson.	\$40.00	\$41.00	2.50% increase
Private Double (per term)	\$401.50	\$410.00	2.12% increase
Adult Lesson	\$124.50	\$127.00	2.01% increase
5 Day Holiday Block Course	\$63.00	\$64.50	2.38% increase
<b>Private Swim School*</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
For profit Swim School – one lane per hour	\$57.50	\$58.50	1.74% increase

Not for profit Swim School – one lane per hour	\$20.50	\$21.00	2.44% increase
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Foxton Pools

Foxton Pools Admission Fees	Current 2025/26	Proposed 2026/27	Comments
<b>(Foxton concessions not to be used in Levin)</b>			
Preschool	\$2.60	\$2.70	3.85% increase
Children (15 and under) – Single Ticket	\$3.60	\$3.70	2.78% increase
Adult – Single Ticket	\$5.60	\$5.70	1.79% increase
Senior Citizen – Single Ticket	\$3.60	\$3.70	2.78% increase
Student or Beneficiary – Single Ticket	\$4.10	\$4.20	2.44% increase
Family (2 Adults/3 Children or 1 Adult and 4 Children)	\$18.50	\$19.00	2.70% increase
Aquacise – Single Entry	\$6.20	\$6.30	1.61% increase
Spa pool only	Entrance Fee	Entrance Fee	No change

Spa pool (to be paid in addition to entrance fee)	\$2.10	\$2.10	Zero increase
Children (15 and under) – 15 Ticket	\$48.50	\$49.50	2.06% increase
Adult – 15 Ticket	\$68.00	\$69.50	2.21% increase
Senior Citizen – 15 Ticket	\$47.50	\$48.50	2.11% increase
Student or Beneficiary – 15 Ticket	\$55.50	\$56.50	1.80% increase
Aquacise/Aquafit Programmes – 15 Ticket	\$72.00	\$73.50	2.08% increase
Lane Hire (per hour)	Current 2025/26	Proposed 2026/27	Comments
Lane hire is charged based on the activity undertaken in the pool lane. Structured swimming is considered lane swimming with lane ropes. A maximum of 10 swimmers per lane is permitted. Unstructured swimming is considered free play, without lane ropes. Different ratios of swimmers apply with each lane hire.			
General Lane Hire – Structured Swimming (Per lane per hour)	\$13.50	\$14.00	3.70% increase
Club/School Lane Hire – Structured Swimming (Per lane per hour)	\$10.00	\$10.20	2.00% increase
1 Lane Hire – Unstructured Swimming (Per hour – up to 20 People)	\$29.00	\$29.50	1.72% increase
2 Lane Hire – Unstructured Swimming (Per hour – up to 65 People)	\$57.00	\$58.00	1.75% increase

Swim School	Current 2025/26	Proposed 2026/27	Comments
Holiday Learn to Swim (Per Week) Based on a 5 day course	\$63.50	\$65.00	2.36% increase
Private Swim School*	Current 2025/26	Proposed 2026/27	Comments
For profit-Swim School - one lane per hour	\$57.50	\$58.50	1.74% increase
Not for profit Swim School – one lane per hour	\$20.50	\$21.00	2.44% increase
Pool Staff (per hour)	Current 2025/26	Proposed 2026/27	Comments
Any event or complex hire requires 1 Lifeguard for every 40 people in attendance.			
Learn to Swim Instructor	\$51.50	\$52.50	1.94% increase
Aquacise Instructor	\$63.50	\$65.00	2.36% increase
Operations Supervisor	N/A	N/A	N/A
Lifeguards	\$29.00	\$29.50	1.72% increase
Receptionist	\$29.00	\$29.50	1.72% increase

Poolside Team Leader	\$39.50	\$40.50	2.53% increase
Complex Hire (per hour – during normal operating hours)	Current 2025/26	Proposed 2026/27	Comments
Any event or complex hire requires 1 Lifeguard for every 40 people in attendance.			
*Main Indoor 25m Pool - Max 125 swimmers	\$57.50	\$58.50	1.74% increase
*Playpool - Max 40 swimmers	\$34.50	\$35.00	1.45% increase

### Shannon Pools

Shannon Summer Pools Admission Fees	Current 2025/26	Proposed 2026/27	Variance/Notes
Preschool	\$1.00	\$1.00	Zero increase
Children (15 and Under) – Single Ticket	\$1.00	\$1.00	Zero increase
Adult – Single Ticket	\$2.00	\$2.00	Zero increase
Senior Citizen – Single Ticket	\$1.50	\$1.50	Zero increase

Student or Beneficiary – Single Ticket	\$1.50	\$1.50	Zero increase
Family (2 Adults/3 Children or 1 Adult and 4 Children)	\$5.20	\$5.30	1.92% increase

#### Parks and Reserves

Sports Fields (\$ / field)	Current 2025/26	Proposed 2026/27	Comments
Schools	Free	Free	N/A
Athletics (based on 20 week season)	\$703.00	\$718.00	2.13% increase
Softball (skin diamond based on 20 week season)	\$703.00	\$718.00	2.13% increase
Softball (per grass diamonds based on 20 week season)	\$109.00	\$111.50	2.29% increase
Soccer, Rugby Union and Rugby League (based on 20 week season)	\$703.00	\$718.00	2.13% increase
Casual Soccer, Rugby Union and Rugby League bookings	\$109.00	\$111.50	2.29% increase
Twilight Soccer (based on per field per season)	\$109.00	\$111.50	2.29% increase
Senior Cricket Wicket (based on per pitch per 20 week season)	\$1,456.50	\$1,487.00	2.09% increase

Casual Cricket Use	\$199.50	\$203.50	2.01% increase
Twilight Cricket including artificial wickets (based on 12 week season)	\$525.00	\$536.00	2.10% increase
Netball (Donnelly Park 10 courts based on 20 week season)	\$1,952.50	\$1,993.50	2.10% increase
Casual Netball and Tennis bookings (per hour)	\$14.00	\$14.50	3.57% increase
Cycling (club activities per year)	\$514.00	\$525.00	2.14% increase
Tennis Courts/Netball courts (club activities 20 week season)	\$514.00	\$525.00	2.14% increase
All Junior Fields	Free	Free	N/A
<b>Non-Charged Events excluding Levin Domain (per day)</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
General Reserves	\$91.50	\$93.50	2.19% increase
Amenities Fee (Toilet and Changing Facilities if Available)	\$119.50	\$122.00	2.09% increase
Floodlights – Invoiced at Cost plus 20% Administration Fee	Cost + 20%	Cost + 20%	No change
<b>Levin Domain *Additional charge</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Day Event	\$286.00	\$292.00	2.10% increase
*Floodlights – Invoiced at Cost plus 20% Administration Fee	Cost + 20%	Cost + 20%	No change

*Grandstand (Includes Access to First Aid and Referees Room)	\$383.00	\$391.00	2.09% increase
*Damage Deposit	\$1,456.50	\$1,487.00	2.09% increase
<b>Charged Events on all Parks and Reserves excl. Levin Domain (per day)</b>			
Events that exclude the public from use of reserve land will be charged the maximum daily charge.			
*Additional charge	Current 2025/26	Proposed 2026/27	Comments
Charged Event with Less than 100 Spectators and Participants	POA	POA	No change
Charged Event Exceeding 100 Spectators and Participants – Price on Application	POA	POA	No change
*Amenities Fee (Toilet and/or Changing Facilities if Available)	\$137.50	\$140.50	2.18% increase
*Damage Deposit	POA	POA	No change
Weddings	Current 2025/26	Proposed 2026/27	Comments
Ground Hire	\$148.50	\$151.50	2.02% increase
Photos Only	Free	Free	N/A
Miscellaneous	Current 2025/26	Proposed 2026/27	Comments
Additional Bin and Rubbish Collection	Cost	Cost	No change

Linemarking and Post Replacement	Cost	Cost	No change
Keys	Current 2025/26	Proposed 2026/27	Comments
Refundable Key Bond (Per Set)	\$57.50	\$58.50	1.74% increase
Lost Keys	Cost	Cost	No change

#### Cemeteries

Plot Fees	Current 2025/26	Proposed 2026/27	Comments
Adult	\$1,867.00	\$1,960.00	4.98% increase
Child (up to 13 years)	Free	Free	N/A
Lawn Ashes	\$936.50	\$983.00	4.97% increase
RSA Plot	Free	Free	N/A
RSA Ashes Plot	Free	Free	N/A
Stillborn	Free	Free	N/A
Memoriam Ashes Garden Plots	\$725.00	\$761.00	4.97% increase
Te Pungarehu Bush – Ashes Scatter	\$119.50	\$125.50	5.02% increase

Reserved Plots Fees	Current 2025/26	Proposed 2026/27	Comments
Reserved plots are only available at Shannon, Manakau and Foxton Cemeteries. Reserved plots, returned to Council will be refunded at 50% of the purchase price. The plot cancellation fee also applies.			
Burial	\$2,854.50	\$2,997.50	5.01% increase
Lawn Ashes	\$1,456.00	\$1,529.00	5.01% increase
Memoriam Ashes Garden Plot	\$1,108.00	\$1,163.50	5.01% increase
Interment Fees	Current 2025/26	Proposed 2026/27	Comments
Burial Fee (14 Years and over, Including Services Personnel)	\$1,370.50	\$1,439.00	5.00% increase
Child (up to 13 Years)	Free	Free	Zero increase
Ashes	\$303.00	\$318.00	4.95% increase
Other Cemetery Fees	Current 2025/26	Proposed 2026/27	Comments
Double Depth (More than One Burial)	\$365.50	\$383.50	4.92% increase
Triple Depth (More than Two Burials – Available at Avenue Cemetery Only)	\$491.00	\$515.50	4.99% increase
After Hours (Additional to Standard Fee)	\$816.00	\$857.00	5.02% increase

Applies to all interments extending past 1pm Saturday and 4pm weekdays.			
Out of District Fee per Plot (Additional to Standard Fee)			
Applies to all interments where the deceased was not living in the District or was not a ratepayer at the time of the death.	\$816.00	\$857.00	5.02% increase
Monumental Permit A monumental permit is required for all headstone repairs, new headstones and plaques including ashes garden plaques within the cemetery.	\$68.50	\$72.00	5.11% increase
Disinterment	Cost	Cost	No change
Cutting and Removing Concrete	Cost	Cost	No change
Sundays and Public Holidays Fee			
Applies to all interments on Sundays and public holidays excluding Easter Sunday, Anzac Day, Christmas, Boxing and New Years Day when no interments are permitted.	\$1,747.50	\$1,835.00	5.01% increase
Manual Records Search Fee – Per Entry	Cost	Cost	No change
Plot Cancellation (Reserved Plots)	\$262.50	\$275.50	4.95% increase

## Regulatory

## Building

### Special Notes

1. The Council is obliged under the Building Act to collect levies payable to BRANZ and Central Government.
2. Building consent fees are split into those activities for which a initial fixed fee will apply (Section A below) and those for which a time-based fee and other fees will apply (Section B below). Initial fixed fees are based on the average cost for the type of development or relate to partial costs for work that is likely to vary widely.
3. Inspection discounts may be available for multi-unit consents where multiple inspections of the same type are carried out at the same time. Please note, however that this discount will only apply if all of the inspections pass.
4. Additional to these fees are any bonds that may be applicable, any structural engineering checking and any legal or consultancy cost that may be incurred by the Council during the processing of the applications.
5. Any categories of building work not covered by a fixed initial fee in Section A, will be charged based on the fees and charges outlined in Section B.
6. If the value of \$20,000.00 or more, BRANZ and MBIE levies may apply. See Section B for more information. These levies are additional to any fixed fees.
7. All applications for building consents, project information memoranda and building consent amendments are subject to a submission portal fee and a processing system fee. Applications for building consent and amendments will also be subject to an Accreditation Levy. Hard copy applications will also be charged a Digital Capture levy.

<b>A: Fixed Initial Fee Building Consent Fees Payable at Lodgement</b>			
<b>Work Type: Building Consent Fee</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Freestanding Fire (includes processing and 1 inspection)	\$480.00	\$507.50	5.73% increase

Inbuilt Fire (includes processing and 2 inspections)	\$591.50	\$625.50	5.75% increase
New Pool Barrier (Fencing) (includes processing and 1 inspection)	\$357.00	\$377.50	5.74% increase
Non-habitable Accessory Building with no Plumbing & Drainage (P&D) or Firewall (e.g. garage, pergola, carport and pole shed) (includes 4 hours processing and 3 inspections)	\$2,173.33	\$2,198.60	1.16% increase
Non-habitable Accessory Building with P&D and/or Firewall (includes 4 hours processing and 6 inspections)	\$2,841.63	\$2,905.05	2.23% increase
Habitable Accessory Building (e.g. sleepout) (includes 5 hours processing and 9 inspections)	\$3,746.13	\$3,861.05	3.07% increase
New Residential Dwelling (single units) (includes 9 hours processing and 13 inspections)	\$5,668.82	\$5,779.95	1.96% increase
New Residential Dwelling (multiple units) deposit (charges for processing time, inspections, planning and development engineering checks will be charged as outlined in Section B below once the consent has been processed).	\$594.00	\$414.50	(30.22%) decrease
Residential Additions and/or Alterations deposit (charges for processing time, inspections, planning and development engineering checks will be charged as outlined in Section B below once the consent has been processed).	\$458.50	\$384.50	(16.14%) decrease
New Yard Built Residential Dwelling (includes 3 hours processing and 5 inspections)	\$2,267.00	\$2,296.25	1.29% increase

Relocated Residential Dwelling (includes 4 hours processing and 5 inspections)	\$2,686.32	\$2,740.45	2.02% increase
New Commercial Building - COM1 category (includes 11 hours processing and 15 inspections)	\$6,911.32	\$7,093.45	2.64% increase
New Commercial Building - COM2 & COM3 category (includes 11 hours processing and 15 inspections)	\$7,346.32	\$7,558.45	2.89% increase
COM1 category Additions and/or Alterations deposit (charges for processing time, inspections, planning and development engineering checks will be charged as outlined in Section B below once the consent has been processed).	\$633.00	\$454.50	(28.20%) decrease
COM2 & COM3 category Additions and/or Alterations deposit (charges for processing time, inspections, planning and development engineering checks will be charged as outlined in Section B below once the consent has been processed).	\$633.00	\$454.50	(28.20%) decrease
New Basic Outbuilding - COM1 category (includes four hours processing and two inspections)	\$2,206.99	\$2,118.85	(3.99%) decrease
Amendment to Building Consent deposit (charges for processing time, inspections, planning and development engineering checks will be charged as outlined in Section B below once the consent has been processed).	\$241.50	\$268.50	11.18% increase
Any works not specified above	Charged as time-based fees and other charges – see Section B.		

**Fixed Initial Fee Notes:**

1. Fixed initial fees include charges for administration, code compliance certificate, accreditation levy, submission portal fee and up to 35 minutes planning and development engineering checks (if applicable), and a specified number of inspections and processing time unless stated otherwise. If the proposed works require additional inspections or processing time, this will be charged as outlined in Section B below.
2. Submission fees are additional to the fixed initial fee, these will depend on the method of submission, this charge is outlined in Section B.
3. Processing system fees are additional to the initial fixed fee, this charge is outlined in Section B. These will be charged on lodgement of the consent and are non-refundable.
4. Other fees in Sections B & C may also apply, depending on the proposed works.
5. If the value of work is \$20,000.00 or more, BRANZ and MBIE may levies apply, see Section B for more information. These levies are additional to the fixed initial fee.
6. When the consent is accepted for processing, an invoice will be issued for the fixed initial fee component, submission fees, processing system fees and other levies that apply. Government levies must be paid before consent documentation is issued to the customer and inspection bookings won't be taken until the invoice has been paid in full.
7. If Development Contributions apply to the proposed building works, an invoice for these will be issued once the final inspection is complete.
8. Once the final inspection has been passed, a reconciliation of inspections and processing time will be carried out and either a refund will apply for any inspections paid for and not completed, or an invoice will be issued for inspections completed and not covered by the fixed fee. Inspections are charged at the rate applicable in the year they were delivered. In addition to the initial invoice and reconciliation once the final inspection has been passed, interim invoices will be issued for complex projects at agreed stages. Any outstanding fees or Development Contributions must be paid prior to the issuing of the Code Compliance Certificate.

B: Building Consent Fees		Current 2025/26	Proposed 2026/27	Comments
Non-refundable building consent deposit lodgement fee - <b>unless otherwise specified in Section A above.</b>		\$800.00	\$800.00	Zero increase
Consent administration fee		\$160.00	\$182.00	13.75% increase, changed to align with resource consent admin fee.
Processing system fee for building consent & building consent amendment applications – where the value of building work is less than \$125,000		\$0.00	\$92.00	New fee: replaces previous fee structure
Processing system fee for building consent & building consent amendment applications – where the value of building work is equal to or greater than \$125,000		\$0.00	0.08625% of the value or work – capped at a value of work of \$2,500,000.00	New fee: replaces previous fee structure
Submission Portal Fee		\$50.50	\$53.50	5.94% increase
Submission Portal Fee – converting hard copy application to online		\$112.00	\$118.50	5.80% increase
Submission Fee & Digital Capture Levy – Hard Copy Applications		\$223.50	\$236.50	5.82% increase
Project Information Memorandum (PIM)	\$552.50	\$580.00	4.98% increase	
Extension of Time Fee – PIM Exempt works	Not applicable, new fee	\$194.00	New fee structure	

Processing system fee for PIMs	Not applicable, new fee	\$92.00	New fee structure
Code Compliance Certificate Residential		\$109.50	\$116.00 5.94% increase
Code Compliance Certificate Commercial		\$115.50	\$122.00 5.63% increase
Code Compliance Certificate 24-month decision		\$42.50	\$45.00 5.88% increase
Historic Code Compliance Certificate application (applies if the building consent was issued 5 or more years ago) - includes the processing of an application to backdate durability and review of file - does not include inspections		\$276.50	\$292.00 5.61% increase
Inspections (per inspection) Residential		\$219.00	\$231.50 5.71% increase
Inspections (per inspection) Commercial – COM1 category		\$231.00	\$244.00 5.63% increase
Inspections (per inspection) Commercial – COM2&3 category		\$260.00	\$275.00 5.77% increase
Accreditation Levy – Residential Accessory Buildings, Additions and/or Alterations, Yard Built & Relocated Dwellings		\$31.00	\$33.00 6.45% increase
Accreditation Levy – New Habitable Residential Buildings		\$59.50	\$63.00 5.88% increase
Accreditation Levy – Commercial Outbuildings & Additions and/or Alterations		\$92.50	\$97.00 4.86% increase

Accreditation Levy – New Commercial or Industrial Buildings	\$108.00	\$114.00	5.56% increase
Record of Title Search Fee (per title)	\$69.50	\$73.50	5.76% increase
New Compliance Schedule (Specified Systems BA04). Fee plus \$40 per specified system. Charge includes Compliance Schedule statement	\$200.50	\$212.00	5.74% increase
Alteration to Existing Compliance Schedule - per hour	Time based Hourly Rate (or part thereof)	Time based Hourly Rate (or part thereof)	No change
Building Warrant of Fitness Audit/Inspection (S111 of BA04)	Time based Hourly Rate (or part thereof)	Time based Hourly Rate (or part thereof)	No change
Producer Statement Acceptance	\$72.50	\$76.50	5.52% increase
On Works cost, e.g. Fire Service Design Review Unit, Structural Engineer	Cost plus 20%	Cost plus 20%	No change
Internal technical/professional referrals e.g. Development Engineer, Environmental Health Officer	Time based Hourly Rate (or part thereof)	Time based Hourly Rate (or part thereof)	No change
Planning Check - per hour	\$226.00	\$239.00	5.75% increase
Section 72 Certificate Condition (Planning)	\$307.00	\$324.50	5.70% increase
Section 75 Certificate Condition (Planning) per hour	\$159.50	\$168.50	5.64% increase

Printed copies of consent documentation (per page)	\$1.00	\$1.00	Zero increase
Extension of Time Fee – commencement of works and 24 month decision	\$184.00	\$194.00	5.43% increase
Ministry of Business, Innovation and Employment (MBIE) Levy	\$1.75 per \$1,000 of building work (or part thereof) for which there is a building consent valued at \$65,000 (Including GST) or more	\$1.75 per \$1,000 of building work (or part thereof) for which there is a building consent valued at \$65,000 (Including GST) or more	Zero increase
BRANZ Levy	\$1.00 per \$1,000 of building work (or part thereof) for which there is a building consent valued at \$20,000 or more	\$1.00 per \$1,000 of building work (or part thereof) for which there is a building consent valued at \$20,000 or more	Zero increase

**Non-Fixed Building Consent Fee Notes:**

1. When the building consent, amendment or Project Information Memorandum application is accepted for processing, an invoice will be issued for an initial deposit and government levies. Once processing of the application is complete, a reconciliation will be carried out of processing time and invoice may be issued for any additional charges that aren't covered by the initial deposit. Government levies will be invoiced with the deposit and must be paid before consent documentation is issued to the customer. Inspection bookings won't be taken until the invoice has been paid in full.
2. Once the final inspection has been passed, a reconciliation of inspections completed will be carried out and either a refund will apply for any inspections paid for and not completed, or an invoice will be issued for inspections completed and not covered by the fixed fee. Any outstanding fees and development contributions must be paid prior to the issuing of the Code Compliance Certificate.

3. If Development Contributions apply to the proposed building works, an invoice for these will be issued once the final inspection is complete, 24 months after the consent was granted or when a Code Compliance Certificate application is received – whichever comes first.

C. Other Building Fees	Current 2025/26	Proposed 2026/27	Comments
Building Act Exempt Work Assessment (Domestic). <b>Lodgement Fee</b> (plus hourly rate below)	\$369.50	\$462.00	25.03% increase
Building Act Exempt Work, CPU, COA Assessment (Domestic). <b>Hourly rate</b> plus lodgement fee if applicable.	\$185.00	\$230.00	24.32% increase
Building Act Exempt Work Assessment (Commercial). <b>Lodgement Fee</b> (plus hourly rate below)	\$554.50	\$645.00	16.32% increase
Building Act Exempt Work, CPU, COA Assessment (Commercial). <b>Hourly rate</b> plus lodgement fee if applicable.	\$200.50	\$258.00	28.68% increase
Certificate of Acceptance application fee (plus time-based hourly rate assessment fee plus inspection fees and submission levy).	\$821.50	\$850.00	3.47% increase
Certificate for Public Use – First time application	\$575.00	\$587.50	2.17% increase
Certificate for Public Use – 2nd & subsequent application	\$0.00	\$850.00	New fee
Inspection of building work (per inspection)	\$185.00	\$230.00	24.32% increase

Other Fees and Charges	Current 2025/26	Proposed 2026/27	Comments
Amusement Permit	Set by legislation	Set by legislation	
Fencing Inspection Fee (per inspection)	\$185.00	\$190.00	2.70% increase
Building Warrant of Fitness Renewal – complete and on time	\$161.00	\$170.00	5.59% increase
Building warrant of fitness renewal – late and/or incomplete	\$241.50	\$255.00	5.59% increase
Building Act Territorial Authority (TA) processing fee (hourly rate or part thereof)	\$186.00	\$230.00	23.66% increase
Periodic swimming pool barrier inspection / re-inspection	\$185.00	\$190.00	2.70% increase
Application for extension of time to provide engineering assessment (EPB)	\$369.50	\$380.00	2.84% increase
Application for exemption from requirement to carry out seismic work	\$369.50	\$380.00	2.84% increase
Building Warrant of Fitness Audit Fee (per inspection)	\$185.00	\$230.00	24.32% increase

#### Animal Control

Dog Registration	Current 2025/26	Proposed 2026/27	Comments
Disability Assist Dog (Class 12)	(Class 12)	Free	Free

Responsible Dog Owner Approval (RDOA) – De-sexed	\$0.00		\$109.50	New fee
Responsible Dog Owner Approval (RDOA) – Entire Dog	\$0.00		\$154.00	New fee
De-sexed Pet (Class 3 & 17)	(Class 3)	\$127.50	\$130.00	1.96% increase
Entire Pet (Class 11 & 14)	(Class 11)	\$214.50	\$220.00	2.56% increase
Working Dog (Class 2)	(Class 2)	\$94.50	\$96.50	2.12% increase
Stock (Farm) Dog Exempt Microchipping (Class 16)	(Class 16)	\$94.50	\$96.50	2.12% increase
Multiple Stock (Farm) Dog *applicable to owners with four or more stock dogs registered (Class 18)	(Class 18)	\$84.00	\$86.00	2.38% increase
Superannuitant Owner (Class 1)	(Class 1)	\$107.00	\$109.50	2.34% increase
Dangerous Dog De-sexed (Class 5)	(Class 5)	\$191.00	\$195.00	2.09% increase
Dangerous Dog Entire	(Class 4)	\$322.00	\$330.00	2.48% increase
Late Fee if Paid after due date		Plus 50%	Plus 50%	No change
Animal Control Officer Hourly Rate		Current 2025/26	Proposed 2026/27	Comments
Hourly Rate		\$185.00	\$190.00	2.70% increase

Registration Discs	Current 2025/26	Proposed 2026/27	Comments
Transfer from Another Local Authority	Free	Free	Zero increase
Replacement Disc	\$8.70	\$8.90	2.30% increase
Dog Lead	\$15.50	\$16.00	3.23% increase
Dog Collar (small)	\$15.50	\$16.00	3.23% increase
Dog Collar (Large)	\$15.50	\$16.00	3.23% increase
Dog Impounding	Current 2025/26	Proposed 2026/27	Comments
First Impound Fee, Per Dog - Unregistered	\$113.00	\$115.00	1.77% increase
First Impound, Per Dog - Registered	\$0.00	\$80.00	New fee
Second impound fee, per dog (all dogs)	\$210.50	\$215.00	2.14% increase
Third and subsequent impound fee, per dog (all dogs)	\$318.50	\$325.00	2.04% increase
Daily Fee Cost, Per Dog	\$15.50	\$16.00	3.23% increase
After-Hours Cost in Respect of any Impoundment	\$185.00	\$190.00	2.70% increase
Dog Surrender Fee	\$113.00	\$115.50	2.21% increase
Microchipping Fee Following Impoundment	\$51.50	\$52.50	1.94% increase

Associated Costs (vet costs, supplementary feeding, whelping and the like)	Cost + 20%	Cost + 20%	No change
<b>Stock Impounding (any four-legged, hoofed animal)</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
First Impound Fee	\$86.50	\$88.50	2.31% increase
Second impound fee	\$140.00	\$143.00	2.14% increase
Third and subsequent impound fee	\$194.00	\$198.50	2.32% increase
After-Hours Call Out, Whether Animal(s) Impounded or Not	\$185.00	\$189.00	2.16% increase
Daily Fee Costs, Per Head	\$8.20	\$8.40	2.44% increase
Associated Costs (Transportation, hay and the Like)	Cost + 20%	Cost + 20%	No change

<b>Feline</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Cage Deposit (50% Refundable)	\$51.50	\$52.50	1.94% increase
<b>Other</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
NZKC / Greyhound Application - First Time Applicants	\$77.00	\$78.50	1.95% increase

Additional Dog Licence Application (one off application fee)	\$77.00	\$78.50	1.95% increase
Responsible Owner Application	\$77.00	\$78.50	1.95% increase
Dog Infringement Fees (set by legislation)	Current 2025/26	Proposed 2026/27	Comments
Wilful obstruction of dog control officer or ranger	\$750.00	\$750.00	Set by legislation
Failure or refusal to supply information or wilfully providing false particulars	\$750.00	\$750.00	Set by legislation
Failure to supply information or wilfully providing false particulars about dog	\$750.00	\$750.00	Set by legislation
Failure to comply with any bylaw authorised by the section	\$300.00	\$300.00	Set by legislation
Failure to undertake dog owner education programme or dog obedience course (or both)	\$300.00	\$300.00	Set by legislation
Failure to comply with obligations of probationary owner	\$750.00	\$750.00	Set by legislation
Failure to comply with effects of disqualification	\$750.00	\$750.00	Set by legislation
Failure to comply with effects of classification of dog as dangerous dog	\$300.00	\$300.00	Set by legislation
Fraudulent sale or transfer of dangerous dog	\$500.00	\$500.00	Set by legislation
Failure to comply with effects of classification of dog as menacing dog	\$300.00	\$300.00	Set by legislation
Failure to advise person of muzzle and leashing requirements	\$100.00	\$100.00	Set by legislation
Failure to implant microchip transponder in dog	\$300.00	\$300.00	Set by legislation

False statement relating to dog registration	\$750.00	\$750.00	Set by legislation
Falsely notifying death of dog	\$750.00	\$750.00	Set by legislation
Failure to register dog	\$300.00	\$300.00	Set by legislation
Fraudulent procurement or attempt to procure replacement dog registration label or disc	\$500.00	\$500.00	Set by legislation
Failure to advise change of dog ownership	\$100.00	\$100.00	Set by legislation
Failure to advise change of address	\$100.00	\$100.00	Set by legislation
Removal, swapping, or counterfeiting of registration label disc	\$500.00	\$500.00	Set by legislation
Failure to keep dog controlled or confined	\$200.00	\$200.00	Set by legislation
Failure to keep dog under control	\$200.00	\$200.00	Set by legislation
Failure to provide proper care and attention, to supply proper and sufficient food, water, and shelter, and to provide adequate exercise	\$300.00	\$300.00	Set by legislation
Failure to carry leash in public	\$100.00	\$100.00	Set by legislation
Failure to advise of muzzle and leashing requirements	\$100.00	\$100.00	Set by legislation
Releasing dog from custody	\$750.00	\$750.00	Set by legislation

Parking

<b>Parking Fees</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Metered parking spaces, per hour	\$2.10	\$2.10	Zero increase
<b>Infringements – Excess Time or Metered Space</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Not More than 30 Minutes	\$20.00	\$20.00	Set by legislation
More Than 30, Not More Than 1 Hour	\$25.00	\$25.00	Set by legislation
More Than 1 Hour, Not More Than 2 Hours	\$36.00	\$36.00	Set by legislation
More Than 2 Hours, Not More Than 4 Hours	\$51.00	\$51.00	Set by legislation
More Than 4 Hours, Not More Than 6 Hours	\$71.00	\$71.00	Set by legislation
More Than 6 Hours	\$97.00	\$97.00	Set by legislation
<b>Other Parking or Vehicle Infringements</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Designated Goods and Service Vehicles Only	\$70.00	\$70.00	Set by legislation
On a Broken Yellow Line	\$100.00	\$100.00	Set by legislation
On a Loading Zone	\$70.00	\$70.00	Set by legislation
In a No Stopping Zone	\$100.00	\$100.00	Set by legislation

On a Bus Stop/Taxi Stand	\$100.00	\$100.00	Set by legislation
Double Parked	\$100.00	\$100.00	Set by legislation
Parked on a Footpath	\$70.00	\$70.00	Set by legislation
Mobility Permit Holder Park Only	\$750.00	\$750.00	Set by legislation
Contrary to Council's Bylaw	\$70.00	\$70.00	Set by legislation
Failure to Display Current WOF*	\$200.00	\$200.00	Set by legislation
Failure to Display Current Licence Label*	\$200.00	\$200.00	Set by legislation
Failure to Display Current COF*	\$600.00	\$600.00	Set by legislation

\*A diversion option may be applied for these notices if the previous WOF, COF or Registration has been expired for less than one month at the time the Notice was issued.

#### Environmental Health

Environmental Health charges are set in accordance with Regulation 7 of the Health (Registration of Premises) Regulations 1966.

Note: Food Act 2014 fees and charges are set separately in accordance with Section 205(2) of the Act.

<b>General Premises (Annual Registration Fee) – set under Regulation 7 of the Health (Registration of Premises) Regulations 1966</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Hairdressers	\$450.00	\$450.00	TBC
Funeral Directors / Mortuary	\$630.00	\$630.00	TBC
Camping Grounds	\$630.00	\$630.00	TBC
Transfer of Registration, if completed within 14 days of the change of occupier/ownership.	\$270.00	\$270.00	TBC
Offensive Trades	\$450.00	\$450.00	TBC
Saleyards	\$450.00	\$450.00	TBC
<b>Miscellaneous Fees &amp; Charges</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Litter Infringement Offence	\$400.00	\$400.00	TBC
Mobile Shop/Hawker (Non Food) – Permit to Operate	\$344.00	\$351.50	2.18% increase
Mobile Food Businesses – permit to operate (does not apply when operating at events only)	\$344.00	\$351.50	2.18% increase
Water Testing for Registered Premises fee (plus costs)	\$161.00	\$164.50	2.17% increase
Certificate of Compliance	\$529.00	\$540.50	2.17% increase

Interpreters (plus costs)	Cost + 20%	Cost + 20%	No change
Monitoring/Inspection Costs - Per hourly rate.	\$185.00	\$189.00	2.16% increase
Printing and Copying	Current 2025/26	Proposed 2026/27	Comments
A4 Black & White	\$0.20	\$0.20	Zero increase
A4 Black & White Double Sided	\$0.30	\$0.30	Zero increase
A4 Colour	\$1.40	\$1.40	Zero increase
A4 Colour Double Sided	\$2.90	\$3.00	3.45% increase
A3 Black & White	\$0.30	\$0.30	Zero increase
A3 Black & White Double Sided	\$0.40	\$0.40	Zero increase
A3 Colour	\$2.90	\$3.00	3.45% increase
A3 Colour Double Sided	\$5.20	\$5.30	1.92% increase
A2 Colour or Black & White – Single Sided Only	\$9.00	\$9.20	2.22% increase
A1 Colour or Black & White – Single Sided Only	\$17.00	\$17.50	2.94% increase
A0 Colour or Black & White – Single Sided Only	\$32.00	\$32.50	1.56% increase

<b>Abandoned Vehicles</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Towage (plus actual costs and daily storage costs)	\$185.00	\$189.00	2.16% increase
Daily storage (per day)	\$10.50	\$10.70	1.90% increase
<b>Noise Control</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Return of Seized Equipment (Cash/Eftpos Only)	\$359.50	\$367.50	2.23% increase
Infringement Fine Fee Set by Legislation	\$500.00	\$500.00	Set by legislation
<b>Skateboards</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Return of Impounded Skateboard	\$41.00	\$42.00	2.44% increase
<b>Administrative Services</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Receiving third party reports or other information to place on a property file at the owner's request. (Includes recording a Building Consent Exemption on the property file).	\$190.00	\$194.00	2.11% increase
Support service administration fee (hourly rate)	\$160.00	\$163.50	2.19% increase
Land Information Memorandum (commercial/industrial/rural/rural residential) fee. Plus hourly rate over three hours.	\$399.00	\$420.00	5.26% increase

Land Information Memorandum (urban residential)	\$390.50	\$410.00	4.99% increase
Property File Request - Building information only (per title)	\$74.00	\$85.00	14.86% increase
Property File Request - Resource consent information only (per title)	\$74.00	\$85.00	14.86% increase
Research Fee (per hour)	\$80.00	\$82.00	2.50% increase
Property File Request - Record (Certificate) of Title, consent notices and easement documents only (per title)	\$74.00	\$75.50	2.03% increase
Consents List (monthly subscription)	\$14.00	\$14.50	3.57% increase
Rates postponement establishment fee: including legal costs, cost of interest, and production of documents for registering statutory land charge (includes LINZ fee)	\$350.00	\$357.50	2.14% increase
Administrative services notes:			
1. Property file information and LIMs will be delivered electronically, if hard copies are required, additional printing fees will apply.			
2. A statutory land charge will be registered against the property and the cost of establishing this will be added to the postponed amount.			
Associated Costs for Special Events	Current 2025/26	Proposed 2026/27	Comments
Road Closure	Cost	Cost	No change
Traffic Management Approval	Cost	Cost	No change

Advertising	Cost	Cost	No change
Flag Trax	Current 2025/26	Proposed 2026/27	Comments
Any costs associated with a physical flag are not the responsibility of Council, and it is expected that customers source their own flags.			
All fees are stated as GST inclusive and are effective from 01 July 2025. Council reserves the right to review any fees and charges at any time. Please contact Council for any updates.			
Installation of one FlagTrax Flag	\$24.50	\$25.00	2.04% increase
Removal of one FlagTrax Flag	\$24.50	\$25.00	2.04% increase

Alcohol Licensing

Alcohol Licence Application Fees (New, Renewal, Variations)	Current 2025/26	Proposed 2026/2027	Comments
Fee Category (Very Low)	\$368.00	\$368.00	TBC
Fee Category (Low)	\$609.50	\$609.50	TBC
Fee Category (Medium)	\$816.50	\$816.50	TBC
Fee Category (High)	\$1,023.50	\$1,023.50	TBC
Fee Category (Very High)	\$1,207.50	\$1,207.50	TBC

<b>Licence Annual Fee (payable on anniversary of licence date)</b>	<b>Current 2025/26</b>	<b>Proposed 2026/2027</b>	<b>Comments</b>
Fee Category (Very Low)	\$161.00	\$161.00	TBC
Fee Category (Low)	\$391.00	\$391.00	TBC
Fee Category (Medium)	\$632.50	\$632.50	TBC
Fee Category (High)	\$1,035.00	\$1,035.00	TBC
Fee Category (Very High)	\$1,437.50	\$1,437.50	TBC
<b>Fees Payable for Other Applications</b>	<b>Current 2025/26</b>	<b>Proposed 2026/2027</b>	<b>Comments</b>
Temporary Authority/Licence	\$296.70	\$296.70	TBC
Managers Certificate (Application and Renewal)	\$316.25	\$316.25	TBC
Appeal to the Alcohol Regulatory Licensing Authority (ARLA)	\$517.50	\$517.50	TBC
Extract from Licensing Register	\$57.50	\$57.50	TBC
Application for Certificate of Compliance (section 100(f) of the Sale and Supply of Alcohol Act	\$529.00	\$540.50	2.17% increase

Special Licences	Current 2025/26	Proposed 2026/2027	Comments
· Small Event less than 100 people			
· Medium Event 100 to 400 people			
· Large Event over 400 people			
<b>Note:</b> All events on an application must be of a similar nature. For example; Birthday Parties, Fundraisers and Reunions would all need to be on separate applications.			
Class 1: 1 large event; more than 3 medium events; or more than 12 small events.	\$575.00	\$575.00	TBC
Class 2: 3 to 12 small events, 1 to 3 medium events.	\$207.00	\$207.00	TBC
Class 3: 1 or 2 small events	\$63.25	\$63.25	TBC
LGOIMA	Current 2025/26	Proposed 2026/27	Comments
The first one (1) hour of time spent on fulfilling official information requests will be free; and then all additional time will be charged per half hour:	\$38.00	\$39.00	2.63% increase
The first twenty (20) pages of black and white photocopying will be free, additional charge for all additional black and white pages per page:	\$0.20	\$0.20	Zero increase
All other charges incurred shall be fixed at an amount that recovers the actual costs involved. This includes:			

i. Producing a document by computer or other like equipment;			
ii. Colour photocopies;			
iii. Reproducing a photograph, film, video or audio recording;			
iv. Arrange for the requester to hear or view an audio or visual recording;			
v. Providing a copy of any maps, plans etc.			
<b>Food Act 2014</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Registering a Food Control Plan that is based on a MPI template	\$450.00	\$450.00	TBC
Registering a business under a national programme	\$450.00	\$450.00	TBC
Renewing the registration of a Food Control Plan that is based on a MPI template	\$450.00	\$450.00	TBC
Renewing the registration of a business operating under a national programme	\$450.00	\$450.00	TBC
Amendment to registration, per hour:	\$180.00	\$180.00	TBC
Verification (including site visits and compliance checks). Per hour:	\$180.00	\$180.00	TBC
Compliance and Monitoring, per hour:	\$180.00	\$180.00	TBC

Charges for travel outside of Horowhenua District -  <i>*Applicable where a verifier is required to travel outside of the Horowhenua District to verify a template Food Control Plan or a National Programme business.</i>	Cost +20%	Cost +20%	Zero increase
Resource Consent Fees	Current 2025/26	Proposed 2026/27	Comments
<b>Resource Consent Application Deposits</b>			
Land Use Consent (non-notified)	\$1,500.00	\$1,500.00	Zero increase. Deposit Only.
Subdivision Consents (non-notified)	\$1,800.00	\$1,800.00	Zero increase. Deposit Only.
Combined Land Use and Subdivision (non-notified)	\$2,000.00	\$2,000.00	Zero increase. Deposit Only.
Limited Notification of Land Use or Subdivision Consent	\$3,000.00	\$3,000.00	Zero increase. Deposit Only.
Public Notification of Land Use or Subdivision Consent	\$5,000.00	\$5,000.00	Zero increase. Deposit Only.
Fire Fighting Water Supply assessment - Rural/Residential property per UOD		\$250-\$450	New fee
Fire Fighting Water Supply assessment - Commercial/Industrial - based on sqm of building footprint requiring assessment.		Special Assessment	New fee
Fast Track (10 Day) Land Use Consents Deposit Fee (all fees and charges are charged double the hourly rates below)	\$3,000.00	\$3,000.00	Zero increase. Deposit Only.

Other Applications/Certificates	Current 2025/26	Proposed 2026/27	Comments
Boundary Activities (deposit)	\$350.00	\$350.00	Zero increase. Deposit Only.
Marginal or Temporary Activities (deposit)	\$500.00	\$500.00	Zero increase. Deposit Only.
s125 Extension of Time (deposit)	\$750.00	\$750.00	Zero increase. Deposit Only.
s127 Application to Change or cancellation of conditions/consent notice (deposit)	\$1,000.00	\$1,000.00	Zero increase. Deposit Only.
s221 Preparation of Consent Notice (fee per s224 application)	\$226.00	\$238.50	5.53% increase
s221 Consent Notice Amendment and/or cancellation (deposit)	\$600.00	\$600.00	Zero increase. Deposit Only.
S223 Approval of Land Transfer Plan (fee)	\$265.50	\$280.50	5.65% increase
s224(c) or (f) Application – 0 to 3 Lots (deposit)	\$500.00	\$500.00	Zero increase. Deposit Only.
s224(c) or (f) Application – 4 Lots or more (deposit)	\$800.00	\$800.00	Zero increase. Deposit Only.

S226 Certification to allow a certificate of title to be issued for a separate allotment (deposit)	\$600.00	\$600.00	Zero increase. Deposit Only.
Any other application or certificate under the RMA 1991 (deposit)	\$300.00	\$300.00	Zero increase. Deposit Only.
Road Naming (deposit)	\$500.00	\$500.00	Zero increase. Deposit Only.
S139 Certificate of Compliance (deposit)	\$1,000.00	\$1,000.00	Zero increase. Deposit Only.
Existing Use Certificate (deposit)	\$600.00	\$600.00	Zero increase. Deposit Only.
Creation of a Right of Way under Section 348 of the Local Government Act 1974 or s243 RMA (deposit)	\$500.00	\$500.00	Zero increase. Deposit Only.
Cancellation of an easement under section 243(e) of the RMA 1991 (deposit)	\$300.00	\$300.00	Zero increase. Deposit Only.
Notice of requirement to designate land - non-notified (deposit)	\$1,500.00	\$1,500.00	Zero increase. Deposit Only.
Notice of requirement to designate land notified (deposit)	\$3,000.00	\$3,000.00	Zero increase. Deposit Only.
Alteration to designation (non-notified) (deposit)	\$1,000.00	\$1,000.00	Zero increase. Deposit Only.

Outline Plan of works (deposit)	\$1,000.00	\$1,000.00	Zero increase. Deposit Only.
Outline Plan waiver (deposit)	\$300.00	\$300.00	Zero increase. Deposit Only.
Any other application under provisions of LGA 1974 not repealed (deposit)	\$500.00	\$500.00	Zero increase. Deposit Only.
Private Plan Changes (deposit)	\$10,000.00	\$10,000.00	Zero increase. Deposit Only.

Costs of processing private plan changes that exceed the deposit paid will be charged.  
Charges will be as per the Processing & Monitoring Fees & Hourly Rates Table, the Miscellaneous Fees table, and the Hearing Costs / Deposits table. Disbursement will be charged at cost + 20%.

Processing & Monitoring Fees & Hourly Rates	Current 2025/26	Proposed 2026/27	Comments
Resource Management Planner (per hour)	\$226.00	\$239.00	5.75% increase
Development Engineers	\$226.00	\$239.00	5.75% increase
Internal Specialist (e.g. Environmental Health Officers) (per hour)	Time based Hourly Rate (per hour or part thereof)	Time based Hourly Rate (per hour or part thereof)	Time based Hourly Rate (\$220 per hour or part thereof)
Consent administration fee (fee)	\$172.50	\$182.50	5.80% increase

Bond Preparation (fee per bond document)	\$308.00	\$325.50	5.68% increase
Bond Refund (excludes permitted activities) (fee per bond)	\$154.00	\$162.50	5.52% increase
Processing System Fee	\$0.00	\$92.00	New fee for electronic processing system
Consent Processing Fees - Streamlined Housing Application	Consent processing fees capped at \$4,500	Consent processing fees capped at \$4,500	Fee cap for new Streamlined Housing Process
Digital Capture Levy (applies to hard copy consent applications only) (fee)	\$212.50	\$225.00	5.88% increase
Digital Capture Levy (applies to applications received by email only) (fee)	\$53.50	\$56.50	5.61% increase
Land Use Consent Initial Monitoring Fee (fee)	\$178.50	\$195.00	9.24% increase
Resource Consent Monitoring (per hour) Note - monitoring by Development Engineers is carried out at their hourly rate	\$190.00	\$195.00	2.63% increase
Review of and Approval of Monitoring Reports & Other information submitted to satisfy consent conditions (per hour)	\$185.00	\$195.00	5.41% increase
Minor Engineering Approvals	Time based Hourly Rate (per hour or part thereof)	Time based Hourly Rate (per hour or part thereof)	No change
Complex Engineering Approvals	Time based Hourly Rate (per hour or part thereof)	Time based Hourly Rate (per hour or part thereof)	No change

Notes:			
1. All applications will be subject to a consent administration fee and a processing system fee and time-based charges as outlined below.			
2. Hourly rates for planners and development engineers cover all work associated with resource consent processing, internal referrals and peer reviews, site visits, review of documents, monitoring visits/inspections (including hold point inspections), approval of engineering plans, report writing, meeting attendance, communication with applicants & agents, and hearing attendance – and any other work related to an applications under the Resource Management Act 1991.			
3. Minor engineering approvals are for specific and less complex work, such as service connections for a development, renewal of public infrastructure pipes to same grade and alignment, isolated rehabilitation of existing pipe or manhole, raising or lowering a public manhole lid and small scale developments and/or up to 3 Lot subdivision.			
4. Complex engineering approvals are for works such as public stormwater, wastewater or water supply extension/system, public road or road widening, relocation of public drainage or water supply system, public stormwater pond or wetland, public stormwater catchpit, soak hole, public swale or raingarden, bulk earthworks and large scale developments and/or 4 or more Lot subdivision.			
5. Streamlined Housing Process capped fees relates to all work associated with resource consent processing, internal referrals and peer reviews, site visits, review of documents, report writing, meeting attendance, communication with applicants & agents. The capped fee does not include monitoring visits/inspections, engineering plan approvals & 223/224 approvals.			

<b>Miscellaneous Fees</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Pre-application Meeting(s) – all application types and designations <u>(two hours free then per hourly rate charged against application when submitted)</u> :	\$226.00	\$239.00	5.75% increase
External Specialist Review of submitted information (either at application or monitoring stage)	Cost + 20%	Cost + 20%	Zero Increase
Consultant s42A planning reports	Cost + 20%	Cost + 20%	Zero Increase
Specialist Reports	Cost + 20%	Cost + 20%	Zero Increase
Mileage	AA rate applicable	AA rate applicable	Zero Increase
Disbursements	Cost + 20%	Cost + 20%	Zero Increase
Pre-Hearing Meetings	Cost + 20%	Cost + 20%	Zero Increase
<b>Hearings Costs / Deposits</b>	<b>Current 2025/26</b>	<b>Proposed 2026/27</b>	<b>Comments</b>
Council Hearings Committee sitting collectively without an independent commissioner	\$3,200.00 deposit. Charges based on elected member hourly rates	\$3,200.00 deposit. Charges based on elected member hourly rates	Zero increase. Deposit Only.

Independent commissioners	\$3,200.00 deposit. Charges based on actual cost.	\$3,200.00 deposit. Charges based on actual cost.	Zero increase. Deposit Only.
Council Hearings Committee sitting with an independent commissioner(s)	\$3,200.00 deposit. Charges based on elected member hourly rates plus independent commissioners' costs	\$3,200.00 deposit. Charges based on elected member hourly rates plus independent commissioners' costs	Zero increase. Deposit Only.
s357 Lodgement of Objection & Assessment (deposit)	\$550.00	\$550.00	Zero increase. Deposit Only.

File No.: 26/15

## 6.3 Consideration of Proposed Amendments to Development Contribution Policy 2024

Author(s)	Lisa Poynton <b>Senior Policy Planner   Kaiwhakamahere Matua, Kaupapahere</b>
Approved by	Lauren Baddock <b>Integrated Growth and Planning Manager   Kaiwhakahaere o ngā Whanaketanga Pāhekoheko</b>
	David McCorkindale <b>Group Manager - Vision &amp; Delivery   Tumu Rangapū, Matawhānui Haporī, Whakarite</b>
	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. This paper outlines recommended administrative changes to Council's Development Contribution Policy 2024 Kaupapahere mō to Utu Whakawhanake that are being recommended due to the provisions of the Building and Construction (Small Stand-alone Dwellings) Amendment Act 2025, which was passed into law on 24 October 2025.
2. The recommended changes are administrative in nature and are to ensure that the existing policy intent is retained and that the Policy remains clear for users following the introduction of the Building and Construction (Small Stand-alone Dwellings) Amendment Act 2025. The changes being discussed today do not relate to any substantive change to the existing policy.

#### This matter relates to Financial Discipline

Review funding policies and settings to consider if rates and user fees and charges could be shared differently

#### This matter relates to Going for Growth

Growth delivers essential services communities can rely on and afford

Integrated growth planning informs infrastructure investment and key moves

### DELEGATION OR AUTHORITY TO ACT | TE MANA WHAKATAU I NGĀ KAWENGA

3. Council is required to adopt a policy on development contributions or financial contributions under Section 102(1) of the Local Government Act.

### SIGNIFICANCE ASSESSMENT | HE AROMATAWAI MATUA

4. This matter is assessed as not being significant under Council's Significance and Engagement Policy as the change sought to the Development Contributions Policy is administrative only and will retain the current status quo of charging development contributions for small stand-alone dwellings, which is provided for by Section 198(1)(ba) of

the Local Government Act 2002 (2025 Amendment) and the transitional powers provided by Clause 63, Schedule 1AA of the Local Government Act 2002.

## RECOMMENDATION | NGĀ TAUNAKITANGA

- A. That Council adopt the proposed amendments to the Development Contributions Policy 2024 Kaupapahere mō to Utu Whakawhanake set out in the attachment to this report.
- B. That the Chief Executive be given delegated authority to make any minor consequential and editorial changes to the wording of the policy that may arise during the publishing of the amendment to the Development Contributions Policy 2024.

## BACKGROUND | HE KŌRERO TŪĀPAPA

5. Council's Development Contributions Policy 2024 (DCP) is the key document that ensures that the cost of infrastructure to meet growth is funded by those who cause the need for that infrastructure (e.g. developers). The current policy was consulted on as part of the Long Term Plan 2024-2044, meaning the last full review was undertaken in 2024.
6. New dwellings (including small stand-alone dwellings), some extensions, subdivisions creating extra lots and new business activity can all trigger the need to pay a development contribution. The amount is calculated in accordance with the policy and is based on the demand the activity will have on infrastructure and the cost of delivering it. A check is done on every building consent, Certificate of Acceptance application, resource consent and service connection to ensure that where new or additional demand for Council services are created by a development, the developer is charged for that demand in accordance with the policy.
7. Under the current policy, development contributions can be taken at the time of Building Consent, Subdivision Consent, service connection, or Certificate of Acceptance (under the Building Act). Small stand-alone dwellings are charged a development contribution as part of the Building Consent process. One-bedroom dwellings usually pay half a contribution, with dwellings of two bedrooms and over being subject to a full contribution.
8. The Government recently made changes to the Building Act through the Building and Construction (Small Stand-alone Dwellings) Amendment Act that would exempt some minor dwellings from the building consent process. This means that any such buildings are no longer explicitly captured by the triggers for charging in the existing Development Contributions Policy. The Amendment Act gained royal assent on 24 October 2025.
9. The amendments came into force on 15 January 2026, meaning those wishing to build a small stand-alone dwelling will now need to apply to Council for a Project Information Memorandum (PIM) instead of a building consent. The PIM gives Council the opportunity to check compliance with relevant rules and would be the appropriate point at which to charge a development contribution. Therefore, there is the opportunity to make minor amendments to the DCP to specify and clarify that a development contribution can be charged for small stand-alone dwellings at the PIM stage, at the same rate and nature as would have been applied at building consent stage.
10. The Amendment Act includes the following clause, which would allow Council to keep charging a development contribution for non-consented stand-alone small dwellings

regardless, but there is benefit in making this explicit in the policy to avoid confusion for policy users:

**63 Territorial authorities may require development contributions for small stand-alone dwellings even where not authorised by policy**

- (1) This clause applies during the period beginning with the commencement of this Part of Schedule 1AA and expiring 3 years after that date.
- (2) A territorial authority may require a development contribution to be paid in respect of a non-consented small stand-alone dwelling, even if this is not authorised by, or is contrary to, the relevant policies of the territorial authority.
- (3) Subpart 5 of Part 8 applies, subject to this clause and with any necessary modifications.

11. This clause allows for the continued charging of Development Contributions for small stand-alone dwellings for a three-year transition period, after which time the wording of the policy would have precedence.

12. This matter was the subject of a workshop with Council on 17<sup>th</sup> December 2025.

## DISCUSSION | HE MATAPAKINGA

13. The decision is therefore whether to amend the Development Contributions Policy now, or whether to rely on the transitional powers under the Local Government Act to be able to continue to take development contributions for non-consented small stand-alone dwellings.
14. The proposed amendments have been made to the Development Contributions Policy attached to this report. In brief, the following additions have been made for clarity around issuing and invoicing development contributions, process and a definition as follows:
  - Clause 2.1.4 - reference to issuing a PIM added
  - Clause 2.11.1 - reference to issuing a PIM added
  - Clause 2.11.3 - reference added to issuing a PIM as a trigger for an assessment in the main clause and a subclause c) to allow for issuing of an invoice for the contribution upon Council being notified works are complete, or two years after the issue of the PIM, whichever is earlier.
  - Clause 2.11.5 – reference to PIM added
  - Clause 3.1.1 – additional clause added to refer to issuing a PIM for a non-consented small stand-alone dwelling under the exemption criteria set out in Schedule 1A of the Building Act 2004
  - Clause 3.1.3 – reference to issuing a PIM added
  - Clause 3.1.4 – reference to PIM added
  - Clause 3.1.5 – reference to PIM added
  - Clause 3.4.2 – reference to issuing a PIM added
  - Clause 3.5.1 – additional clause e) added to refer to the issuing of a PIM for a non-consented small stand alone dwelling
  - Clause 3.5.2 – additional subclause d) added to allow for issuing of an invoice for the contribution upon Council being notified works are complete, or two years after the issue of the PIM, whichever is earlier.
  - Clause 3.5.5 – reference to projects not related to a non-consented small stand alone dwelling

- Table 4.2 – Schedule of Compliance – references to PIM added for Sections 198, 200(4), 198(1)(a)(b) and (c) and 198(4A) for completeness.
- Appendix 3 – Glossary of Terms – definition added for Non-consented small stand-alone dwelling “has the meaning given to it by section 7 of the Building Act.”

15. Making the recommended changes would ensure that the Policy is clear and up to date going forward.

16. The alternative option (of retaining the current wording) does retain the ability to charge contributions but is less desirable than the recommended option, as it could cause confusion for users and result in unnecessary challenges to the Policy. There would also be a potential reputational risk to Council.

17. The transitional powers under Schedule 1AA of the Building Act to continue to charge a Development Contribution also have an expiry of three years. There is a small risk that the intended changes to the Local Government Act to bring in Development Levies may not proceed within that timeframe, meaning that come January 2029, Council could be in the position in January 2029 of not being able to charge development contributions/levies for non-consented small dwellings.

### Options | Ngā Kōwhiringa

18. To summarise, the options available to Council are to:

- 18.1. Adopt the proposed amendment to the Development Contributions Policy
- 18.2. Maintain the current Development Contributions Policy and rely on the transitional provisions in the Clause 63, Schedule 1AA of the Local Government Act 2002 (status quo)

Options   Ngā Kōwhiringa	Benefits   Ngā Whiwhinga	Risks   Ngā Mōrearea
Option A (recommended) Adopt the proposed amendments to the Development Contributions Policy	The Development Contributions Policy will remain up to date and will be complete, reliable and clear for all users.	Potential challenge to the amendments being made without a public consultation process.
Option B (status quo) Maintain the current policy wording and rely on the transitional provisions of the Local Government Act 2002	No change to the current policy or update to Council's website would be needed.	The Development Policy would not contain clear information relating to being able to charge development contributions on PIMs. This could cause confusion for users and result in challenges to legitimate DC assessments/invoices, which will require staff time to address and respond to. Potential reputational risk to Council from this option.

## ENGAGING WITH MĀORI | TE MAHI TAHKI TE MĀORI

19. The proposed changes to the Development Contributions Policy are procedural and administrative in nature. No substantive changes are proposed at this time, with the intent and scope of the policy remaining unchanged.

## CLIMATE CHANGE | NGĀ ĀHUARANGI HURIHURI

20. There are no climate change impacts associated with the decision to make the proposed amendments to the Development Contribution Policy.
21. There will be opportunities to address substantive matters through the Long Term Plan process and the future Development Levy Policy process.

## FINANCIAL AND RESOURCING | TE TAHUA PŪTEA ME NGĀ RAUEMI

22. The only cost associated with adopting the recommended option would be a small staff cost time for policy and website updates. Council's development contributions calculation model may also need a small tweak, which should be able to be done by Council staff.
23. These costs are budgeted in the Long Term Plan.

## LEGAL AND RISK | TE TURE ME NGĀ MŌREAREATANGA

24. The proposed changes are in respond to changes to the Building Act 2004 and the Local Government Act 2002 via the Building and Construction (Small Stand-alone Dwellings) Amendment Act 2025. Beyond this, there are no other legal matters for consideration and no legal risk given the proposed changes to the Policy are administrative in nature, retain the existing policy intent, and ensure there is consistency between legislation and the Policy.

## POLICY IMPACT | NGĀ PĀTANGA I NGĀ KAUPAPA HERE

25. Policy and strategic implications are set out above.

## COMMUNICATIONS AND ENGAGEMENT | TE WHAKAWHITI PĀRONGO ME TE MAHI

26. As the matter has been deemed to be not significant in terms of Council's Significance and Engagement Policy due to it being administrative in nature, no consultation with any external party has occurred. The nature of the changes are not considered to change the intent or scope of the policy and with the changes being made reflecting the Government direction and there being no scope to depart from that there is no value to undertaking consultation.

### Communicating with our Community | Te Whakawhiti Pārongo ki te Hapori

27. Any update to the Development Contributions Policy will be advertised on the policy webpage on the Council website and will be communicated to the relevant sector via email and the Developer's Forum.

## NEXT STEPS | HEI MAHI

28. If Option A is agreed, Officers will publish an updated version on Council's website.

### Confirmation of statutory compliance

In accordance with sections 76 – 79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

## ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO

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## Horowhenua District Development Contributions Policy – 2024-2044

### Part 1 – Introduction, policy decisions and practical application

This development contributions policy is in two parts. **Part 1** gives context to the policy and sets out the decisions the Council has taken in making the policy. It then describes the steps to be followed when applying the policy to development applications.

**Part 2** is a separate document setting out the legislative matters the Council has had to consider, the method of calculating the contributions, significant assumptions, and other supporting material.

This policy is operative from 1 July 2024, and is based on capital expenditure proposed in the Long Term Plan 2024-44. It takes direction from Council's Revenue and Financing Policy on which activities are to be funded by development contributions. The various sections of the policy cover:

- **Section 1** - the purpose of the policy, the growth and infrastructure context and a comparison between development contributions and other sources of funding.
- **Section 2** - the decisions the Council has taken in making this policy.
- **Section 3** - the way the policy will be applied in practice.
- **Section 4** – the legislative matters the Council has considered.
- **Section 5** – the way in which development contributions are calculated.

### Section 1 - Introduction

#### 1.1 Purpose

1.1.1 The Horowhenua Development Contributions Policy 2024-2044 is made under the Local Government Act 2002 (the Act). The Council has to manage its financial dealings prudently and in the current and future interests of the community<sup>1</sup>. In doing so, it must be sure about the sources and levels of funding it will use for the activities it carries out<sup>2</sup>. There are various funding sources available to the Council. To use these, it has to adopt a number of financial and funding policies, one of which is a policy on development contributions or financial contributions<sup>3</sup>.

1.1.2 The policy is based on capital expenditure proposed in the Long Term Plan 2024-2044 and is adopted as one of the source documents that will meet some of the funding needs in the long term plan.

1.1.3 The purpose of this policy is to:

- a) provide predictability and certainty to developers that the Council can give them the infrastructure they need to support their investments;
- b) ensure developers know what they are paying for and that development is not discouraged by high infrastructure costs; and
- c) ensure the existing community is not burdened by the costs of growth, but does contribute to growth infrastructure when it provides a clear benefit to them by improving their existing levels of service, renewing aging assets or helping them meet new legislative standards.

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<sup>1</sup> Section 101(1)

<sup>2</sup> Section 102(1)

<sup>3</sup> Section 102(2)(d)

### **1.2 Why have this policy?**

- 1.2.1 When growth in population and business takes place, new development is carried out to accommodate it. The extra traffic, water consumption, wastewater generation and stormwater runoff from that development, all take up spare capacity in Council's infrastructure. Unless provision is made, that capacity can be used up over time and networks start to fail. Traffic congestion, low water pressure or quality, wastewater overflows and flooding can all signal a failure to keep up with growth. In some cases, parks, libraries and other public amenities can become crowded as the capacity they were designed for is used up.
- 1.2.2 To avoid this, the Council plans ahead and puts capital spending in its budgets to provide more capacity to service growth when it is needed.
- 1.2.3 While the community may welcome growth, it should not be expected to fund extra infrastructure, particularly when it is already at the right levels of service.
- 1.2.4 In New Zealand, financial and development contributions are the two main sources of growth funding available to local authorities.

### **1.3 Other sources of funding growth related capital spending**

- 1.3.1 Financial contributions are usually used for local infrastructure directly associated with a new development – that is, within, nearby or linking it to wider public networks. Council will not normally get involved financially with this local infrastructure. It expects developers to provide it and vest it with Council once it is completed to the right standard, with no financial contribution required.
- 1.3.2 In some situations though, it may be best for Council to become financially involved. It can decide to enable development by building a piece of local infrastructure and then charging financial contributions to recover its costs. Typically, this happens where multiple developers are involved and it is not fair or practical for one developer to provide local infrastructure ahead of others who will also benefit from it. Financial contributions are a good funding source in this situation.
- 1.3.3 The Horowhenua Financial Contribution Policy (2015), was adopted at a time when little or no growth was taking place. It does not summarise the total cost of growth-related capital spending or the proportion to be funded by financial contributions. Until it is reviewed, it will not be a viable source of funding for growth.
- 1.3.4 In making this policy, the Council has considered other sources of funding, so as not to unduly burden and potentially discourage development with development contributions. These sources include:
  - a) grants and subsidies – principally Waka Kotahi NZ Transport Agency subsidies for the district's roading activity and also Crown Infrastructure Partners (CIP) grants for supporting infrastructure for the Tara-Ika development at Levin;
  - b) targeted rates payable under the Local Government (Rating) Act 2002;
  - c) levies payable under the Infrastructure Funding and Financing Act 2020;
  - d) user charges; and
  - d) asset sales.

### **1.4 What are development contributions used for?**

- 1.4.1 Development contributions are a good way of funding public network and bulk infrastructure that the Council has already provided, or plans to provide to support growth. Local authorities typically

provide trunk sewers, water mains, wastewater and water supply treatment plants, collector and arterial roads, public transport assets, libraries, sports fields, parks and other public amenities.

- 1.4.2 These are usually of such a scale and cost that no one developer can fund them alone, even where they need them to make their development viable and marketable.
- 1.4.3 Development contributions provide the ideal funding tool to collect money from large and small-scale developments and pool them to fund 'big ticket' infrastructure. Even small-scale developments can, cumulatively, put pressure on our networks over time.

#### **1.5 Development agreements**

- 1.5.1 In some cases, developers may be able to build large items of public infrastructure, that Council would normally provide itself but is not yet ready to. Developers may also offer the Council land it wants to acquire for public projects.
- 1.5.2 To enable a development to go ahead, the Council can enter into a development agreement with the developer. Commitments can be made to offset development contributions or re-imburse the developer directly once the infrastructure is built to standard or land is transferred to Council.

#### **1.6 The approach to growth in our District**

- 1.6.1 Horowhenua District is growing steadily and in some places strongly. The Council is responding proactively to this by:
  - a) retaining a 95<sup>th</sup>-percentile growth projection for the 2024-2044 Long Term Plan, after initially adopting the 95<sup>th</sup> percentile growth projection for the 2021-2041 Long Term Plan;
  - b) moving to increase the supply of developable land; and
  - c) including a strong growth element in its capital spending programme.

### 1.7 How is our District growing?

1.7.1 The population of Horowhenua District remained almost constant at just over 31,000 people in the decade 2000 to 2010. In the 4 years to 2014, our district began to experience notable growth. On this basis, Long Term Plan 2015-2025 and Long Term Plan 2018-38 each projected a steepening growth curve. Long Term Plan 2018-2038 projected annual growth of 1.2% and 1.1% respectively in each of the next two decades. Growth since 2018 exceeded those projections, running at an average 2% per annum. Sense Partners<sup>4</sup> projects the resident population to grow from 37,522 in 2024<sup>5</sup> to 54,657 in 2044. The rate of growth is expected to be 1.5% per annum up until 2030 and 2.1% per annum until 2044<sup>6</sup>. This population growth is expected to be accompanied by strong demand for dwelling growth.

1.7.2 After a period of uncertainty with regards to business growth, during the period 2017-2022 there was a 16.2% increase in filled jobs, with growth across all sectors<sup>7</sup>. Business growth is expected to remain strong, buoyed by the improved roading network to Wellington, and the expected improvements to be completed by the end of the decade.

1.7.3 To account for any slowdown in business activity a lower business growth rate was built into the policy in the first three years of the 2021-2041 Long Term Plan. After 2024, the policy assumes business growth keeping pace with the strong population and dwelling growth expected. This assumption will be reviewed over the lifetime of the long term plan to ensure forecasting is based upon the best available information.

1.7.4 In general, the growth outlook is positive for Horowhenua with factors such as the influence of Wellington and increasingly strong transport links to the capital at play, particularly with the Ōtaki to North of Levin extension to the Northern Corridor being planned to be completed in 2029. However, there is a degree of uncertainty around long-term sustained growth. Growth projections supporting this policy need to be constantly monitored and the timing and scale of development-related capital expenditure moderated accordingly.

### 1.8 The infrastructure response

1.8.1 In response to the strong growth outlook, a number of capital projects have been identified and costed into Long Term Plan 2024-44, to enable and support growth. These include:

- Major road intersection upgrades and connections in Levin to meet expected traffic increases from the Tara-Ika growth area;
- Subsidised road improvement, footpath, cycleway and shared path programmes across the district, increasing the capacity of the existing network to deal with traffic growth, as well as extending it into new growth areas;
- Forward-looking strategic wastewater treatment plant upgrade or effluent disposal option projects, in expectation of growth at Foxton/Foxton Beach, Waitārere Beach, Tokomaru and Levin (including those dealing with the increasing wastewater volumes generated by Tara-Ika);
- Specific large-scale capital expenditure on the Tara-Ika wastewater trunk network in the early years of the long term plan to enable the development to go ahead;
- Growth-related reticulation upgrades in Levin itself and for the Levin north east growth

<sup>4</sup> Sense Partners. Horowhenua Socio-Economic projections Update Report, May 2023

<sup>5</sup> Ibid

<sup>6</sup> Ibid

<sup>7</sup> Sense Partners, Demand for business land in the Wellington-Horowhenua region, 9 February 2023, p88

area;

- f) Wastewater plant and reticulation renewal<sup>8</sup> programmes across the district, that are expected to include additional capacity to cater for growth;
- g) Water treatment plant and reticulation renewals across the district, expected to include additional capacity for growth;
- h) Specific Levin water supply capital projects to deal with growth (infill and new areas)
- i) A major project to secure and implement an alternative water source for Levin to deal with existing level of service issues but also to serve growth into the future;
- j) A project to deal with stormwater from the Levin north east growth area to enable it to develop;
- k) An on-going district-wide programme of reserve improvements and play equipment installation, as demand from growth requires more facilities;
- l) Specific provision for Tara-Ika reserve acquisition as development gets underway;

### 1.9 Policy review

- 1.9.1 In keeping with section 106(6) of the Act, this policy must be reviewed at least once every three (3) years. The Council will closely monitor growth and capital spending for growth<sup>9</sup> and may review this policy as part of its annual plan process in any year prior to the three-year review if it considers it necessary to do so.

## Section 2 - Policy decisions

### 2.1 Requiring contributions for 'development'

- 2.1.1 The Council, using its powers under the Act<sup>10</sup> has decided that it may require development contributions at the times set out<sup>11</sup> for activities it undertakes in the geographic areas described in this policy. It will only do this when 'development'<sup>12</sup>, as defined in the Act, takes place. Development is any activity that generates demand for reserves, network infrastructure or community infrastructure. In so doing it requires new or additional assets, or assets of increased capacity, and causes the Council to incur capital expenditure. Once it collects contributions, the Council will use them for the purposes specified, in the areas collected<sup>13</sup>.
- 2.1.2 Before assessing and requiring a development contribution, under **Section 3**, the Council will apply a test to ensure the activity for which a consent or authorisation has been applied for, meets the definition of 'development'.
- 2.1.3 The Council has decided that it will not seek development contributions for any existing lots or development already legally established on the site at the time the Development Contributions Policy was introduced on 1 July 2021. It will deem all lots and development that existed at that date

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<sup>8</sup> Infill development is starting to put pressure on networks and in carrying out renewal projects, the Council will take the opportunity to add capacity to the networks to cope with growth.

<sup>9</sup> Monitoring will be carried out in accordance with the Council's regular financial monitoring process.

<sup>10</sup> Section 199(1)

<sup>11</sup> Section 198 and section 200(4)

<sup>12</sup> Section 197(1)

<sup>13</sup> Section 197AB(1)(d)

to have paid a contribution. It will not require the applicant to show that a development contribution, financial contribution or any other capital charge has been paid in the past.

- 2.1.4 When calculating a development contribution, the Council will assess the extent of lots or development on completion of the development and deduct the extent of lots or development existing when granting the consent, authorising a service connection or issuing a Project Information Memorandum (PIM) for a non-consented small stand-alone dwelling.
- 2.1.5 This allowance is still subject to conditions set out in **Section 3**.

## 2.2 Activities

- 2.2.1 The Council has met its obligations under the Act<sup>14</sup> when making its Revenue and Financing Policy and has determined that development contributions are an appropriate source of funding to meet the growth-related component of capital expenditure on the following activities:
  - a) Roading;
  - b) Water supply;
  - c) Wastewater treatment;
  - d) Stormwater management;
  - e) Community infrastructure activities including, libraries, swimming pools, events centres, sports fields, recreation reserves and public toilets.
- 2.2.2 Council may consider the use of development contributions to fund solid waste activities and possibly other activities supporting growth in the future.
- 2.2.3 Unless identified reserves, open spaces and accessways are listed in the long term plan, as part of the community infrastructure activity, the Council will not require a blanket development contribution for reserves under this policy.
- 2.2.4 It may review this position and signal an approach to reserve acquisition and rationalisation. In the interim it will focus on reserve land identified in the long term plan or rely on developers to provide smaller local reserves as conditions of resource consent.
- 2.2.5 The Council is aware of other sources of funding for growth-related capital spending. It will not look to replace development contributions with those sources, but will factor those other sources into the development contribution calculation on a project-by-project basis. Where appropriate and where the amounts are known, it will reduce development contribution amounts.
- 2.2.6 In particular the Council will look to using special purpose vehicle (SPV) levy orders, targeted rates, asset sales, subsidies and grants to avoid the dependence on development contributions as the sole source of growth capital funding.

## 2.3 Catchments

- 2.3.1 The Council has considered the geographic distribution of growth-related capital expenditure in the district and the grouping of developments<sup>15</sup> into catchments. It has determined to:
  - a) minimise the use of district-wide catchments for the recovery of development contributions, but to still use district-wide catchments for:

<sup>14</sup> Section 101(3)(a) and (b)

<sup>15</sup> Section 197AB(1)(g)

- i. roading and for community infrastructure activities serving the whole District;
- ii. non-specific programme funding for water supply, wastewater treatment and stormwater management assets that can be directed to any area in the district in response to development initiatives;

- b) use scheme-by-scheme water supply, wastewater treatment and stormwater management catchments because it considers it unreasonable to transfer costs between schemes where significant differentials in cost exist;
- c) use additional catchments in major growth areas, where significant capital expenditure is proposed that is not expected to benefit the wider community.

2.3.2 In the case of water supply and wastewater treatment, the Council may review its position and use larger combined catchments where development contributions between schemes are similar. Development contributions will be payable only where the service is available and only by those new households, businesses or other developments connecting to the networks concerned or with the ability to connect to the network.

2.3.3 The catchments used in this policy are summarised in **Appendix 1**

**2.4 Limitations on costs included**

2.4.1 The Council will ensure that any project going forward for inclusion in the development contribution meets the ‘test’ under section 197(AB(a) of the Act, that additional capacity has or will be provided by the project and as a result, Council has or will incur capital spending.

2.4.2 This policy and the methodology to calculate contributions ensures that a development contribution for a reserve, network infrastructure, or community infrastructure will exclude any funding for the same purpose provided by the developer, by a development contribution already required or by a third party.<sup>16</sup>

**2.5 Asset capacity provided in the past**

2.5.1 Under the Act,<sup>17</sup> the Council can require development contributions for any surplus capacity provided in the past in anticipation of development. It recognises however that many assets provided in the past, in a time of slow or no growth, were not expressly provided with development in mind. It will not seek to recover any part of the costs of those assets through development contributions. It will reconsider this position in the next review of this policy by which time assets provided between 2024 to 2027, in anticipation of development, will have spare capacity for the future.

**2.6 Period of benefits**

2.6.1 The Council considers that capital expenditure on infrastructure during the long term plan period should be recovered over the full take-up period of each asset, from all development that created the need for that expenditure or will benefit from capacity it provides, including development occurring after the long term plan period<sup>18</sup>.

2.6.2 The Council has determined that:

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<sup>16</sup> Section 200(1)

<sup>17</sup> Section 199(2)

<sup>18</sup> Section 197AB(1)(b) and Schedule 13

- a) new development occurring in the long term plan period will contribute only to that proportion of additional asset capacity that it is expected to consume;
- b) future development occurring after the long term plan period will contribute toward the remaining surplus capacity in assets at the end of that period.

2.6.3 In keeping with its policy to exclude the value projects provided in past years, the Council will set a start date for the period of benefits of 1 July 2021, being the date that the Development Contributions Policy first came into effect.

2.6.4 The Council has also decided to include capital expenditure on a number of assets that will be built after the 20 year period covered by the long term plan<sup>19</sup>. These are identified in the Schedule of Assets in **Appendix 5**.

2.6.5 Following these considerations, the Council has decided to use a *development contributions calculation period* extending from 1 July 2024 to 30 June 2054 – 30 years after the adoption of this policy to ensure more equitable attribution under the Act. This future outlook is to take account of major infrastructure projects in the current long term plan period that may retain spare capacity for up to 30 years.

**2.7 Cost allocation<sup>20</sup>**

2.7.1 With its capital projects for the next 20 years listed in the long term plan, the Council has identified:

- a) projects that are needed to meet the needs of the existing community to improve its levels of service, meet newly legislated standards or renew aging assets;
- b) capital projects that will service both new development and the existing community; and
- c) capital projects that will be done purely to meet the demands of new development.

2.7.2 The Council has decided that only projects with a clear connection to growth, will go forward for possible funding by development contributions.

2.7.3 Each project's cost is shared between those parties *causing* the project to be undertaken and those *benefitting* from the projects. In some cases while growth may *cause* a project to be carried out, the existing community may also *benefit* from it in some way. In other cases the existing community may *cause* a project to be built to replace an old asset but, in doing the project, new development can *benefit* from any additional capacity provided.

2.7.4 The Council will:

- a) work out the share of cost that will serve new development. This is commonly called the 'growth cost' or 'additional capacity (AC) cost', the balance to be funded by the existing community, by subsidies or other sources;
- b) share the 'growth cost' among all development expected in the next 10, 20 or 30 years, depending on the 'capacity life' of the project; and
- c) work out a cost that each unit of development projected in coming years needs to meet by way of a development contribution.

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<sup>19</sup> Schedule 13 1(2)

<sup>20</sup> Section 197AB(1)(c)

## 2.8 Interest and inflation

2.8.1 The Council has decided<sup>21</sup> to include:

- a) provision for inflation in the development contribution amounts; and
- b) provision for interest on capital spending on projects in the Long Term Plan, to be recovered through those contributions.

2.8.2 This policy and the supporting development contributions calculation methodology, takes account of the fact that a number of projects will be funded in part by interest free loans negotiated as part of the Council's arrangements with Crown Infrastructure Partners (CIP).

## 2.9 Development contribution amounts<sup>22</sup>

2.9.1 **Table 1** shows the schedule of development contributions payable for each activity type in each part of the district. The amounts exclude GST.

	TABLE 1 - SCHEDULE OF DEVELOPMENT CONTRIBUTIONS												TOTAL (excluding currently unavailable services)	
	Land Transport		Community Infrastructure		Stormwater			Water Supply			Wastewater Treatment			
	Tara-Ika GA	District	Tara-Ika GA	District	Tara-Ika GA	Levin NE	Scheme	District	Tara-Ika GA	Scheme	District	Tara-Ika GA	Scheme	District
Levin	\$1,625		\$3,939		\$519	\$135		\$8,072	\$268		\$6,822	\$8	\$21,389	
Tara-Ika	\$4,553	\$1,625	\$3,939	\$56	\$7,349	\$519	\$135	\$8,072	\$268	\$1,677	\$6,822	\$8	\$27,675	
Levin North East	\$1,625		\$3,939			\$519	\$135	\$8,072	\$268		\$6,822	\$8	\$28,738	
Foxton	\$1,625		\$3,939			-	\$135	\$2,058	\$268		\$7,407	\$8	\$15,440	
Foxton Beach	\$1,625		\$3,939			\$419	\$135	\$1,261	\$268		\$2,500	\$8	\$10,156	
Shannon/Mangaoe	\$1,625		\$3,939			-	\$135	\$7,384	\$268		\$2,988	\$8	\$16,348	
Tokomaru	\$1,625		\$3,939			-	\$135	\$2,895	\$268		\$22,873	\$8	\$31,744	
Waitarere Beach	\$1,625		\$3,939			-	\$135	\$6,089	\$268		\$2,540	\$8	\$14,605	
Ohau	\$1,625		\$3,939			-	\$135	\$13,924	\$268		\$14,871	\$8	\$34,771	
Rural - no 3 waters services	\$1,625		\$3,939										\$5,564	

	2024-44 LTP							SURPLUS CAPACITY						
	TOTAL CAPITAL PROJECT COSTS	DEVELOPMENT CONTRIBUTIONS (NEW)		DEVELOPMENT CONTRIBUTIONS (FUTURE)		RATES	SUBSIDIES / GRANTS	TOTAL CURRENT VALUE OF SURPLUS CAPACITY PROJECTS	DEVELOPMENT CONTRIBUTIONS (NEW)	DEVELOPMENT CONTRIBUTIONS (FUTURE)	RATES	SUBSIDIES / GRANTS		
Land Transport	\$ 236,296,834	\$ 26,769,334	\$ 10,862,060	\$ 76,456,341	\$ 122,209,099	\$ 25,003,550	\$ 962,578	\$ 485,938	\$ 8,168,371	\$ 15,386,663				
Solid Waste	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
District Community Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Community Infrastructure	\$ 168,798,890	\$ 39,153,898	\$ 4,252,419	\$ 125,392,574	\$ -	\$ 28,839,357	\$ 4,177,077	\$ 2,491,709	\$ 22,170,572	\$ -	\$ 1,647,103	\$ 10,043,497	\$ 500,533	
Water Supply	\$ 243,581,265	\$ 60,366,338	\$ 35,976,640	\$ 147,238,287	\$ -	\$ 14,683,088	\$ 2,491,955	\$ 1,647,103	\$ 22,170,572	\$ -	\$ 1,647,103	\$ 10,043,497	\$ 500,533	
Wastewater	\$ 216,199,654	\$ 45,178,341	\$ 27,752,474	\$ 143,259,139	\$ -	\$ 23,397,156	\$ 5,961,826	\$ 1,802,898	\$ 12,953,653	\$ -	\$ 1,802,898	\$ 12,953,653	\$ 2,678,776	
Stormwater	\$ 25,780,004	\$ 5,434,855	\$ 2,135,146	\$ 18,210,003	\$ -	\$ 10,068,647	\$ 1,173,295	\$ 1,647,843	\$ 5,349,213	\$ -	\$ 1,647,843	\$ 5,349,213	\$ 1,898,296	
Other Activities	\$ 11,028,456	\$ -	\$ -	\$ 11,028,456	\$ -	\$ 4,003,915	\$ -	\$ -	\$ 4,003,915	\$ -	\$ -	\$ 4,003,915	\$ -	
<b>TOTAL</b>	<b>\$ 901,685,404</b>	<b>\$ 176,902,768</b>	<b>\$ 80,988,739</b>	<b>\$ 521,584,799</b>	<b>\$ 122,209,099</b>	<b>\$ 105,995,713</b>	<b>\$ 14,766,731</b>	<b>\$ 8,075,490</b>	<b>\$ 62,689,221</b>	<b>\$ 20,464,271</b>				

2.9.2 **Table 1** shows water supply and/or wastewater development contribution amounts for areas without one or both services (Ohau and Waitārere Beach), although capital spending is planned in the future to enable connection. Development contributions will only apply when the service becomes available and new and existing properties start to connect.

2.9.3 **Table 2** of this policy summarises growth-related capital expenditure that Council expects to incur and the proportion of that expenditure to be funded from various sources including development contributions.

<sup>21</sup> Section 197AA

<sup>22</sup> Section 197AB(1)(e) and (f), section 201, section 202

2.10 Units of demand

- 2.10.1 The Council has considered a range of development types that it expects to see in the district.
- 2.10.2 It has determined that units of demand generated by different land use types will be those shown in **Table 3** of this policy. **Table 3** shows the demand expected from a range of different residential types, including demand expected from accommodation units and the retirement sector<sup>23</sup>.
- 2.10.3 The different *units of demand* generated by a unit of commercial or industrial activity, as compared with a unit of residential activity, arise mainly from the scale and nature of activity. This Policy uses *gross business area* in the case of business development as a proxy for assessing the different *units of demand* on services, likely to be generated respectively by residential and business activity.
- 2.10.4 The policy assumes that business activity has the potential to place greater demands on services as compared to residential activity, (e.g. as a result of higher and heavier traffic volumes and larger *impervious areas*). This policy incorporates multipliers (*unit of demand* factors) that are intended to take account of the likely additional effect of business activity on service infrastructure.
- 2.10.5 **Table 3** does not distinguish between different types of commercial and industrial development. This is based on the principle that the active business area or impervious area (for stormwater) of any business development will, in most cases, reflect the demand it is expected to place on infrastructure. If further development occurs on the site however, including, but not limited to, adding buildings, extending existing buildings or a change of use within an existing building, another contribution may be required.
- 2.10.6 Although this policy does not distinguish between business types in **Table 3**, to comply with the Local Government Act, the Council will allow applicants to have their developments assessed by **special assessment**.
- 2.10.7 **Table 3** lists certain activities that fall outside the definition of 'development' in the Act. These are considered not to generate any demand on one or more infrastructure types.
- 2.10.8 **Table 3** also allows the demand from activities not specifically listed in **Table 3** to be dealt with by **special assessment**. The Council accepts that some activities listed in Table 3, by virtue of type of activity or measures provided on the site, may cause less demand on Council infrastructure, while still benefitting from the wider networks around them.
- 2.10.9 In the case of a listed activity that will have a greater or lesser demand for services than what is set out in Appendix 4, or for an activity requiring services outside of the service area specified on the maps at Appendix 1 where Council has agreed that services are available, Council may undertake a special assessment at its discretion. Council will exercise its discretion based upon the scale of the difference between the demand set out in Appendix 4 and the actual anticipated demand.

2.11 When are development contributions assessed and invoiced?

- 2.11.1 Developers can be made to pay development contributions at times allowed for in the Act<sup>24</sup> when granting different types of consent or issuing a PIM. The Council recognises that it can be some time between consenting and development being completed and able to generate income. The Council

<sup>23</sup> Schedule 13 2

<sup>24</sup> Section 198(1)(a), (b) and (c) and section 198(4A)

has decided to delay some contribution payment timings closer to the point when a development generates revenue.

2.11.2 The Council's policy is to issue an **assessment** of development contributions at the times allowed by the Act, in the case of:

- a) in the case of a service connection, at the time of granting an authorisation of a service connection; and
- b) in the case of a certificate of acceptance, at the time of granting the certificate (but only if a development contribution would have been required had a building consent been granted for the same building work in respect of which the certificate is granted);

and issue an **invoice** for development contributions 14 working days after granting these consents, authorisations or certificates.

2.11.3 The Council's policy is to issue an **assessment** of development contributions when granting a subdivision consent or building consent, or issuing a PIM for a non-consented small stand-alone dwelling, and issue an **invoice**, in the case of:

- a) a subdivision consent, at the time of receiving an application for a certificate under section 224(c) of the Resource Management Act 1991; and
- b) a building consent, at the time that either
  - i. the a final inspection is completed, or
  - ii. a Code Compliance Application is received, or
  - iii. two years after the date building consent was granted whichever occurs earlier; and
- c) a project information memorandum for a non-consented small stand-alone dwelling, at the time that either:
  - i. Council is advised that the work is completed<sup>25</sup>, or
  - ii. two years after the dated PIM was issued, whichever occurs earlier

2.11.4 These times of payment may be postponed in accordance with conditions and criteria in **Section 3**.

2.11.5 Regardless of when it requires a development contribution, the contribution amounts must be consistent with the policy in force at the time the application for the consent, service connection or PIM was accepted<sup>26</sup>.

2.11.6 To assist with planning a development, the Council will, on request, issue an **assessment** of the development contribution payable on a proposed development when it issues a PIM. Conditions relating to that **assessment** are set out in **Section 3**.

2.11.7 If a development contribution required by Council is not invoiced at the specified time as a result of an error or omission on the part of Council, the development contributions remain payable. An invoice will be issued on identification of the error or omission for payment by a due date.

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<sup>25</sup> Section 42B(6) of the Building Act

<sup>26</sup> Section 198(2A)

**2.12 Remissions, postponements and refunds**

2.12.1 In addition to the rights to reconsideration and objection provided for in the Act<sup>27</sup>, the Council will consider applications for remission, reduction or postponement of development contributions when it applies this policy. This will be subject to the conditions and criteria<sup>28</sup> in **Section 3**.

**2.13 Development agreements**

2.13.1 The Council recognises the benefits that development agreements can provide for both developers and the Council itself. To enable development, it intends to enter into agreements from time to time with developers for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in the district or any part of it.

2.13.2 In entering into a development agreement, the Council will comply with all the requirements under the Act<sup>29</sup> and ensure that:

- a) all normal procurement procedures are complied with;
- b) works carried out or land provided by a developer represent good value for money and could not be provided by the Council itself or any third party at a lower cost;
- c) works carried out or land provided by a developer and used to offset development contributions are ones that:
  - i. would normally be provided by the Council;
  - ii. are included in the Council's capital programme; and
  - iii. are included in the amount of development contributions in this policy.

**2.14 Supporting Development of Māori Land/Papakāinga/**

2.14.1 Horowhenua District Council recognises that land is a taonga tuku iho of special significance to Māori people. The Council is committed to promoting the retention of that land in the hands of its owners, their whānau, and their hapū, and to protect wāhi tapu. The Council supports the facilitation of the occupation, development, and utilisation of that land for the benefit of its owners, their whānau, and their hapū through not requiring development contributions to be paid in relation to roading or community facilities for papakāinga developments.

**Section 3 – Practical application**

**Section 3** sets out the steps the Council will take when processing consents or authorisations for development and requiring development contributions. The steps reflect policies adopted by the Council in **Section 2** on matters such as activities, catchments, units of demand, timing of payment, remissions, reductions and postponements.

**3.1 Requirement for development contributions – test for 'development'**

3.1.1 When granting:

- a) a resource consent under the Resource Management Act 1991;

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<sup>27</sup> Section 199A, section 199B and section 199C

<sup>28</sup> Section 201(1)(c)

<sup>29</sup> Section 207A to section 207F

- b) a building consent under the Building Act 2004;
- c) an authorisation for a service connection;
- d) a certificate of acceptance under section 98 of the Building Act 2004;

or

when issuing a project information memorandum for a non-consented small stand-alone dwelling under the exemption criteria set out in Schedule 1A of the Building Act;

Council will first determine whether the activity to which the consent or authorisation relates is a 'development' under the Act, that:

- a) has the effect of requiring new or additional assets or assets of increased capacity (including assets which may already have been provided by Council in anticipation of development); and
- b) as a consequence, requires (or has required) Council to incur capital expenditure to provide appropriately for those assets; and
- c) that capital expenditure is not otherwise funded or provided for.

3.1.2 Once it has determined that the activity is a 'development', Council may require a development contribution to be made towards the activity associated with that development, according to the catchment in which the development is located, including:

- (a) Roading;
- (b) Wastewater treatment;
- (c) Water supply;
- (d) Stormwater; and
- (e) Community infrastructure.

3.1.3 Council will calculate the development contribution payable at the time of granting the consent or authorisation, or issuing the PIM and will issue **an assessment** of the development contributions payable.

3.1.4 That **assessment**, must be consistent with the contents of the policy in force at the time the application for resource consent, building consent, service connection or Project information Memorandum was accepted<sup>30</sup>.

3.1.5 Any resource consent, building consent, service connection or Project Information Memorandum applications received on or after the date the 2024-2044 LTP came into effect (1 July 2024) will be subject to a development contributions assessment under this Policy (the 2024 Policy).

### **3.2 Determining units of demand**

3.2.1 The Council has decided to use a standard table to determine units of demand for most common types of development. This is to ensure practicality and administrative efficiency in attributing demand to particular developments or types of development, and that this is done on a consistent and equitable basis<sup>31</sup>.

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<sup>30</sup> Section 198(2A)

<sup>31</sup> Schedule 13 2

- 3.2.2 Council has determined that units of demand generated by different types of development are those set out in **Table 3**.
- 3.2.3 Demand for infrastructure capacity may come from:
  - a) new *lots (lot units of demand)* that are required to be serviced in advance of their occupation; and
  - b) the use and development of *lots (activity units of demand)*, including the intensification or expansion of activity on those *lots*.
- 3.2.4 The assumptions used in this policy to derive the unit of demand factors for business development in **Table 3**, are described in **Appendix 4**.

Table 3 Units of Demand Generated by Subdivision and Development	
Lot Unit of Demand	Units of demand
One residential or rural lot.	1.0
One commercial or industrial lot with an area of 1,000m <sup>2</sup> or more, except when calculating the community infrastructure development contribution	1.0
One commercial or industrial lot with an area of less than 1,000m <sup>2</sup> , except when calculating the community infrastructure development contribution	Lot area divided by 1,000 per square metre.
One mixed-use residential/commercial/industrial lot, except when calculating the community infrastructure development contribution	1.0
For the purposes of calculating <b>community infrastructure development contributions only</b> , one commercial, industrial or mixed use lot.	0
For the purposes of calculating <b>water supply and wastewater development contributions only</b> , any <u>existing</u> <i>legally established</i> lot not connected to either the water supply network or the wastewater network as the case may be, excluding any existing <i>legally established</i> lot for which a targeted rate or SPV levy to fund capital costs for the scheme has been paid or will be paid.	0
For the purposes of calculating <b>water supply and wastewater development contributions only</b> , any <u>proposed</u> lot not to be connected to either the water supply network or the wastewater network, as the case may be.	0
One <i>lot</i> : <ul style="list-style-type: none"> <li>▪ wholly covenanted in perpetuity as provided for by section 22 of the Queen Elizabeth the Second National Trust Act 1977</li> <li>▪ the title or nature of which of which prevents any form of development on the <i>lot</i>.</li> </ul>	0
Activity Unit of Demand	Units of demand
One <i>dwelling unit or accommodation unit</i> of two or more <i>bedrooms</i> per unit.	1.0
One commercial or industrial unit, including the commercial or industrial part of any mixed use development, except when calculating the community infrastructure development contribution.	The <i>gross business area</i> on the <i>lot</i> (or in the case of calculating contribution for stormwater, the <i>impervious area</i> ) multiplied by the applicable <i>unit of demand</i> factors in this table.
For the purposes of calculating <b>community infrastructure development contributions only</b> , any commercial or industrial unit, including the commercial or industrial part of any mixed use development.	0
Any <i>dwelling unit or accommodation unit</i> of one or fewer <i>bedrooms</i> per unit.	0.5
Any <i>papakāinga</i> unit for the purposes of calculating the <b>roading and community infrastructure contributions only</b>	0
Any <i>retirement unit</i> for purposes of calculating the <b>roading contribution only</b> .	0.3
Any <i>retirement unit</i> for purposes of calculating the <b>water supply and wastewater contributions only</b> .	0.5
Any <i>aged care room</i> for purposes of calculating the <b>roading contribution only</b> .	0.2
Any <i>aged care room</i> for purposes of calculating the <b>water supply and wastewater contributions only</b> .	0.1
Any <i>aged care room</i> for purposes of calculating the <b>community infrastructure contribution only</b> .	0

Table 3 Units of Demand Generated by Subdivision and Development	
Any development including <i>dwelling units</i> or <i>accommodation units</i> , situated in attached or multiple storey complexes of more than three units and any <i>retirement unit</i> or <i>aged care room</i> .	For stormwater ONLY, the <i>impervious area</i> multiplied by the applicable <i>unit of demand</i> factor in this table.
For the purposes of calculating <b>water supply and wastewater development contributions only</b> , any <i>existing legally established</i> development not connected to either the water supply network or the wastewater network as the case may be, excluding any existing <i>legally established</i> development for which a targeted rate or SPV levy to fund capital costs for the scheme has or will be paid..	0
For the purposes of calculating <b>water supply and wastewater development contributions only</b> , any <i>proposed</i> development not to be connected to either the water supply network or the wastewater network, as the case may be.	0
Network infrastructure, including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems	0
Farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crop production.	0
Any <i>utility building</i> for purposes of calculating the <b>roading, stormwater and community facilities contributions only</b> .	0
Any <i>utility building</i> for purposes of calculating the <b>water supply and wastewater contributions only</b> .	1.0
Other activity (Activity not specified elsewhere in this table) or if listed in this table, of such a type that it does not reflect the demands normally expected of the activity or where measures taken on the site demonstrably reduce demand on Council infrastructure.	Special assessment
Unit of Demand Factors Commercial or Industrial Development	
Roading	0.0014 per square metre of <i>gross business area</i> on the lot used principally for commercial or industrial purposes.
Water Supply	0.00467 per square metre of <i>gross business area</i> on the lot used principally for commercial or industrial purposes.
Sewerage	0.00467 per square metre of <i>gross business area</i> on the lot used principally for commercial or industrial purposes.
Stormwater	0.00278 per square metre of the <i>impervious area</i> on the lot.

### 3.3 Special assessments

3.3.1 When in **Table 3**, a special assessment is required, the Council will consider the nature and scale of the development and its relative demand on infrastructure capacity under any Council activity, as compared to other development types listed in **Table 3** and the *units of demand* attributed to them.

3.3.2 In carrying out a special assessment, the Council will consider, and give equal weight to the following:

- The proposed traffic, water supply, wastewater and stormwater flows of the development and, where applicable, its demand on community infrastructure. It will compare these with the demands expected from one standard dwelling of 2 or more bedrooms (1 Unit of Demand) and assess the demand of the proposed development relative to that.
- The benefit that the development and its occupants will still derive from other Council funded growth infrastructure in the wider networks.

3.3.3 In doing so, the applicant will provide all information requested on projected traffic, wastewater and water demand, impervious area and occupancy of the development. In the absence of that information the Council will not be obliged to carry out the special assessment.

### 3.4 Amount of contribution

3.4.1 In keeping with its policy in **Section 2**, the Council will not seek development contributions for any existing lots or development already legally established on the application site. It deems all existing lots and development to have paid a contribution. The formula below deducts the demand already generated by any existing lots or development on the application site from the demand expected after the consented development is completed.

3.4.2 The total amount of development contribution payable when granting any consent or authorisation for subdivision or development or issuing a PIM, will be the sum of the development contribution payable **for each activity**, calculated as:

$$[(a) X [Sum of (n) – Sum of (x)]] + GST$$

Where:

(a) = the applicable development contribution amount per *unit of demand* determined from **Table 1** and the *catchment* for each type of community facility in which the subdivision or development lies.

(n) = for each *lot at the completion of the consent or authorisation application*, the total *lot units of demand* OR the total *activity units of demand*, determined by **Table 3**, whichever is the greater.

(x) = for each *lot in existence* (or for which a section 224 certificate under the Resource Management Act 1991 has been granted) **prior to the date of the consent or authorisation application**, the total *lot units of demand* OR the total *activity units of demand* for the existing development, determined by **Table 3**, whichever is the greater.

### 3.5 Assessments and invoicing

3.5.1 The Council can require development contributions at the times allowed by the Act<sup>32</sup>, in the case of:

- a) a service connection, at the time of granting an authorisation of a service connection; and
- b) a certificate of acceptance, at the time of granting the certificate of acceptance under the Building Act 2004, but only if a development contribution would have been required had a building consent been granted for the same building work in respect of which the certificate is granted
- c) a building consent, at the time of granting a building consent
- d) a subdivision consent, at the time of granting a subdivision consent
- e) a PIM for a non-consented small stand-alone dwelling, at the time of issuing a PIM.

3.5.2 The Council will first issue an **assessment** of development contributions payable at these times and will **invoice** development contributions, in the case of:

- a) an authorisation for service connection or a certificate of acceptance, 14 working days after the granting the consent, authorisation or certificate.
- b) a subdivision consent, at the time of receiving an application for a certificate under section 224(c) of the Resource Management Act 1991; and
- c) a building consent under the Building Act 2004, at the time that either
  - i. the final inspection is completed, or
  - ii. a Code Compliance Application is received, or
  - iii. two years after the date building consent was granted, whichever occurs earlier
- d) a PIM for a non-consented small stand-alone dwelling , at the time either
  - i. Council is advised that the work is completed<sup>33</sup>, or
  - ii. two years after the date the PIM was issued, whichever occurs earlier

3.5.3 A development contribution may be paid at any time from the date of issuing an **assessment** up to the date when the contribution is required to be paid as a result of the Council issuing an **invoice**.

3.5.4 In keeping with section 208 of the Act, the Council, after issuing an **invoice**, will withhold any certificate of acceptance or authorisation for a service connection which it has granted, until the development contribution has been paid.

3.5.5 The Council may, on request, issue an **assessment** of a development contribution payable on a proposed development as part of a Project Information Memorandum (PIM) for a project not related to a non-consented small stand-alone dwelling, but cannot require a development contribution when issuing the PIM in that instance.

3.5.6 Any **assessment** issued with a PIM may be subject to changes arising from changes to the proposal and depending on the date upon which any subsequent application for a resource consent, building consent, certificate of acceptance or service connection authorisation, is accepted.

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<sup>32</sup> Section 198(1)(a), (b) and (c) and section 198(4A)

<sup>33</sup> Section 42B(6) of the Building Act

### **3.6 Remissions, reductions, postponements and refunds**

Nothing in this policy diminishes from the rights of reconsideration or objection provided for in the Act<sup>34</sup>. In addition to these rights, the Council will consider applications for the remission, reduction or postponement of development contributions.

#### **3.6.1 Remissions and reductions**

**3.6.1.1** The Council may, at the request of an applicant, remit or reduce any development contribution assessed on a development where:

- a) it is expected to provide a *significant community benefit*; or
- b) the applicant has provided and/or funded the same infrastructure that a development contribution is being required for.

**3.6.1.2** Where a remission or reduction is requested under 3.6.1.1 a), the Council must be satisfied that it can fund the reduction or remission from other sources and one of the following criteria can be met:

- a) The development is a social housing development undertaken by a Community Housing Provider that is registered with the Community Housing Regulatory Authority or any other partnership where Kāinga Ora or Ministry of Housing and Urban Development has entered into an agreement to provide social housing or affordable housing; **or**
- b) The applicant/developer is an Incorporated Society defined under section 4(1) of the Incorporated Societies Act 1908 or a Charity defined under section 4(1) of the Charities Act 2005; **and**
  - i. the applicant/developer is not funded substantially by Central Government or any parent organisation or other party that provides it with income over and above its own sources such as donations, membership fees or income from sales and services it provides; **or**
  - ii. the development itself contributes to the health and safety or alleviates hardship, vulnerability, cruelty in the district community; **or**
  - iii. financial records show that the proposed development will not be able to proceed without a reduction or remission of development contributions.

**3.6.1.3** Where a remission or reduction is requested under 3.6.1.1 b), the following criteria must be met:

- a) The remission or reduction will be limited to the cost of infrastructure provided or funded and be subject to Council procurement procedures.
- b) In cases where the cost of infrastructure provided or funded exceeds the development contribution payable, the Council will meet the excess costs by separate agreement with the applicant, also subject to the Council's procurement procedures.

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<sup>34</sup> Section 199A, section 199B and section 199C

### 3.6.2 Postponements

- 3.6.2.1 Council will consider applications for a postponement of the payment of a development contribution in the case of a subdivision consent
- 3.6.2.2 In the case of a subdivision consent, the application must be made when a development contribution **assessment** is issued and before the Council receives an application for a certificate under section 224(c) of the Resource Management Act 1991 and issues an invoice. If it grants a postponement, the Council may do so on whatever terms it thinks fit, including that it may:
  - a) grant a certificate under section 224(c) of the Resource Management Act 1991, prior to the payment of a development contribution; and
  - b) register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required.
- 3.6.2.4 In registering a statutory land charge, in the case of subdivision, the Council will require payment of the development contribution when each lot or a specified number of lots in the subdivision is transferred.

### 3.6.3 Requests for review

- 3.6.3.1 Upon receiving a development contributions assessment, an applicant may formally request Council to review the development contribution required and remit, reduce or postpone the development contribution payment.
- 3.6.3.2 Any such request will be made in writing no later than 14 working days after the date on which Council issues an assessment, setting out the reasons for the request.
- 3.6.3.3 Prior to accepting any such request for review, Council will require the applicant to provide specific details of the manner in which its proposals qualify for a remission, reduction or postponement.
- 3.6.3.4 The Group Manager Housing and Building Development or the Chief Executive will consider any request for review of a development contribution to reduce or remit the development contribution payment as allowed for in Council's Delegations Register, and in doing so:
  - a) will, as soon as reasonably practicable, consider the request;
  - b) may, at their discretion, uphold, reduce or remit, in full or in part, the original development contribution assessed;
  - c) will advise the applicant in writing of the decision within ten working days of the decision being made.
- 3.6.3.5 The Group Manager Housing and Building Development or the Chief Executive will consider any request for review of a development contribution to postpone the development contribution payment and in doing so:
  - a) will, as soon as reasonably practicable, consider the request;
  - b) may, at their discretion, uphold or postpone the original development contribution assessed;

- c) will advise the applicant in writing of the decision within ten working days of the decision being made.

3.6.3.6 The Council Hearings Committee will consider any request for review of a development contribution to reduce or remit the development contribution payment not covered by 3.6.3.4 above, or a postponement in the case of a conflict of interest only, and in doing so:

- a) will, as soon as reasonably practicable, publicly notify and consider the request;
- b) will give at least five working days' notice to the applicant of the date, time and place of the hearing;
- c) may at its discretion uphold, remit, in whole or in part, or postpone (as the case may be) the original development contribution assessed;
- d) will advise the applicant in writing of the decision within ten working days of the decision being made.
- e) If the Council Hearings Committee is unable to consider the request for review, an Independent Commissioner may be appointed and delegated to hear and determine the review. The Independent Commissioner shall be appointed by the Chief Executive in consultation with the Hearings Committee Chair. An Independent Commissioner will only be used where matters related to timeframes, conflicts of interest or any other matter are recorded in a subsequent Council agenda.

3.6.3.7 The Council may charge a fee as determined in its annual schedule of fees, to consider a request.

#### **3.6.4 Refunds**

3.6.4.1 The Council will refund development contributions in accordance with the requirements of sections of the Act<sup>35</sup>. The Council may retain any portion of a development contribution, to a value equivalent to the costs incurred by it in relation to a development or building, in the case where a development is discontinued and the Council is required to refund the development contribution<sup>36</sup>.

#### **3.7 Reconsideration process**

3.7.1 An applicant who is required to make a development contribution, may request a reconsideration of that requirement if they believe that:

- a) the development contribution was incorrectly calculated or assessed under this policy; or
- b) the Council incorrectly applied this policy; or
- c) the information used to assess the applicant's development against this policy, or the way the Council has recorded or used it when requiring the development contribution, was incomplete or contained errors<sup>37</sup>.

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<sup>35</sup> Section 209 and section 210

<sup>36</sup> Section 209(2)

<sup>37</sup> Section 202A, section 199A

- 3.7.2 Any request for reconsideration will be made in writing, no later than 10 working days after the date on which the applicant receives notice from the Council of the level of development contribution required.
- 3.7.3 Any request for review must include the reasons for reconsideration and provide sufficient information to enable the Council to reconsider the development contribution.
- 3.7.4 The Council will limit its considerations to matters set out in the Act<sup>38</sup> and will within 15 working days of receiving the request and all relevant information, advise the applicant of the outcome<sup>39</sup>.

### 3.8 Contributions not paid

- 3.8.1 If contributions are not paid at the times required, the Council may<sup>40</sup>:
  - (a) withhold a certificate under section 224(c) of the Resource Management Act 1991 in the case of a subdivision;
  - (b) withhold a code compliance certificate in the case of a building consent;
  - (c) withhold a service connection to the development;
  - (d) withhold a certificate of acceptance under section 98 of the Building Act 2004;
  - (e) in each case register a charge on the land under the Land Transfer Act 2017.
- 3.8.2 If, after exercising its powers to prevent a development proceeding, any development contribution remains unpaid, the Council may take debt recovery action to recover that development contribution. A development contribution is recoverable as a debt<sup>41</sup>.
- 3.8.3 If a grantee of consent is in possession of two development contribution invoices for different consents relating to the same development, both invoices will continue to have effect until payment is made of one of those invoices. When the first invoice is paid, the second invoice will be withdrawn. Any excess balance of development contributions still payable for the subdivision or development relating to the second invoice will be reassessed.
- 3.8.4 If any development contribution is payable on re-assessment, a new invoice will be issued.
- 3.8.5 Except as provided for, no consented activity or building work will commence prior to the payment of the development contribution and where such activity or work has commenced prior to such payment, Council will require this to cease until payment has been made.

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<sup>38</sup> Section 199A

<sup>39</sup> Section 199B(1)

<sup>40</sup> Section 208

<sup>41</sup> Section 252

### 3.9 Information requirements

- 3.9.1 The applicant for any consent or authorisation will provide all information necessary for Council to calculate the amount of a development contribution, including the *gross business area* and the *impervious area* of the development if required for purposes of an assessment under **Table 3**.
- 3.9.2 If required, the applicant will be responsible for providing proof of the legal establishment of existing *units of demand* for purposes of an assessment under **Table 3**.
- 3.9.3 Existing *units of demand* may include *legally established* buildings and structures existing as at the date of the first Development Contributions Policy (being 1 July 2021), but that have since been demolished.
- 3.9.4 Credit for units of demand for buildings that have been demolished since the date this policy became operative will only be applicable to the certificate of title that they were removed from. That is, credits are not transferrable between properties.

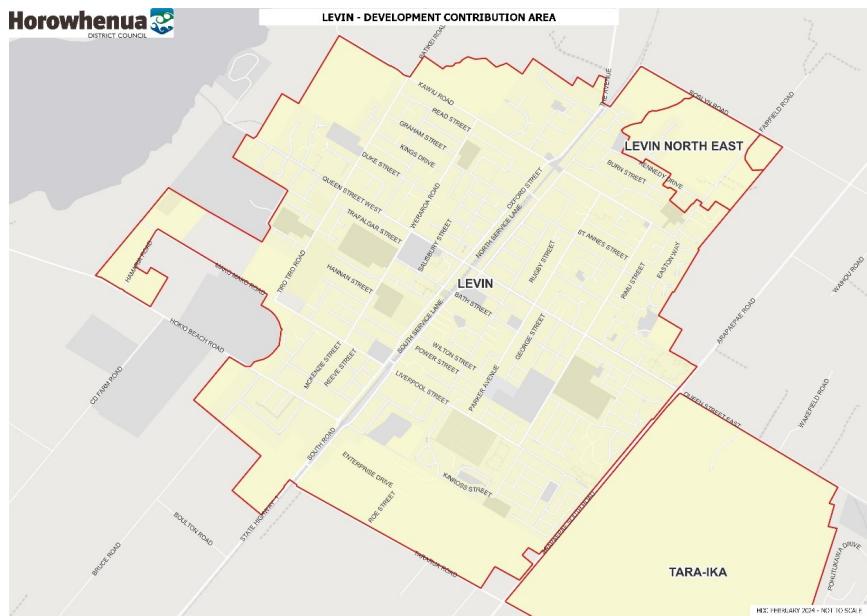
### 3.10 Statement on GST

- 3.10.1 Any development contribution referred to in this policy or in the accompanying development contributions model and any development contribution required in the form of money, pursuant to this Policy, is exclusive of Goods and Services Tax.

**Appendix 1 – Development Contribution Activity Catchments**

<b>Community Facility</b>	<b>Catchment</b>	<b>Development to which Development Contribution Applies</b>
Roading	District	Development anywhere in the District
Roading	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 3)
Community infrastructure	District	Development anywhere in the District
Wastewater Treatment	District	Development anywhere in the District where the service is available
	Scheme	Development anywhere in the District where a specific wastewater scheme is available
	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 3)
Water Supply	District	Development anywhere in the District where the service is available
	Scheme	Development anywhere in the District where a specific water supply scheme is available
	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 3)
Stormwater Management	District	Development anywhere in the District where the service is available
	Scheme	Development anywhere in the District where a specific stormwater scheme is available
	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 3)
	Levin North East growth area	Development in the Levin North East growth area (Map 2)

## Map 1 – Levin Serviced Area Catchment



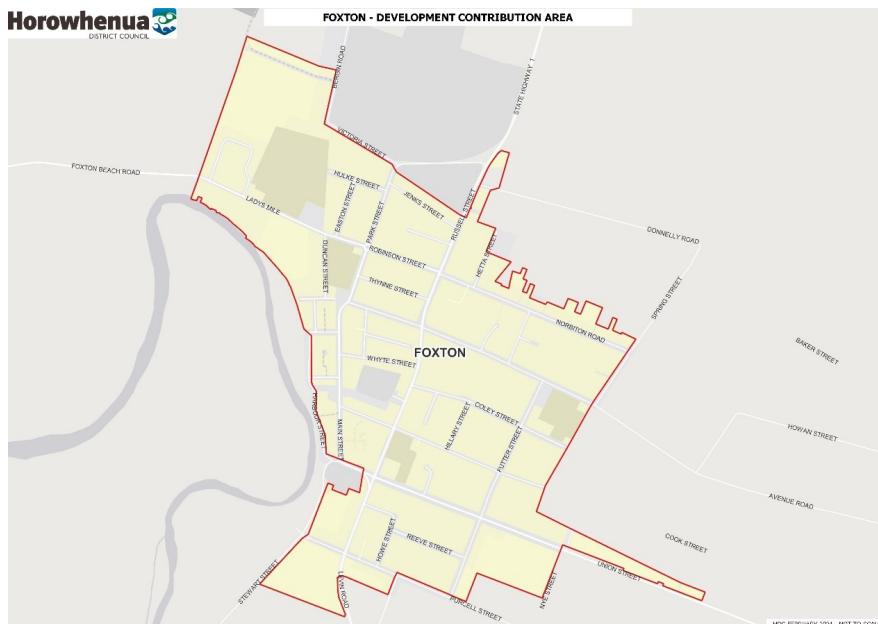
## Map 2 – Levin North East Growth Area Catchment



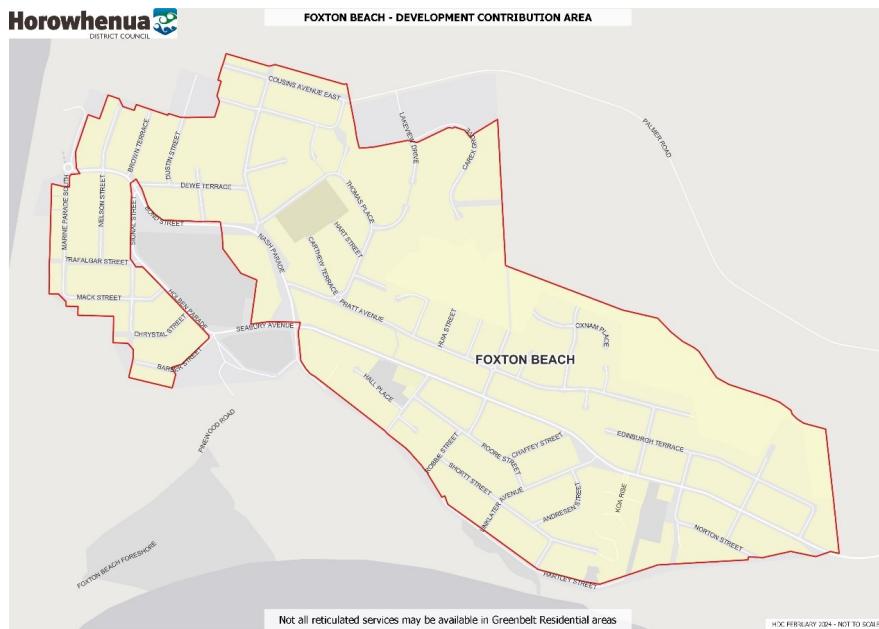
Map 3 – Tara-Ika Growth Area Catchment



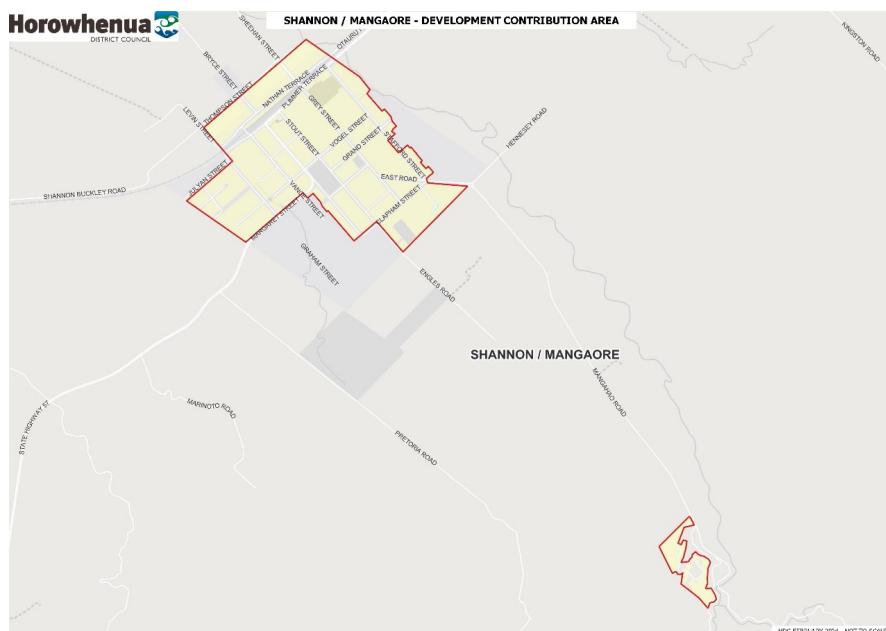
Map 4 – Foxton Serviced Area Catchment



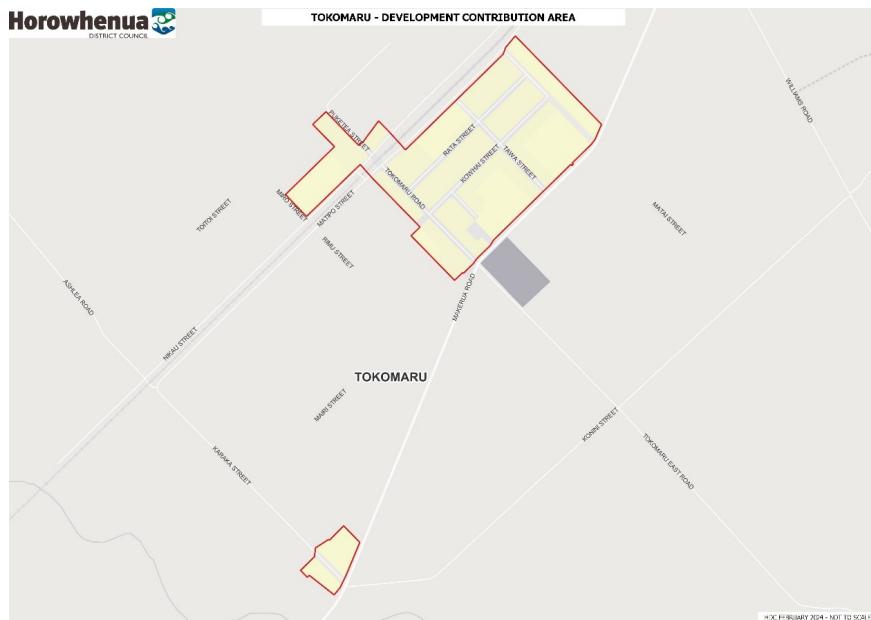
## Map 5 – Foxton Beach Serviced Area Catchment



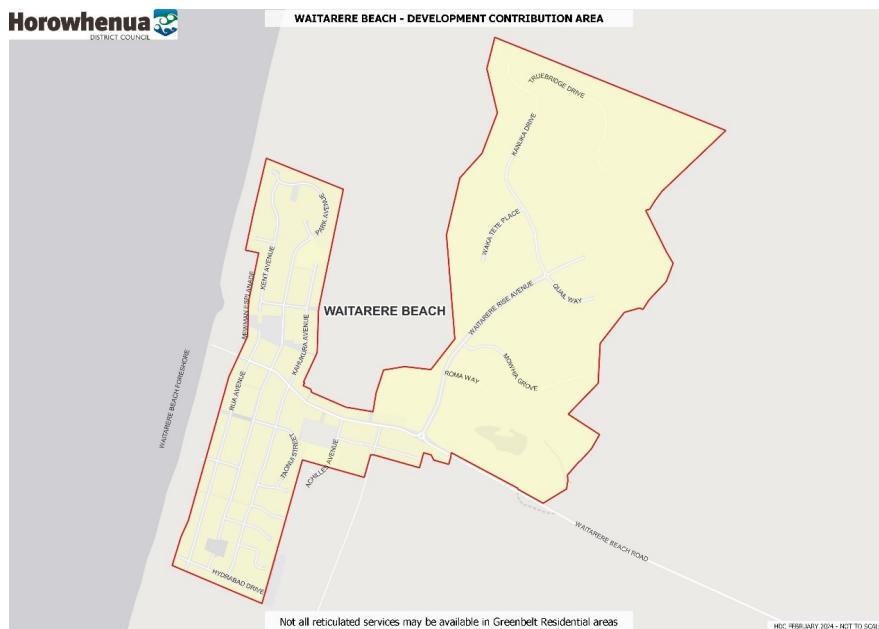
## Map 6 – Shannon/Mangaore Serviced Area Catchment



Map 7 – Tokomaru Serviced Area Catchment



Map 8 – Waitārere Beach Serviced Area Catchment



**Map 9 – Ōhau Serviced Area Catchment**



## Part 2 – Legislation, method of calculation of contribution amounts and supporting information

This Development Contributions Policy is in two parts. **Part 1** gives context to the policy and sets out the decisions the Council has taken in making the policy. It then describes the steps to be followed when applying the policy to development applications.

**Part 2** is a separate document setting out the legislative matters the Council has had to consider, the method of calculating the contributions, significant assumptions, a summary of financial contributions and other supporting material.

This policy is operative from 1 July 2024, and is based on capital expenditure proposed in the 2024-44 Long Term Plan. It takes direction from Council's Revenue and Financing Policy on which activities are to be funded by development contributions. The various sections of the policy cover:

- **Section 1** – the purpose of the policy, the growth and infrastructure context and a comparison between development contributions and other sources of funding.
- **Section 2** – the decisions the Council has taken in making this policy.
- **Section 3** – the way the policy will be applied in practice.
- **Section 4** – the legislative matters the Council has considered.
- **Section 5** – the way in which development contributions are calculated.

### Section 4 – Legislation

#### 4.1 General

4.1.1 This policy, the Horowhenua District Development Contributions Policy 2024-2044, is made under the Local Government Act 2002 (the Act). The legislative matters the Council has had to consider in making the policy are set out in the schedule of compliance below.

4.1.2 As well as observing all matters relating to policy content in the Act<sup>42</sup> and the principles<sup>43</sup> underlying the way in which it requires, determines and uses development contributions, the Council has determined that:

- a) the decision to adopt the development contributions policy is a significant decision;
- b) it believes it has met its decision making and consultation obligations under the Act to the extent required.

#### 4.2 Schedule of compliance

Local Government Act 2002	Provision summarised	Reference to policy document
Section 101(1)	The Council must manage its financial dealings prudently and in the current and future interests of the community.	<b>Section 1.1 - Purpose</b>
Section 102(1)	The Council must be sure about sources and levels of funding it will use for the activities it carries out.	<b>Section 1.1 - Purpose</b>

<sup>42</sup> Section 106 and section 201

<sup>43</sup> Section 197AB

<b>Local Government Act 2002</b>	<b>Provision summarised</b>	<b>Reference to policy document</b>
Section 102(2)(d)	There are various funding sources available to the Council. To use these, it has to adopt a number of financial and funding policies, one of which is a policy on development contributions or financial contributions.	<b>Section 1.1 - Purpose</b>
Section 101(3)(a) Section 101(3)(b)	The Council incurs capital works expenditure in order to: <ul style="list-style-type: none"> <li>a) provide additional capacity in assets to cater for new development;</li> <li>b) improve the level of service to existing households and businesses;</li> <li>c) meet environmental and other legislative requirements; and</li> <li>d) renew assets to extend their service life.</li> </ul> The funding needed to meet these expenditure requirements must be met from sources that Council determines to be appropriate, following a consideration in relation to each activity, of matters under sections 101(3)(a)(i) to (v) and 101(3)(b).	<b>Section 2.2 - Activities for which development contributions will be applied</b>
Section 199(1) Section 197(1)	A development contribution may be payable when development, defined in the Act, is carried out and the effect of this is the need for new or additional assets, or assets of increased capacity, causing the Council to incur capital expenditure.	<b>Section 2.1 – Requiring contributions for ‘development’</b>
Section 198 Section 200(4) <sup>44</sup>	The Council can require a development contribution of money or land, or both, to be made by the grantee or the owner of land on the issuing of the following consents or authorisations: <ul style="list-style-type: none"> <li>(a) a resource consent under the Resource Management Act 1991;</li> <li>(b) a building consent under the Building Act 2004;</li> <li>(c) an authorisation for a service connection;</li> <li>(d) the granting of a certificate of acceptance under section 98 of the Building Act 2004.</li> <li>(e) the issuing of a PIM for a non-consented small stand-alone dwelling under the exemption criteria set out in Schedule 1A of the Building Act</li> </ul>	<b>Section 2.1 - Requiring contributions for ‘development’</b> <b>Section 3.1.1 – Requirement for development contributions – test for ‘development’</b>
Section 197AB(1)(d)	Development contributions must be used: <ul style="list-style-type: none"> <li>(a) for or towards the purpose of the activity or the group of activities for which the contributions were required; and</li> <li>(b) for the benefit of the district or the part of the district that is identified in the development contributions policy in which the development contributions were required.</li> </ul>	<b>Section 2.1 - Requiring contributions for ‘development’</b>
Section 198(2A)	A development contribution must be consistent with the content of the policy that was in force at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.	<b>Section 2.11.5</b> <b>Section 3.1.4</b>
Section 197AB(1)(g)	In keeping with this principle, the Council can group together certain developments by geographic area or land use, so that	<b>Section 2.3 .and Appendix B -</b>

<sup>44</sup> Covers the increased scale and intensity of the development

<b>Local Government Act 2002</b>	<b>Provision summarised</b>	<b>Reference to policy document</b>
	the cost of growth-related infrastructure is distributed fairly and equitably. Grouping development into catchments should generally avoid district-wide catchments but the Council has discretion to balance fairness and equity with considerations of practical and administrative efficiency.	Catchments to be used when requiring contribution
Section 201(1)(a)	This policy must contain an explanation and justification for the way in which development contributions are calculated	<b>Section 5 – Calculating the development contributions</b>
Section 201(1)(b)	This policy must contain the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects.	<b>Appendix 2 – Assessment of significant assumptions</b>
Section 197AB(1)(a)	No project can be considered for inclusion in a development contribution amount, unless the effects or cumulative effects of developments will create or have created a requirement for the Council to provide or to have provided the project to create new or additional assets or assets of increased capacity.	<b>Section 2.4.1</b> <b>Sections 5.1.5 and 5.1.7</b>
Section 200(1)	The Council cannot require a development contribution for a reserve, network infrastructure, or community infrastructure to the extent it is funded by a financial contribution, by the developer, by a development contribution already required for the same purpose or by a third party. Any amount from these or other sources must be deducted from the project costs being considered for funding by development contributions.	<b>Section 2.4.2</b> <b>Section 5.1.4 c)</b>
Section 199(2)	As well as assets to be provided in the long term plan, the Act allows the Council to require development contributions to be used to fund capital expenditure already incurred in anticipation of development, prior to the adoption of this policy.	<b>Section 2.5 – Asset capacity provided in the past</b>
Section 197AB(1)(b) Schedule 13 1(2)	The Council has considered the period over which the benefits of capital expenditure for new development are expected to occur. As well as benefits occurring from spending before and during the long term plan period, the Council can identify capital expenditure on assets or groups of assets that will be built after the period covered by the long-term plan, provided they are identified in the development contributions policy.	<b>Section 2.6 – Period of benefits</b>
Section 197AB(1)(c)	The cost of any project or work identified in the long term plan will, be allocated between: <ol style="list-style-type: none"> <li>the costs for improving levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life, to be expressed as the ILOS cost; and</li> <li>the costs for providing additional capacity to service the development of new households and businesses, to be expressed as the AC cost.</li> </ol>	<b>Section 2.7 – Cost allocation</b> <b>Section 5 – Calculating the development contributions</b>
Section 197AA	The purpose of development contributions is to enable the Council to recover the total cost of capital necessary to service growth over the long term. This enables the Council	<b>Section 2.8 – Interest and inflation</b>

<b>Local Government Act 2002</b>	<b>Provision summarised</b>	<b>Reference to policy document</b>
	to include interest and inflation in the amounts of development contributions.	<b>Section 5.5 – Interest and inflation</b>
Section 201(1)(a)	The Act requires this policy to include, in summary form, an explanation of, and justification for, the way each development contribution in the schedule required by subsection 201(2) is calculated.	<b>Section 5 - Calculating the development contributions</b>
Section 197AB(1)(e) and (f)	In keeping with principles in and in accordance with: <ul style="list-style-type: none"> <li>a) Section 201 and section 202 of the Act, Table 1 of this policy shows the schedule of development contributions payable for each activity type in each part of the district. The amounts exclude GST.</li> <li>b) Table 2 of this policy summarises capital expenditure in the long term plan that the Council expects to incur to meet the increased demand for community facilities resulting from growth and the proportion of that expenditure to be funded from various sources, including development contributions.</li> <li>c) Section 201A of the Act, Appendix 5 contains a schedule of assets for which development contributions will be used.</li> </ul>	<b>Section 2.9 - Development contribution amounts – Table 1 and Table 2</b> <b>Appendix 5 – Schedule of assets</b>
Schedule 13 2	The Council, in determining the maximum development contribution that may be required for a particular development or type of development, must demonstrate in its methodology that it has attributed units of demand to particular developments or types of development on a consistent and equitable basis.	<b>Section 2.10 – Units of demand</b> <b>Section 3.2</b> Determining units of demand <b>Table 3 – Units of demand generated by subdivision and development</b>
Section 198(1)(a),(b) and (c) Section 198(4A)	A development contribution may be required at the time the Council grants: <ul style="list-style-type: none"> <li>a) a resource consent for subdivision or development;</li> <li>b) a building consent;</li> <li>c) an authorisation for service connection;</li> <li>d) a certificate of acceptance under section 98 of the Building Act 2004.</li> </ul> or issues a Project Information Memorandum for a non-consented small stand-alone dwelling under the exemption criteria set out in Schedule 1A of the Building Act 2004	<b>Section 2.11 – When are development contributions paid?</b> <b>Section 3.5 - Invoicing</b>
Section 201(1)(c)	This policy must include conditions and criteria that will enable Council to consider remissions, postponements and refunds to development contributions.	<b>Section 2.12.1</b> <b>Section 3.6.1 – Remissions and reductions</b> <b>Section 3.6.2 – Postponements</b> <b>Section 3.6.3 – Requests for review</b>

Local Government Act 2002	Provision summarised	Reference to policy document
		<b>Section 3.6.4 - Refunds</b>
Section 202A Section 199A Section 199B(1)	<p>This policy must set out the process for requesting reconsideration of a requirement for a development contribution under section 199A of the Act. The process for reconsideration must set out:</p> <ul style="list-style-type: none"> <li>a) how the request can be lodged with the Council; and</li> <li>b) the steps in the process that the Council will apply when reconsidering the requirement to make a development contribution.</li> </ul> <p>The Council must, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its reconsideration to the applicant who made the request.</p>	<b>Section 2.12</b> <b>Section 3.6</b> <b>Section 3.7 – Reconsideration process</b>
Sections 207A to 207F	The Council and developers can enter into development agreements. The provisions of these sections apply to such agreements.	<b>Section 2.13 – Development Agreements</b>
Sections 208 and 209	These sections set out the Council's powers of recovery when development contributions are not paid and when it is required to refund development contributions	<b>Section 3.8 – Contributions not paid</b> <b>Section 3.6.4 - Refunds</b>
Section 209(2)	The Council must return a development contribution or land if a development does not proceed	<b>Section 3.6.4 - Refunds</b>
Section 252	A development contribution not paid is recoverable as a debt	<b>Section 3.8.2</b>
Section 199A	Right of reconsideration is limited to certain matters	<b>Section 2.12</b> <b>Section 3.6</b> <b>Section 3.7.4</b>
Section 199C	This gives a person the right to object to the assessed amount of a development contribution	<b>Section 2.12</b> <b>Section 3.6</b>

#### 4.3 Related Council policies/strategies/bylaws or guidelines

- 4.3.1 This policy does not diminish from any requirements under the Horowhenua District Plan, which impose works conditions to avoid, remedy or mitigate the adverse effects of any development on the environment.
- 4.3.2 Nothing in this policy will diminish from an applicant paying any charges required under the Council's bylaws or any policy on fees and charges.
- 4.3.3 Nothing in this policy, including the amounts of development contributions payable in **Table 1**, will diminish from any other legal requirement to make a payment for community facilities other than a development contribution, including connection fees or any other fee required to be paid by agreement with the Council.
- 4.3.4 No expenditure by the developer on works or assets to avoid, remedy or mitigate the adverse effects of any development on the environment, or required by agreement in addition to a development contribution, such as roading, water supply, wastewater, urban

stormwater and community infrastructure (even where this may at some stage vest in the Council), will be included in the calculation of development contributions under this policy).

- 4.3.5 The value of assets vested or expenditure made by a developer, in accordance with a requirement under the Resource Management Act 1991, will not be used to offset development contributions payable on development, unless all or a portion of such assets or expenditure can be shown to avoid or reduce the need for the Council to incur costs providing an asset that is included in its capital works programme, for which development contributions are sought.
- 4.3.6 The value of assets vested or expenditure made voluntarily by a developer to enhance a development will not be used to offset development contributions payable on development.

## Section 5 – Calculating the development contributions

This section is required by section 201(1)(a) of the Act. The calculation of the separate development contribution amounts in **Table 1**, is carried out using the following methodology.

### 5.1 Listing projects and information required

- 5.1.1 Every project in the capital works programme of the long term plan, for the activities for which the Council intends to require development contributions, is listed in the Project Allocation Schedule of the Development Contributions Model which may be examined on request at any office of the Council.
- 5.1.2 Any past capital project with surplus capacity is listed in the Surplus Capacity Schedule. However the Council has decided not to seek to recover any part of the costs of past projects through this policy. It will reconsider this position in the next review of the policy.
- 5.1.3 Where possible, distinct stages of a project or distinct parts of a project are listed in the schedules as separate components and separate calculations carried out for each.
- 5.1.4 For each project in the schedules, the following information is provided:
  - c) the year in which the project or component is to be carried out in the long term plan, or in the case of each surplus capacity project (SC project), the year it was completed;
  - d) the total project cost;
  - e) the amount of any subsidy or grant toward each project or from any other source, which is deducted from the total project cost to give the net project cost;
  - d) the catchment that the project will serve.
- 5.1.5 In keeping with the principles in the Act<sup>45</sup>, each project in the Project Allocation Schedule is categorised “Yes” or “No” in answer to the question – “Is this capital expenditure required at least partly to provide appropriately for new or additional assets or assets of increased capacity in order to address the effects of development?” By answering:
  - f) “No” - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the Development Contribution calculation;
  - g) “Yes” - the project is treated as either a combined project (AC/ILOS project) or an additional capacity for growth project (AC project) and is subject to further analysis.
- 5.1.6 For each project in the Project Allocation Schedule, where the answer to the question above is “Yes”, the following information is provided:
  - h) the expected distribution of benefits of the project between the existing community as a whole or identified parts of it or individuals;
  - i) the period over which benefits of the project are expected to occur, determined by stating the year in which capacity take up is expected to start and the year in which the project capacity is expected to be fully consumed;
  - j) the cause of the project;
  - k) any supporting information or reference to information describing the reasons for the project.

<sup>45</sup> Section 197AB(1)(a)

5.1.7 If surplus capacity projects were to have been included in this policy then, in keeping with the principles in the Act<sup>46</sup>, each project in the Surplus Capacity Schedule would have been categorised “Yes” or “No” in answer to the question – “Was capital expenditure on this project incurred, at least partly, in anticipation of development?” By answering:

- l) “No” - the project would be treated as a pure renewal or level of service project and the cost of the project removed from the Development Contribution calculation;
- m) “Yes” - the project would be treated as either a combined project (AC/ILOS project) or an additional capacity for growth project (AC project) and be subject to further analysis.

## 5.2 Analysis of combined and additional capacity for growth projects

5.2.1 Using the information provided on combined projects (AC/ILOS projects) and additional capacity for growth projects (AC projects) in the project schedules, a cause/benefits matrix analysis is carried out by which it is required to state for each project:

- n) the degree, on a scale of 0 to 1, to which growth creates the need for the project to be undertaken;
- o) the degree, on a scale of 0 to 1, to which the growth community will benefit from the project being undertaken.

5.2.2 The value is chosen in each case from the cause/benefits matrix in the model which produces an estimated percentage of cost attributable to growth.

5.2.3 The percentage derived is applied to the net project cost to determine the *AC cost*. The remainder of the net project cost is the *ILOS cost*.

## 5.3 AC cost allocation between new and future units of demand

5.3.1 Using information provided on the year in which capacity take up of a project is expected to start and the year in which the project capacity is expected to be fully consumed, the *AC cost* of the project is divided between new *units of demand (N)* arriving in the *activity-funding area* in the long term plan period and future *units of demand (F)* arriving after the end of the long term plan period, as follows:

- p) the *AC cost to F* is the *AC cost* determined above, multiplied by the years of capacity take up after the long term plan period divided by total years of capacity take-up;
- e) the *AC cost to N* is the *AC cost* less the *AC cost to F*.

5.3.2 If surplus capacity projects were to have been included in this policy then, the *AC cost to N* from the previous long term plan would be adjusted for any development contributions received in the three years since adoption of the last long term plan and for any additional *AC cost to N* expenditure incurred in those 3 years. The total would be adjusted for interest.

5.3.3 For each activity-funding area, the combined *AC cost to N* from all projects in the long term plan period is divided by the projected new units of demand (N) that will consume capacity

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<sup>46</sup> Section 197AB(1)(a)

in those projects in the long term plan period to give the development contribution amounts in **Table 1**.

- 5.3.4 The AC Cost to F from the previous long term plan is adjusted for any additional AC Cost to F expenditure in the last 3 years and is adjusted for interest.
- 5.3.5 If surplus capacity projects were to have been included in this policy then, to deal with asset capacity life requirements in the Act, the assumption would have been that *surplus capacity projects (SC projects)* have capacity for 30 years for all infrastructure types. However, when doing the calculations above, if development contributions received were to exceed the cost of surplus capacity, then the asset would have been regarded as being consumed and play no further part in the calculation.

#### 5.4 Growth Assumptions

- 5.4.1 In order to calculate the amount of new development to which the growth-related portion of capital expenditure (AC costs) for infrastructure will be attributed, area-by-area projections of new and future units of demand for services in the period 2024 to 2054 are required.
- 5.4.2 The numbers of Rating Units provide a close correlation with numbers of lots in the district and the number of multiple units of activity on any lot where this is the case. They are considered to provide a reasonably sound measure of the units of demand for infrastructure and services.
- 5.4.3 To arrive at a projections of Rating Units and to align these with the population and household growth assumptions adopted for the long term plan, the following steps have been taken:
  - a) the occupied dwelling projections provided for the long term plan by Sense Partners have been adjusted upward to include an estimated 10% additional unoccupied dwellings, on top of the base number of dwellings from the 2018 Census data combined with the Dwelling Consent data for the period since the 2018 Census;
  - b) data for 2023, giving the ratio of business to residential rating units has been applied to the dwelling projections to add a business component; and
  - c) data for 2023, giving the distribution of rating units across the district has been used to break down the combined dwelling and business projections into the main urban centres and smaller settlements.
- 5.4.4 On the basis of decisions made by Council in **Section 2** on the development contribution catchments that will apply to each activity type, the growth projection worksheet of the Development Contributions Model - Projections Schedule - contains the number of Rating Units (units of demand) for each activity type and each of the separate catchment areas at the base year date of 1 July 2024.
- 5.4.5 It provides the expected annual increase in the numbers of Rating Units and hence units of demand to 2054, in each of these areas. Rating data is available for the whole district, parts of it and each of the water supply, wastewater and stormwater scheme areas.
- 5.4.6 For Ōhau water supply and wastewater treatment activities and Waitārere water supply activity, there is capital spending in the Long Term Plan but, in each case, the service will not be available until at least 2029/30. The Rating Unit projections show zero existing units of demand at 1 July 2024 and no new Rating Units connecting, until the year in which capital expenditure on each of the schemes is started. The proposed expenditure in each case is then shared pro-rata over time among each of the units of demand that connect until the point at which it reaches capacity.

5.4.7 Although shown in **Table 1** of this policy, the resulting development contribution amounts will not be payable for Ōhau water supply and wastewater treatment or for Waitārere Beach water supply, until the service is available in each case and properties are able to connect.

**5.5 Interest and Inflation**

5.5.1 The Development Contributions Model includes interest on growth-related capital expenditure and inflation in the calculation of the development contribution amounts, in accordance with the Council's policies in **Section 2**.

5.5.2 The Council is trying to recover all interest by the end of the development contribution calculation period.

5.5.3 Interest estimates can be prepared based on the amount of outstanding (growth-related) debt over time and the ongoing reduction of that debt by development contribution revenue.

5.5.4 The methodology for calculating development contributions is designed to take account of the interest free loans that have been negotiated by the Council as part its arrangements with Crown Infrastructure Partners (CIP).

5.5.5 The Development Contributions Model uses the inflated capital costs in the long term plan to calculate development contributions.

**Appendix 2 – Assessment of significant assumptions<sup>47</sup> underlying the calculation of the schedule of development contributions**

Assumption	Level of Uncertainty	Potential Effects
The rate, level and location of growth will occur as forecast in growth projections accompanying the long term plan	High	Lower than forecast growth will result in under-recovery of development contributions revenue and an increase in interest costs
Rating units provide a sound measure of units of demand for infrastructure, taking account of both residential and non-residential activities across the district	Moderate	While the residential rating component, using population and dwelling projections, is more predictable, business activity rating units may vary markedly from year to year. High business rating unit projections will reduce development contribution amounts in the schedule and if not matched by sufficient development will result in under-recovery of revenue. Low business rating unit projections will increase development contribution amounts in the schedule. If business development exceeds expectations revenue will increase but the higher unit contributions will burden all new development
Capital expenditure will be in accordance with the capital works programme in the long term plan	Moderate/High	In early stages of developing major new growth areas, costs may vary as plans are finalised and infrastructure demands and issues become clear
The activities for which development contributions are recovered will remain unchanged for the period of the long term plan	Moderate/High	Three waters reforms and changing legislation on infrastructure funding tools may prevent recovery of capital expenditure in the next 5 years through development contributions
For each growth-related project, assumptions are made of the year in which capacity in the asset starts to be taken up and the year in which all capacity is consumed	Moderate/Low	Long capacity take-up assumptions for an asset will reduce contribution amounts in the schedule but increase the interest burden and also push costs out to future residents and businesses. Short capacity take-up assumptions will increase contribution amounts and place an undue burden on new residents and businesses arriving in the early years of the long term plan
For each growth related project, assumptions are made of the extent to which both existing and incoming residents and businesses create the need for the project and the extent to which they benefit from it	Moderate	Assumptions made without sufficient consideration of cause and benefit to existing and incoming residents and businesses could move the burden of growth-related infrastructure unreasonably to one or other group
There will be no significant variations in predicted rates of interest and inflation to those set out in the long term plan	Moderate/High	Upward changes to current low interest rates, may have significant effects where capital expenditure for anticipated growth is relatively high in the early years of the long-term plan
Any existing lawfully established lots or developments are assumed to have paid development or financial contributions in the past or to have had the infrastructure capacity	Moderate	If a large proportion of new development takes place on existing lots, this may result in under-recovery of development contributions revenue and an increase in interest costs

<sup>47</sup> Section 201(1)(b)

they benefit from, paid for through rates or other sources of funding		
No significant changes to service standards are expected to occur other than those planned for in the asset management plans and reflected in the capital works programme	Low	No significant effects anticipated
The level of third party funding including subsidies and grants as well as amounts and terms of loans negotiated will continue at predicted levels for period of the long term plan	Moderate	No significant effects anticipated

### Appendix 3 – Glossary of Terms

**“AC cost”** means the cost for providing additional capacity to service the development of new dwellings and businesses.

**“Accommodation units”** has the meaning given to it in section 197(2) of the Local Government Act 2002 (See definitions below).

**“Catchment”** means a geographic area comprising the whole or any part of the district as defined in this policy, which will be served by a particular activity type.

**“Activity unit of demand”** means the demand for a community facility generated by development activity, other than subdivision.

**“Additional capacity project” or “AC project”** means a capital project in the long term plan intended only to provide additional capacity to service new and future households and businesses.

**“Aged care room”** means any residential unit in a “rest home” or “hospital care institution” as defined in section 58(4) of the Health and Disability Service (Safety) Act 2001.

**“Allotment” or “lot”** has the meaning given to the term “allotment” in section 218(2) of the Resource Management Act 1991. (See definitions below).

**“Bedroom”** means a room used for sleeping, normally accommodating no more than three persons and this includes a sleepout accessory to the main dwelling.

**“Combined project” or “AC/ILOS project”** means a project in the long term plan intended to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life, and to provide capacity for further growth.

**“Commercial”** for the purposes of this policy, means the provision of goods, services and travellers' accommodation principally for commercial gain, including camping grounds, caravan/trailer home parks, a depot for the maintenance, repair and storage of vehicles, machinery, equipment and materials and the storage and use of hazardous substances but does not include stalls or produce markets or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.

**“Community infrastructure”** has the meaning given to it in section 197 of the Local Government Act 2002 (See definitions below).

**“Development”** has the meaning given to it in section 197 of the Local Government Act 2002. (See definitions below).

**“Development contributions calculation period”** means the period between 1 July 2011 and a date 30 years after the date of adoption of this policy.

**“Dwelling unit”** means any building or group of buildings or any part of those buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied by not more than one household. For avoidance of doubt, minor household units, self-contained sleepouts with kitchen and ablution facilities, utility buildings or any units of commercial accommodation are dwelling units.

**“Gross business area”** means:

- (a) the gross floor area of any building used for business activity, including the gross floor area of all floors of a multi-storey building; plus
- (b) the area of any part of the lot used solely or principally for the storage, sale, display or servicing of goods or the provision of services on the lot but not including permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent.

The gross business area excludes the area of network infrastructure including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems, but includes the area of commercial and industrial buildings occupied by network service providers, including offices, workshops, warehouses and any outside areas used for carrying out their normal business.

**“ILOS cost”** means the cost of improving levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life.

**“Impervious Area”** means that part of the lot which is already covered or is to be covered by any artificial impermeable surface but excludes any impervious areas created without a building or resource consent.

**“Improved level of service project” or “ILOS project”** means a capital project in the long term plan intended only to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life.

**“Industrial”** for the purposes of this policy, means any land, building or part of a building used for the processing, assembly, servicing, testing, repair, packaging, storage or manufacture of a product or produce, including the maintenance, repair and storage of vehicles, machinery, equipment and materials, and the storage of hazardous substances associated with the activity, but does not include mineral extraction or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.

**“Legally established”** means, in relation to any lot or development, any lot for which a title has been issued, or any dwelling, commercial or industrial unit or other structure for which a building consent or code compliance certificate has been issued. Legally established development includes buildings and structures that can be shown to have been in existence when this policy first became operative on 1 July 2021, but have since been demolished.

**“Lot unit of demand”** means the demand expected for a community facility generated by the creation of a lot by subdivision.

**“Non-consented small stand-alone dwelling”** has the meaning given to it by section 7 of the Building Act.

**“Past surplus capacity”** means capacity in assets provided as a result of capital expenditure made in anticipation of development since 1 July 2011.

**“Papakāinga”** has the same meaning as the Operative Horowhenua District Plan.

**“Remaining surplus capacity”** means the estimated remaining capacity in capital assets at the end of the long term plan period, available to service future development occurring after the long term plan period.

**“Retirement unit”** means any residential unit other than an aged care room, in a “retirement village” as defined in section 6 of the Retirement Villages Act 2003.

**“Serviced Site”** means any site dedicated for the location of a vehicle or tent for the accommodation of persons, which is provided with utility services such as water supply, wastewater disposal, solid waste disposal, electricity or gas, either directly to the site or in the immediate vicinity.

**“Service standard”** means a level of service for any Council activity set by the Council and stated in the asset management plan for the activity concerned, (available for inspection on request at any office of the Council) having due regard to one or more of the following factors:

- (a) demand data based on market research;
- (b) widely accepted and documented engineering or other minimum standards;
- (c) politically endorsed service levels based on community consultation;
- (d) safety standards mandated by local or central government;
- (e) environmental standards mandated by local or central government;
- (f) existing service levels, where these are recognised by all concerned parties to be adequate but have no formal ratification;
- (g) efficiency considerations where the *service standard* must take account of engineering and economic efficiency requirements which require a long term approach to optimality.

**“Surplus capacity project” or “SC project”** means a past capital expenditure project carried prior to the adoption of this policy in anticipation of new development and providing surplus capacity for further development.

**“Unit of demand”** is a unit of measurement by which the relative demand for an activity, generated by different types of development (existing or proposed), can be assessed. A unit of demand may be expressed as a lot unit of demand or an activity unit of demand.

**“Utility Building”** is a structure containing facilities (such as toilet, shower, laundry, hot water cylinder, laundry tub) that make the lot habitable in the absence of a dwelling or during the erection of a dwelling.

#### Definitions Under Acts

**“Accommodation units”** is defined in section 197(2) of the Local Government Act 2002 to mean “units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.”

**“Allotment”** is defined under section 218(2) of the Resource Management Act 1991 as follows:

- (a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
  - (i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
  - (ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or
- (b) any parcel of land or building or part of a building that is shown or identified separately—
  - (i) on a survey plan; or
  - (ii) on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or

- (c) any unit on a unit plan; or

- (d) any parcel of land not subject to the Land Transfer Act 1952.”

**“Community infrastructure”** is defined under section 197 of the Local Government Act 2002 to mean “the following assets when owned, operated, or controlled by a territorial authority:

- (a) means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and
- (b) includes land that the territorial authority will acquire for that purpose.”

**“Development”** is defined under section 197 of the Local Government Act 2002 as:

- (a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but
- (b) does not include the pipes or lines of a network utility operator.”

#### **Appendix 4 – Demand Factors for Business Development**

##### **D.1. Roading**

###### **Assumptions**

Average business lot size = 1,500m<sup>2</sup>

Gross business area is 60% of site = 1,000m<sup>2</sup>

Employees per hectare of business = 20.6 employees per ha<sup>48</sup>.

Average household unit trip generation = 9 trips per day = 1 Unit of Demand

Business lots per net hectare = 5 (7,500m<sup>2</sup> sites, 2,500m<sup>2</sup> roads)

Gross business area per hectare = 5 X 1,000 = 5,000m<sup>2</sup>

Each site of 1,500m<sup>2</sup> and each 1,000m<sup>2</sup> of gross business area has = 20.6/5 employees = 4.1 FTE's

Minimum trip generation = 3 trips per employee per day = 12.6 trips per day

Unit of Demand Factor = 12.6/9 = 1.4 per 1,000m<sup>2</sup> of business area OR 0.0014 per m<sup>2</sup> of business area.

##### **D.2 Water Supply and Wastewater Treatment**

###### **Assumptions:**

Residential consumption 200 litres per person per day = 1 Unit of Demand

Average dwelling occupancy = 2.5 persons<sup>49</sup>

Average business water consumption = 14,000 litres per hectare of business land per day<sup>50</sup>

1 Household unit uses 200 litres X 2.5 = 500 litres per day = 1 Unit of Demand

1,000m<sup>2</sup> business land area uses 14,000 litres / 10 = 1,400 litres per day

Unit of Demand Factor = 1,400/500 = 2.8 per 1,000m<sup>2</sup> business land area

Assume gross business area is 60% of land area i.e. 1,000m<sup>2</sup> site has 600m<sup>2</sup> gross business area and uses 1,400 litres per day.

Unit of Demand factor = 1,400/500/600 = 0.00467 per m<sup>2</sup> of gross business area.

Unit of Demand factor is 4.67/1,000m<sup>2</sup> of gross business area for water and wastewater OR 0.00467 per m<sup>2</sup> of gross business area.

##### **D.3 Stormwater**

###### **Assumptions**

Average residential site = 600m<sup>2</sup>

Runoff co-efficient for greenfield land = 0.40<sup>i</sup> = C<sub>1</sub>

Runoff co-efficient for residential areas = 0.55<sup>ii</sup> = C<sub>2</sub>

Runoff co-efficient for business use = 0.65<sup>iii</sup> = C<sub>3</sub>

Unit of Demand Factor for business land

=	C <sub>3</sub> -C <sub>1</sub>	X	1,000m <sup>2</sup>
	C <sub>2</sub> -C <sub>1</sub>		600m <sup>2</sup>
=	0.65-0.40	X	1,000m <sup>2</sup>
	0.55-0.40		600mm <sup>2</sup>

= 2.78 per 1,000m<sup>2</sup> site OR 0.00278 per m<sup>2</sup> of impervious area.

Surface Water, Building Industry Authority, December 2000, Table 1, Run-off co-efficients

<sup>48</sup> Upper North Island Industrial Land Demand, BERL Economics, February 2013, Pages 73-76

<sup>49</sup> 2018 New Zealand Census population and dwelling counts amended 5/3/2020 - Usual resident population 33,261 in 13,302 occupied dwellings

<sup>50</sup> Recent studies on business land water demand – available on request

- <sup>i</sup> Heavy clay soil types – pasture and grass cover.
- <sup>ii</sup> Residential areas in which impervious area is 35% to 50%.
- <sup>iii</sup> Industrial, commercial, shopping areas and town house developments.

**Appendix 5 – Schedule of Assets**

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Other Sources	Proportion recovered through Development Contributions
Community Infrastructure	CI_District	- E - Easton Park	LTP Project	383,339.31	100.00%	0.00%
Community Infrastructure	CI_District	- F - Fleet - all fleet and fleet infrastructure renewals / upgrades	LTP Project	4,168,001.29	100.00%	0.00%
Community Infrastructure	CI_District	0000 - Levin Town Centre Development - property purchase - Better Off Funded (exWO9793)	LTP Project	734,816.04	75.00%	25.00%
Community Infrastructure	CI_District	0000 - Manakau Domain initiative projects - Better Off Funding (exWO9794)	LTP Project	250,000.00	75.00%	25.00%
Community Infrastructure	CI_District	0000 - Te Maire Park Development Initiative - Better Off Funding	LTP Project	336,257.04	75.00%	25.00%
Community Infrastructure	CI_District	00008704. Levin Depot Pole Shed Reroof	Surplus Capacity Project	50.00	87.50%	12.50%
Community Infrastructure	CI_District	00008753. Purchase of Library Books	Surplus Capacity Project	1,675.43	100.00%	0.00%
Community Infrastructure	CI_District	00009055. Levin Adventure Park playground renewals	Surplus Capacity Project	212,372.85	100.00%	0.00%
Community Infrastructure	CI_District	00009058. Waikawa Beach Pedestrain Bridge	Surplus Capacity Project	59,056.01	100.00%	0.00%
Community Infrastructure	CI_District	00009064. Donnelly Park improve cricket facilities	Surplus Capacity Project	158,561.95	75.00%	25.00%
Community Infrastructure	CI_District	00009224. Foxton Wharf Project	Surplus Capacity Project	-150.00	87.50%	12.50%
Community Infrastructure	CI_District	00009274. Park lighting upgrade	Surplus Capacity Project	298,795.20	100.00%	0.00%
Community Infrastructure	CI_District	00009277. Playford Park improvements	Surplus Capacity Project	-3,000.00	87.50%	12.50%
Community Infrastructure	CI_District	00009442. Jail House	Surplus Capacity Project	734.30	100.00%	0.00%
Community Infrastructure	CI_District	00009443. Foxton Futures	Surplus Capacity Project	684,062.64	75.00%	25.00%
Community Infrastructure	CI_District	00009446. Jubilee Park Splash Pad	Surplus Capacity Project	427,622.94	100.00%	0.00%
Community Infrastructure	CI_District	00009521. Foxton Beach Surfclub Building Upgrade	Surplus Capacity Project	300,445.75	62.50%	37.50%
Community Infrastructure	CI_District	00009547. Cemetery - Foxton - Development Plan	Surplus Capacity Project	60,000.00	87.50%	12.50%
Community Infrastructure	CI_District	00009549. Cemetery - Manakau - Development Plan	Surplus Capacity Project	15,122.66	87.50%	12.50%
Community Infrastructure	CI_District	00009550. Cemetery - Shannon - Development Plan	Surplus Capacity Project	3,585.79	87.50%	12.50%
Community Infrastructure	CI_District	00009557. Donnelly Park - Replace netball lights	Surplus Capacity Project	201,586.78	87.50%	12.50%
Community Infrastructure	CI_District	00009566. Strategic land purchases	Surplus Capacity Project	972,000.00	0.00%	100.00%
Community Infrastructure	CI_District	00009586. Dog pound office building renewal	Surplus Capacity Project	14,423.81	87.50%	12.50%
Community Infrastructure	CI_District	00009587. Levin Depot buidlings renewals & repaint	Surplus Capacity Project	18,681.93	87.50%	12.50%
Community Infrastructure	CI_District	00009588. Levin Depot yard reseal	Surplus Capacity Project	10,488.00	87.50%	12.50%
Community Infrastructure	CI_District	00009589. Pottery shed replace roof	Surplus Capacity Project	15,470.00	87.50%	12.50%
Community Infrastructure	CI_District	00009590. Waitarere Beach Surf life club saving design and build	Surplus Capacity Project	4,987,125.10	62.50%	37.50%
Community Infrastructure	CI_District	00009662. Boundary Sign	Surplus Capacity Project	11,766.12	100.00%	0.00%
Community Infrastructure	CI_District	00009664. Economic Development assets	Surplus Capacity Project	5,550.00	100.00%	0.00%
Community Infrastructure	CI_District	00009680. Shannon Domain Lights	Surplus Capacity Project	198,596.94	87.50%	12.50%
Community Infrastructure	CI_District	00009709. HDC Civic - staff offices furniture replacement project	Surplus Capacity Project	292,293.88	100.00%	0.00%
Community Infrastructure	CI_District	00009716. Wairarawa Stream Works	Surplus Capacity Project	37,520.39	100.00%	0.00%
Community Infrastructure	CI_District	00009735. Emergency Management Event Monitors	Surplus Capacity Project	4,268.64	100.00%	0.00%
Community Infrastructure	CI_District	00009736. Levin RSA - Avenue of Remembrance - Memorial Footpath & Gates	Surplus Capacity Project	572.20	100.00%	0.00%

Community Infrastructure	CI_District	00009737. Waikawa Beach - new vehicle accessway	Surplus Capacity Project	170,362.11	87.50%	12.50%
Community Infrastructure	CI_District	00009778. Donnelly Park Netball Courts Resurfacing and Fence Renewal	Surplus Capacity Project	357,940.05	87.50%	12.50%
Community Infrastructure	CI_District	00009785. Library Shelving for Children's Area - ECREADN Funding	Surplus Capacity Project	3,072.00	100.00%	0.00%
Community Infrastructure	CI_District	00009793. Levin Town Centre Development - property purchase - Better Off Funded	Surplus Capacity Project	1,249,275.69	62.00%	38.00%
Community Infrastructure	CI_District	00009797. Waitarere Beach Foreshore Initiative - Better Off Funding	Surplus Capacity Project	503,384.58	87.50%	12.50%
Community Infrastructure	CI_District	00009798. Te Maire Park Development Initiative - Better Off Funding	Surplus Capacity Project	175,832.41	87.50%	12.50%
Community Infrastructure	CI_District	00009802. Foxton Courthouse Redevelopment Initiative - Better Off Funding	Surplus Capacity Project	80,000.10	100.00%	0.00%
Community Infrastructure	CI_District	00009804. Play Trailer	Surplus Capacity Project	11,773.03	100.00%	0.00%
Community Infrastructure	CI_District	00009851. Ohau River Reserve - Tracks Improvements	Surplus Capacity Project	-506.93	87.50%	12.50%
Community Infrastructure	CI_District	00009897. Districtwide Signage new - Events and Destination Management Strategy Initiative - Better Off Funding - CAPEX	Surplus Capacity Project	49,999.65	87.00%	13.00%
Community Infrastructure	CI_District	8526 - District halls & pavilions reactive renewals	Surplus Capacity Project	49,865.55	87.50%	12.50%
Community Infrastructure	CI_District	8526 - District halls & pavilions reactive renewals	LTP Project	141,176.04	87.50%	12.50%
Community Infrastructure	CI_District	8531 - Community buildings programmed renewals	LTP Project	60,999.96	87.50%	12.50%
Community Infrastructure	CI_District	8531 - Community buildings programmed renewals	Surplus Capacity Project	178,150.54	87.50%	12.50%
Community Infrastructure	CI_District	8534 - Public toilets - Minor renewals	Surplus Capacity Project	156,669.96	87.50%	12.50%
Community Infrastructure	CI_District	8534 - Public toilets - Minor renewals	LTP Project	304,071.01	87.50%	12.50%
Community Infrastructure	CI_District	8542 - Levin Aquatic Centre Plan Renewals	Surplus Capacity Project	294,800.75	87.50%	12.50%
Community Infrastructure	CI_District	8542 - Levin Aquatic Centre Plan Renewals	LTP Project	3,536,308.09	87.50%	12.50%
Community Infrastructure	CI_District	8543 - Foxton Aquatic Centre Plan Renewals	Surplus Capacity Project	318,963.22	87.50%	12.50%
Community Infrastructure	CI_District	8543 - Foxton Aquatic Centre Plan Renewals	LTP Project	924,220.65	87.50%	12.50%
Community Infrastructure	CI_District	8561 - Reserves renewals (Non - building)	Surplus Capacity Project	2,385,053.97	87.50%	12.50%
Community Infrastructure	CI_District	8561 - Reserves renewals (Non - building)	LTP Project	30,435,181.14	87.50%	12.50%
Community Infrastructure	CI_District	8562 - Sportsgrounds renewals (buildings)	Surplus Capacity Project	197,145.94	87.50%	12.50%
Community Infrastructure	CI_District	8562 - Sportsgrounds renewals (buildings)	LTP Project	6,050,815.85	87.50%	12.50%
Community Infrastructure	CI_District	8563 - District fencing contingency	Surplus Capacity Project	117,488.98	75.00%	25.00%
Community Infrastructure	CI_District	8563 - District fencing contingency	LTP Project	1,504,162.00	75.00%	25.00%
Community Infrastructure	CI_District	8565 - Coastal reserve resiliency program	Surplus Capacity Project	153,975.92	62.50%	37.50%
Community Infrastructure	CI_District	8565 - Coastal reserve resiliency program	LTP Project	1,514,869.02	62.50%	37.50%
Community Infrastructure	CI_District	8568 - District play equipment	Surplus Capacity Project	262,794.37	62.50%	37.50%
Community Infrastructure	CI_District	8568 - District play equipment	LTP Project	2,787,236.88	62.50%	37.50%
Community Infrastructure	CI_District	8574 - Foxton Beach Reserves (FHA)	Surplus Capacity Project	653,313.72	75.00%	25.00%
Community Infrastructure	CI_District	8697 - Cemetery - Avenue Rd - Development	Surplus Capacity Project	65,435.74	75.00%	25.00%
Community Infrastructure	CI_District	8697 - Cemetery - Avenue Rd - Development	LTP Project	150,000.00	75.00%	25.00%
Community Infrastructure	CI_District	8824 - Cemetery - Avenue Rd - Extend burial and cremation sites	LTP Project	480,061.17	75.00%	25.00%
Community Infrastructure	CI_District	9033 - Waitarere Domain improvements	LTP Project	9,999.96	75.00%	25.00%
Community Infrastructure	CI_District	9033 - Waitarere Domain improvements	Surplus Capacity Project	136,395.00	75.00%	25.00%
Community Infrastructure	CI_District	9048 - Cemetery - Avenue Road & Levin - Upgrade	LTP Project	2,914,749.93	75.00%	25.00%
Community Infrastructure	CI_District	9057 - Stream management plan	Surplus Capacity Project	30,049.33	62.50%	37.50%
Community Infrastructure	CI_District	9057 - Stream management plan	LTP Project	569,201.04	62.50%	37.50%
Community Infrastructure	CI_District	9076 - Property renewals program	Surplus Capacity Project	651,135.91	87.50%	12.50%
Community Infrastructure	CI_District	9076 - Property renewals program	LTP Project	8,899,129.38	87.50%	12.50%

Community Infrastructure	CI_District	9247 - Levin - Disabled change facilities	LTP Project	94,875.01	87.50%	12.50%
Community Infrastructure	CI_District	9273 - Public toilets - Major renewals	Surplus Capacity Project	1,090,099.21	62.50%	37.50%
Community Infrastructure	CI_District	9273 - Public toilets - Major renewals	LTP Project	4,561,603.86	62.50%	37.50%
Community Infrastructure	CI_District	9441 - Website Development	LTP Project	121,345.38	100.00%	0.00%
Community Infrastructure	CI_District	9481 - Taraika Reserves	Surplus Capacity Project	100.00	37.50%	62.50%
Community Infrastructure	CI_District	9481 - Taraika Reserves	LTP Project	2,000,000.00	37.50%	62.50%
Community Infrastructure	CI_District	9541 - Strategic and growth related aquatics projects (AC.2020.13)	LTP Project	29,178,874.77	75.00%	25.00%
Community Infrastructure	CI_District	9542 - Foxton Building Renewals (AC.2020.01)	Surplus Capacity Project	6,049,708.20	87.00%	13.00%
Community Infrastructure	CI_District	9552 - Mangahao tracks renewals / improvements	Surplus Capacity Project	14,461.30	87.50%	12.50%
Community Infrastructure	CI_District	9552 - Mangahao tracks renewals / improvements	LTP Project	87,021.97	87.50%	12.50%
Community Infrastructure	CI_District	9553 - Stafford Street Reserves improvement	Surplus Capacity Project	21,302.23	87.50%	12.50%
Community Infrastructure	CI_District	9553 - Stafford Street Reserves improvement	LTP Project	150,000.06	87.50%	12.50%
Community Infrastructure	CI_District	9554 - Reserves renewals (buildings)	Surplus Capacity Project	62,956.10	87.50%	12.50%
Community Infrastructure	CI_District	9554 - Reserves renewals (buildings)	LTP Project	1,289,448.96	87.50%	12.50%
Community Infrastructure	CI_District	9555 - Playford Park	LTP Project	50,000.04	75.00%	25.00%
Community Infrastructure	CI_District	9555 - Playford Park	Surplus Capacity Project	803,426.87	87.50%	12.50%
Community Infrastructure	CI_District	9556 - Levin Domain Grandstand	Surplus Capacity Project	-3,485.55	87.50%	12.50%
Community Infrastructure	CI_District	9556 - Levin Domain Grandstand	LTP Project	1,327,440.65	87.50%	12.50%
Community Infrastructure	CI_District	9558 - Facility signage	LTP Project	64,555.19	87.50%	12.50%
Community Infrastructure	CI_District	9559 - Christmas Lights	Surplus Capacity Project	5,042.61	87.50%	12.50%
Community Infrastructure	CI_District	9559 - Christmas Lights	LTP Project	102,744.11	87.50%	12.50%
Community Infrastructure	CI_District	9560 - New Portable Generator - Emergency Management	LTP Project	5,508.99	87.50%	12.50%
Community Infrastructure	CI_District	9561 - VHF Digital Radio Upgrade Project - Emergency Management	LTP Project	27,884.00	75.00%	25.00%
Community Infrastructure	CI_District	9591 - Levin Town Centre strategy activation projects	Surplus Capacity Project	324,981.05	75.00%	25.00%
Community Infrastructure	CI_District	9591 - Levin Town Centre strategy activation projects	LTP Project	14,148,869.82	75.00%	25.00%
Community Infrastructure	CI_District	9597 - Landfill Development (gas collection & ongoing capping)	Surplus Capacity Project	69,402.12	100.00%	0.00%
Community Infrastructure	CI_District	9598 - Leachate remedial option / work	Surplus Capacity Project	508,037.50	100.00%	0.00%
Community Infrastructure	CI_District	9599 - Cap Shape Correction	Surplus Capacity Project	371,859.36	100.00%	0.00%
Community Infrastructure	CI_District	9609 - Fleet Vehicles	Surplus Capacity Project	602,770.98	100.00%	0.00%
Community Infrastructure	CI_District	9634 - Districtwide- Water - Property	Surplus Capacity Project	1,703.73	100.00%	0.00%
Community Infrastructure	CI_District	9643 - Innovative technology projects	LTP Project	295,893.59	87.50%	12.50%
Community Infrastructure	CI_District	9645 - Mobile outdoor screen & accompanying audio & visual equipment	LTP Project	39,571.19	100.00%	0.00%
Community Infrastructure	CI_District	9645 - Mobile outdoor screen & accompanying audio & visual equipment	Surplus Capacity Project	45,388.46	100.00%	0.00%
Community Infrastructure	CI_District	9652 - Youth Space Renovation	Surplus Capacity Project	173,148.91	87.00%	13.00%
Community Infrastructure	CI_District	9655 - Mobile partitions	Surplus Capacity Project	21,922.42	100.00%	0.00%
Community Infrastructure	CI_District	9656 - Activity Renewal - Libraries - Internal Plant	Surplus Capacity Project	57,791.42	87.50%	12.50%
Community Infrastructure	CI_District	9656 - Activity Renewal - Libraries - Internal Plant	LTP Project	765,603.73	87.50%	12.50%
Community Infrastructure	CI_District	9657 - Activity Renewals - Community Centres - plant	Surplus Capacity Project	91,742.65	87.50%	12.50%
Community Infrastructure	CI_District	9657 - Activity Renewals - Community Centres - plant	LTP Project	891,141.90	87.50%	12.50%
Community Infrastructure	CI_District	9658 - Building Renewal - Shannon Library	Surplus Capacity Project	15,120.00	87.50%	12.50%
Community Infrastructure	CI_District	9658 - Building Renewal - Shannon Library	LTP Project	227,769.05	87.50%	12.50%
Community Infrastructure	CI_District	9659 - Building Renewals - Te Awahou Nieuwe Stroom	Surplus Capacity Project	45,038.61	87.50%	12.50%
Community Infrastructure	CI_District	9659 - Building Renewals - Te Awahou Nieuwe Stroom	LTP Project	2,199,280.95	87.50%	12.50%

Community Infrastructure	CI_District	9660 - Building Renewals- Te Takeretanga o Kura-hau-po	Surplus Capacity Project	26,663.39	87.50%	12.50%
Community Infrastructure	CI_District	9660 - Building Renewals- Te Takeretanga o Kura-hau-po	LTP Project	3,014,315.51	87.50%	12.50%
Community Infrastructure	CI_District	9663 - Flags	Surplus Capacity Project	17,490.30	87.50%	12.50%
Community Infrastructure	CI_District	9663 - Flags	LTP Project	157,569.32	87.50%	12.50%
Community Infrastructure	CI_District	9665 - Purchase of Library Books	Surplus Capacity Project	1,102,892.19	62.50%	37.50%
Community Infrastructure	CI_District	9665 - Purchase of Library Books	LTP Project	4,715,004.84	62.50%	37.50%
Community Infrastructure	CI_District	9794 - Manakau Domain initiative projects - Better Off Funding	Surplus Capacity Project	56,142.44	87.00%	13.00%
Community Infrastructure	CI_District	9827 - Levin Building Renewals (AC.2020.02)	LTP Project	1,407,735.98	87.50%	12.50%
Community Infrastructure	CI_District	9829 - Animal Control - Dog Pound facility refurb (AC3)	Surplus Capacity Project	22,000.00	100.00%	0.00%
Community Infrastructure	CI_District	9838 - Cemetery - Foxton - Development (Cem-03)	LTP Project	2,080,307.20	75.00%	25.00%
Community Infrastructure	CI_District	9839 - Cemetery - Shannon - Extension (Cem-04)	LTP Project	450,000.00	75.00%	25.00%
Community Infrastructure	CI_District	9841 - Mobile Library (LS.2020.01)	LTP Project	179,460.03	87.50%	12.50%
Community Infrastructure	CI_District	9842 - Cemetery - Manakau - Extension (Cem-05)	LTP Project	2,096,900.08	75.00%	25.00%
Community Infrastructure	CI_District	9843 - Cemetery - Manakau - Logging (Cem-08)	LTP Project	320,220.00	87.50%	12.50%
Community Infrastructure	CI_District	9853 - Forestry Target Reserve (Res-07)	LTP Project	651,671.24	75.00%	25.00%
Community Infrastructure	CI_District	9907 - Foxton Futures Transformation	LTP Project	523,750.08	75.00%	25.00%
Community Infrastructure	CI_District	Be-01 - Oxford Street Beautification (Transforming Taitoko)	LTP Project	845,358.32	50.00%	50.00%
Community Infrastructure	CI_District	Be-02 - Revoked SH1 Beautification	LTP Project	615,465.12	75.00%	25.00%
Community Infrastructure	CI_District	CDEM01 - CDEM01 - 10 x Laptops for EOC	LTP Project	90,322.20	100.00%	0.00%
Community Infrastructure	CI_District	CDEM02 - CDEM02 - 2 x HDMI TVs including Mobile Trolleys	LTP Project	23,723.99	100.00%	0.00%
Community Infrastructure	CI_District	CDEM03 - CDEM03 - 10 x Tablets for needs assessments	LTP Project	33,968.39	100.00%	0.00%
Community Infrastructure	CI_District	CDEM04 - CDEM04 - 5 x Portable Water Storage Bladders	LTP Project	115,391.15	100.00%	0.00%
Community Infrastructure	CI_District	CI-New1 - Replace Bore head and piping Levin Domain	LTP Project	51,954.00	100.00%	0.00%
Community Infrastructure	CI_District	CI-New2 - Totara Reserve Remediation	LTP Project	166,000.00	100.00%	0.00%
Community Infrastructure	CI_District	CI-new3 - Target Reserve Development	LTP Project	1,926,050.91	100.00%	0.00%
Community Infrastructure	CI_District	Cust.2020.01 - Cust.2020.01 - Front of house furniture renewal (Cust.2020.01)	LTP Project	35,842.99	100.00%	0.00%
Community Infrastructure	CI_District	Governance - Governance - Civic Furniture/IT Renewals	LTP Project	316,518.02	100.00%	0.00%
Community Infrastructure	CI_District	H&S1 - H&S1 - Lone Worker Devices (6)	LTP Project	13,599.58	100.00%	0.00%
Community Infrastructure	CI_District	LS.2020.05 - Makerspace for Children Youth and Adults	LTP Project	191,928.00	87.50%	12.50%
Community Infrastructure	CI_District	Res-15 - Strategic parks development - Reserve development for growth	LTP Project	23,034,874.62	37.50%	62.50%
Community Infrastructure	CI_District	SP-06 - Shannon Domain - Grandstand strengthening and fit out	LTP Project	719,030.36	87.50%	12.50%
Community Infrastructure	CI_District	Waik - Waikawa Beach Accessway	LTP Project	1,237,899.54	100.00%	0.00%
<b>CI_District Total</b>				197,638,247.89		
<b>Community Infrastructure Total</b>				197,638,247.89		
Land Transport	LT_District	00009317. Road Improvements - 2324	Surplus Capacity Project	1,106,264.03	90.25%	9.75%
Land Transport	LT_District	00009321. Cycling Facilities - 2452	Surplus Capacity Project	195,437.76	90.25%	9.75%
Land Transport	LT_District	00009593. Subsidised Roading - Gladstone Road Realignment (CAPNEW)	Surplus Capacity Project	6,445,691.89	100.00%	0.00%
Land Transport	LT_District	00009690. Oakland Rd development	Surplus Capacity Project	115,483.14	0.00%	100.00%
Land Transport	LT_District	00009742. Gladstone Road Emergency Works	Surplus Capacity Project	966,052.10	100.00%	0.00%

Land Transport	LT_District	00009779. Road Drainage Improvements - Road Improvements NZTA 324	Surplus Capacity Project	589,373.32	90.25%	9.75%
Land Transport	LT_District	00009826. Levin Transport Choices	Surplus Capacity Project	131,010.41	100.00%	0.00%
Land Transport	LT_District	00009868. Poplar Road RP1.9-4.1 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	312,411.14	100.00%	0.00%
Land Transport	LT_District	00009869. Ashlea Road RP 0-1.4 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	299,934.41	100.00%	0.00%
Land Transport	LT_District	00009870. Hokio Beach Road RP 5.2-7.6 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	54.12	100.00%	0.00%
Land Transport	LT_District	00009871. Koputaroa Road RP 6.2-8.04 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	300,000.02	100.00%	0.00%
Land Transport	LT_District	00009872. Mangahao Road RP 1.1-2.1 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	202,681.51	100.00%	0.00%
Land Transport	LT_District	00009873. Foxton Beach Road RP 1.35-2.31 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	5,440.02	100.00%	0.00%
Land Transport	LT_District	00009874. Victoria Street Foxton RP 0-0.78 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	0.02	100.00%	0.00%
Land Transport	LT_District	00009875. Foxton Shannon Road RP 5.96-6.28 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	0.02	100.00%	0.00%
Land Transport	LT_District	00009876. Poplar Road RP 1.9-4.1 Road Improvements NZTA 324	Surplus Capacity Project	32,101.61	100.00%	0.00%
Land Transport	LT_District	00009877. Ashlea Road RP 0-1.4 Road Improvements NZTA 324	Surplus Capacity Project	211,263.84	100.00%	0.00%
Land Transport	LT_District	00009878. Hokio Beach Road RP 5.2-7.6 Road Improvements NZTA 324	Surplus Capacity Project	415,223.61	100.00%	0.00%
Land Transport	LT_District	00009879. Koputaroa Road RP 6.2-8.04 Road Improvements NZTA 324	Surplus Capacity Project	25,000.01	100.00%	0.00%
Land Transport	LT_District	00009880. Mangahao Road RP 1.1-2.1 Road Improvements NZTA 324	Surplus Capacity Project	65,000.02	100.00%	0.00%
Land Transport	LT_District	00009881. Foxton beach Road RP 1.35-2.31 Road Improvements NZTA 324	Surplus Capacity Project	0.02	100.00%	0.00%
Land Transport	LT_District	00009882. St. Joseph School Safety Improvement Low cost / low risk improvements NZTA 341	Surplus Capacity Project	0.02	94.93%	5.07%
Land Transport	LT_District	00009883. Liverpool Street and Bartholomew Road Intersection Improvement Low cost / low risk improvements NZTA 341	Surplus Capacity Project	158,038.05	94.93%	5.07%
Land Transport	LT_District	00009884. Speed Limit Change Improvements Low cost / low risk improvements NZTA 341	Surplus Capacity Project	22,870.14	94.93%	5.07%
Land Transport	LT_District	00009885. Bartholomew Road Traffic Calming Low cost / low risk improvements NZTA 341	Surplus Capacity Project	199,326.65	94.93%	5.07%
Land Transport	LT_District	00009886. Seabury Ave Safety Upgrade Low cost / low risk improvements NZTA 341	Surplus Capacity Project	11,881.30	94.93%	5.07%
Land Transport	LT_District	00009887. Levin Transport Choices - Cycling Facilities NZTA 452	Surplus Capacity Project	79,284.05	100.00%	0.00%
Land Transport	LT_District	00009888. Cycling facilities - Cycling Facilities NZTA 452	Surplus Capacity Project	46,490.52	94.93%	5.07%
Land Transport	LT_District	00009889. Footpath improvements - Walking Facilities NZTA 451	Surplus Capacity Project	46,339.73	92.59%	7.41%
Land Transport	LT_District	00009890. Footpaths new - Walking Facilities NZTA 451	Surplus Capacity Project	205,358.39	92.59%	7.41%
Land Transport	LT_District	00009909. Unsealed Roads Metalling - NZTA 211 - Roading Capex	Surplus Capacity Project	40,724.10	100.00%	0.00%

Land Transport	LT_District	00009910. Sealed Roads Resurfacing - NZTA 212 - Roading Capex	Surplus Capacity Project	1,546,994.95	100.00%	0.00%
Land Transport	LT_District	00009911. Drainage Renewal - General - NZTA 213 - Roading Capex	Surplus Capacity Project	85,025.59	100.00%	0.00%
Land Transport	LT_District	00009912. Drainage Renewal - Kerb & Channel - NZTA 213 - Roading Capex	Surplus Capacity Project	55,594.60	100.00%	0.00%
Land Transport	LT_District	00009913. Drainage Renewal - Culvert Replacements - NZTA 213 - Roading Capex	Surplus Capacity Project	241,920.84	100.00%	0.00%
Land Transport	LT_District	00009914. Structures Component Replacements - General - NZTA 215 - Roading Capex	Surplus Capacity Project	99,327.61	100.00%	0.00%
Land Transport	LT_District	00009915. Traffic Services Renewals - General - NZTA 222 - Roading Capex	Surplus Capacity Project	53,653.96	100.00%	0.00%
Land Transport	LT_District	00009916. Traffic Services Renewals - Street Lighting - NZTA 222 - Roading Capex	Surplus Capacity Project	171,703.37	94.93%	5.07%
Land Transport	LT_District	00009917. Traffic Services Renewals - Line Marking - NZTA 222 - Roading Capex	Surplus Capacity Project	216,892.28	100.00%	0.00%
Land Transport	LT_District	00009918. Footpath Renewals - NZTA 225 - Roading Capex	Surplus Capacity Project	502,748.45	94.93%	5.07%
Land Transport	LT_District	00009919. Bridge and Structures Renewals - NZTA 216 - Roading Capex	Surplus Capacity Project	154,488.32	100.00%	0.00%
Land Transport	LT_District	324 - Resilience Improvements	LTP Project	18,002,378.55	90.25%	9.75%
Land Transport	LT_District	324B - 324B - 324 - Road Improvements	LTP Project	17,081,774.61	75.00%	25.00%
Land Transport	LT_District	452 - Cycling Improvements	LTP Project	19,923,835.74	85.38%	14.63%
Land Transport	LT_District	9318 - Safety improvements	Surplus Capacity Project	640,840.03	90.25%	9.75%
Land Transport	LT_District	9318 - Safety improvements	LTP Project	20,678,320.60	85.38%	14.63%
Land Transport	LT_District	9319 - Footpath Improvements	Surplus Capacity Project	421,876.37	90.25%	9.75%
Land Transport	LT_District	9319 - Footpath Improvements	LTP Project	7,202,274.21	75.00%	25.00%
Land Transport	LT_District	9320 - Footpath Renewals	Surplus Capacity Project	938,973.95	90.25%	9.75%
Land Transport	LT_District	9320 - Footpath Renewals	LTP Project	13,595,181.24	90.25%	9.75%
Land Transport	LT_District	9322 - Bridge and structures renewals	Surplus Capacity Project	159.50	90.25%	9.75%
Land Transport	LT_District	9322 - Bridge and structures renewals	LTP Project	4,451,886.54	90.25%	9.75%
Land Transport	LT_District	9323 - Sealed Road Pavement Rehabilitation	Surplus Capacity Project	1,306,207.96	90.25%	9.75%
Land Transport	LT_District	9323 - Sealed Road Pavement Rehabilitation	LTP Project	27,053,290.58	90.25%	9.75%
Land Transport	LT_District	9418 - Drainage Renewals	Surplus Capacity Project	496,880.28	90.25%	9.75%
Land Transport	LT_District	9418 - Drainage Renewals	LTP Project	11,523,643.16	90.25%	9.75%
Land Transport	LT_District	9419 - Structures Component Replacements	Surplus Capacity Project	150,502.31	90.25%	9.75%
Land Transport	LT_District	9419 - Structures Component Replacements	LTP Project	3,024,954.88	90.25%	9.75%
Land Transport	LT_District	9420 - Traffic Services	Surplus Capacity Project	858,872.03	90.25%	9.75%
Land Transport	LT_District	9420 - Traffic Services	LTP Project	13,064,083.85	90.25%	9.75%
Land Transport	LT_District	9421 - Sealed Roads Resurfacing	Surplus Capacity Project	2,924,092.25	90.25%	9.75%
Land Transport	LT_District	9421 - Sealed Roads Resurfacing	LTP Project	34,065,468.73	90.25%	9.75%
Land Transport	LT_District	9422 - Unsealed Roads Metalling	Surplus Capacity Project	102,140.33	100.00%	0.00%
Land Transport	LT_District	9422 - Unsealed Roads Metalling	LTP Project	1,295,744.52	97.66%	2.34%
Land Transport	LT_District	9840 - Local Road Improvements	Surplus Capacity Project	430.75	85.38%	14.63%
Land Transport	LT_District	9840 - Local Road Improvements	LTP Project	33,663,997.11	85.38%	14.63%
Land Transport	LT_District	00009937. Muhunoa East Road - Shared Pathway under Cycling Facilities - 452	Surplus Capacity Project	158,929.01	90.25%	9.75%
Land Transport	LT_District	00009938. Muhunoa East Road Rehab - 214	Surplus Capacity Project	70,031.81	90.25%	9.75%
Land Transport	LT_District	00009944. Bush Street Overlay - NZTA 214	Surplus Capacity Project	100,000.00	90.25%	9.75%

Land Transport	LT_District	00009945. Harbour Street to Piriharakeke Shared Pathway - under cycling facilities NZTA 452	Surplus Capacity Project	151,585.58	90.25%	9.75%
	<b>LT_District Total</b>			248,305,442.42		
Land Transport	LT_Taraika layer	00009479. Tara-Ika - Roading - Liverpool St Correction	Surplus Capacity Project	3,150.00	25.00%	75.00%
Land Transport	LT_Taraika layer	9477 - 00009477. Tara-Ika - Roading - Tararua Road Intersection Upgrade	Surplus Capacity Project	1,105,818.68	90.25%	9.75%
Land Transport	LT_Taraika layer	9790 - Taraika - EWA	Surplus Capacity Project	215,972.81	25.00%	75.00%
Land Transport	LT_Taraika layer	9790 - Taraika - EWA	LTP Project	9,670,000.04	25.00%	75.00%
	<b>LT_Taraika layer Total</b>			10,994,941.53		
Land Transport	LT_Taraika layer_0	9477 - 00009477. Tara-Ika - Roading - Tararua Road Intersection Upgrade	LTP Project	2,000,000.04	37.50%	62.50%
	<b>LT_Taraika layer_0 Total</b>			2,000,000.04		
<b>Land Transport Total</b>				261,300,383.99		
Other Activities	OT_Activities	00008590. IT Technology Advancement and Improvements	Surplus Capacity Project	59,099.75	100.00%	0.00%
Other Activities	OT_Activities	00008845. IM Authority Development	Surplus Capacity Project	67,728.97	100.00%	0.00%
Other Activities	OT_Activities	00009082. Front of house safety enhancements	Surplus Capacity Project	-2,026.37	100.00%	0.00%
Other Activities	OT_Activities	00009099. Implementation of Digital Strategy - Digital Action Plan initiatives	Surplus Capacity Project	213,773.65	100.00%	0.00%
Other Activities	OT_Activities	00009269. Replacement or upgrade of parking meters	Surplus Capacity Project	59,431.99	100.00%	0.00%
Other Activities	OT_Activities	00009278. IT - Purchase of Urban Aerial Imagery 2019/20	Surplus Capacity Project	21,000.00	100.00%	0.00%
Other Activities	OT_Activities	00009444. Animal Control Vehicle Replacing JJL288	Surplus Capacity Project	517.50	100.00%	0.00%
Other Activities	OT_Activities	00009600. Landfill Gas Flare renewals	Surplus Capacity Project	19,917.26	100.00%	0.00%
Other Activities	OT_Activities	00009602. Unplanned small landfill maintenance	Surplus Capacity Project	23,293.33	100.00%	0.00%
Other Activities	OT_Activities	00009604. Weighbridge at Foxton Transfer Station or Levin Landfill (if stays open)	Surplus Capacity Project	160,172.39	100.00%	0.00%
Other Activities	OT_Activities	00009683. Democracy IT Equipment	Surplus Capacity Project	91,966.06	100.00%	0.00%
Other Activities	OT_Activities	00009708. Levin Landfill Capping Project	Surplus Capacity Project	2,135,334.90	100.00%	0.00%
Other Activities	OT_Activities	00009710. Folding Machine	Surplus Capacity Project	8,395.00	100.00%	0.00%
Other Activities	OT_Activities	00009725. Clegg Hammer - Infrastructure Development	Surplus Capacity Project	5,580.00	100.00%	0.00%
Other Activities	OT_Activities	00009739. Animal Control - Dog Pound facility refurb investigation	Surplus Capacity Project	3,252.50	100.00%	0.00%
Other Activities	OT_Activities	00009856. Active Campaign Software	Surplus Capacity Project	-0.04	100.00%	0.00%
Other Activities	OT_Activities	00009858. IT Network Component Renewals	Surplus Capacity Project	2,840.09	100.00%	0.00%
Other Activities	OT_Activities	00009859. Mobile Phone Replacement Programme	Surplus Capacity Project	16,762.01	100.00%	0.00%
Other Activities	OT_Activities	00009860. Replace computing devices (laptops/terminals/desktops)	Surplus Capacity Project	82,263.16	100.00%	0.00%
Other Activities	OT_Activities	00009861. IT Replace monitors/screens	Surplus Capacity Project	3,301.92	100.00%	0.00%
Other Activities	OT_Activities	00009920. Hardware Purchases - Information Services	Surplus Capacity Project	41,057.96	100.00%	0.00%
Other Activities	OT_Activities	8583 - Network components	Surplus Capacity Project	26,475.01	100.00%	0.00%
Other Activities	OT_Activities	8583 - Network components	LTP Project	235,430.60	100.00%	0.00%
Other Activities	OT_Activities	8592 - Hardward Purchases	LTP Project	5,990.04	100.00%	0.00%
Other Activities	OT_Activities	9018 - Mobile phone replacement programme	Surplus Capacity Project	36,585.70	100.00%	0.00%
Other Activities	OT_Activities	9018 - Mobile phone replacement programme	LTP Project	441,140.09	100.00%	0.00%
Other Activities	OT_Activities	9020 - Replacement of computing devices (laptops/terminals/desktops)	Surplus Capacity Project	348,539.35	100.00%	0.00%
Other Activities	OT_Activities	9020 - Replacement of computing devices (laptops/terminals/desktops)	LTP Project	4,021,002.40	100.00%	0.00%
Other Activities	OT_Activities	9021 - Replacement of monitors/ screens	Surplus Capacity Project	48,025.14	100.00%	0.00%

Other Activities	OT_Activities	9021 - Replacement of monitors/ screens	LTP Project	267,409.07	100.00%	0.00%
Other Activities	OT_Activities	9228 - Wheelie Bins & glass crates	Surplus Capacity Project	102,388.73	100.00%	0.00%
Other Activities	OT_Activities	9228 - Wheelie Bins & glass crates	LTP Project	919,948.50	100.00%	0.00%
Other Activities	OT_Activities	9264 - Animal Control - Body worn video equipment	Surplus Capacity Project	35,387.65	100.00%	0.00%
Other Activities	OT_Activities	9264 - Animal Control - Body worn video equipment	LTP Project	50,083.61	100.00%	0.00%
Other Activities	OT_Activities	9267 - Parking - Mobile ticket devices	Surplus Capacity Project	6,049.18	100.00%	0.00%
Other Activities	OT_Activities	9267 - Parking - Mobile ticket devices	LTP Project	23,892.06	100.00%	0.00%
Other Activities	OT_Activities	9268 - Parking - Body worn video equipment	LTP Project	29,221.65	100.00%	0.00%
Other Activities	OT_Activities	9500 - Mobile Recycling Stations (MRS)	LTP Project	350,000.00	100.00%	0.00%
Other Activities	OT_Activities	9562 - Animal - Dog Pound shade and kennel repairs	Surplus Capacity Project	14,162.61	100.00%	0.00%
Other Activities	OT_Activities	9562 - Animal - Dog Pound shade and kennel repairs	LTP Project	33,083.00	100.00%	0.00%
Other Activities	OT_Activities	9601 - Solid Waste property renewals	Surplus Capacity Project	10,741.70	100.00%	0.00%
Other Activities	OT_Activities	9601 - Solid Waste property renewals	LTP Project	225,276.09	100.00%	0.00%
Other Activities	OT_Activities	9603 - Renewal works at Foxton Transfer Station	LTP Project	75,596.01	100.00%	0.00%
Other Activities	OT_Activities	9603 - Renewal works at Foxton Transfer Station	Surplus Capacity Project	226,348.42	100.00%	0.00%
Other Activities	OT_Activities	9740 - IT - new computing devices laptops / terminals / desktop	Surplus Capacity Project	57,817.02	100.00%	0.00%
Other Activities	OT_Activities	9740 - IT - new computing devices laptops / terminals / desktop	LTP Project	470,861.30	100.00%	0.00%
Other Activities	OT_Activities	9828 - Animal Control - Dog Pound driveway concreting (AC2)	LTP Project	26,002.35	100.00%	0.00%
Other Activities	OT_Activities	9829 - Animal Control - Dog Pound facility refurb (AC3)	LTP Project	1,040,098.12	100.00%	0.00%
Other Activities	OT_Activities	9830 - Animal Control - Stock pound fencing & stock loading ramp (AC5)	LTP Project	20,801.88	100.00%	0.00%
Other Activities	OT_Activities	9857 - Implementation of Digital Strategy	Surplus Capacity Project	77,732.00	100.00%	0.00%
Other Activities	OT_Activities	9857 - Implementation of Digital Strategy	LTP Project	2,743,397.39	100.00%	0.00%
Other Activities	OT_Activities	PARK2 - Parking - Meter Replacements	LTP Project	49,221.95	100.00%	0.00%
<b>OT_Activities Total</b>				15,032,370.65		
<b>Other Activities Total</b>				15,032,370.65		
Stormwater	SW_District	00008481. Districtwide SW Reticulation Renewals	Surplus Capacity Project	279,784.12	75.00%	25.00%
Stormwater	SW_District	00009244. Stormwater District Wide Pump Stations - Planned Renewal	Surplus Capacity Project	18,724.64	75.00%	25.00%
Stormwater	SW_District	8631 - Districtwide Stormwater improvement	LTP Project	10,000,000.98	75.00%	25.00%
Stormwater	SW_District	9606 - Actions from Catchment Management Plans	Surplus Capacity Project	67,714.56	100.00%	0.00%
<b>SW_District Total</b>				10,366,224.30		
Stormwater	SW_Foxton	00009448. Foxton East Drainage Scheme	Surplus Capacity Project	1,056,682.04	100.00%	0.00%
Stormwater	SW_Foxton	00009835. Foxton Stormwater - Foxton Loop water quality improvement plan - CLOSED	Surplus Capacity Project	502.20	100.00%	0.00%
<b>SW_Foxton Total</b>				1,057,184.24		
Stormwater	SW_Foxton Beach	8715 - 00008715. Stormwater - Development Planning and resource consenting Foxton Beach	Surplus Capacity Project	558,990.52	62.00%	38.00%
Stormwater	SW_Foxton Beach	8715 - 00008715. Stormwater - Development Planning and resource consenting Foxton Beach	LTP Project	1,300,000.41	75.00%	25.00%
<b>SW_Foxton Beach Total</b>				1,858,990.93		
Stormwater	SW_Levin (Including Taraika)	00009668. Lake Horowhenua water quality improvement project	Surplus Capacity Project	356,626.14	62.00%	38.00%
Stormwater	SW_Levin (Including Taraika)	8631 - Districtwide Stormwater improvement	Surplus Capacity Project	653,308.14	75.00%	25.00%
Stormwater	SW_Levin (Including Taraika)	9079 - Queen St discharge & resource consent	Surplus Capacity Project	536,205.40	62.00%	38.00%

Stormwater	SW_Levin (Including Taraika)	9079 - Queen St discharge & resource consent	LTP Project	600,000.00	75.00%	25.00%
Stormwater	SW_Levin (Including Taraika)	9608 - Levin Stormwater Treatment	Surplus Capacity Project	402,777.67	62.00%	38.00%
Stormwater	SW_Levin (Including Taraika)	9608 - Levin Stormwater Treatment	LTP Project	10,980,001.96	75.00%	25.00%
Stormwater	SW_Levin (Including Taraika)	00009946. Levin Domain and Salisbury Street Stormwater upgrade and renewal	Surplus Capacity Project	880,543.86	81.00%	19.00%
	<b>SW_Levin (Including Taraika) Total</b>			14,409,463.17		
Stormwater	SW_Levin North	00008480. Improvements NE Levin	Surplus Capacity Project	-14,646.74	50.00%	50.00%
Stormwater	SW_Levin North	00009452. Roslyn Road Update - Stormwater New	Surplus Capacity Project	365,673.97	50.00%	50.00%
Stormwater	SW_Levin North	9449 - Levin Stormwater - North East	Surplus Capacity Project	2,943,691.67	50.00%	50.00%
Stormwater	SW_Levin North	9932 - 00009932. Levin Stormwater - NE - Downstream Pond	Surplus Capacity Project	57,290.11	0.00%	100.00%
Stormwater	SW_Levin North	9932 - 00009932. Levin Stormwater - NE - Downstream Pond	LTP Project	2,800,000.36	37.50%	62.50%
	<b>SW_Levin North Total</b>			6,152,009.37		
Stormwater	SW_Taraika layer	00009474. Tara-Ika - Queen St Stage 1 Stormwater (Pre-O2NL) - Regional Attenuation and Treatment	Surplus Capacity Project	1,898,295.86	100.00%	0.00%
Stormwater	SW_Taraika layer	9475 - Tara-Ika Stormwater	Surplus Capacity Project	6,483.05	0.00%	100.00%
Stormwater	SW_Taraika layer	9475 - Tara-Ika Stormwater	LTP Project	99,999.96	0.00%	100.00%
	<b>SW_Taraika layer Total</b>			2,004,778.87		
	<b>Stormwater Total</b>			35,848,650.88		
Wastewater	WW_District	00009152. Condition assessment for renewals - Waste water	Surplus Capacity Project	96,555.52	100.00%	0.00%
Wastewater	WW_District	00009626. Districtwide - WTP & WWTP structural improvements	Surplus Capacity Project	171,285.56	100.00%	0.00%
Wastewater	WW_District	9627 - Wastewater property renewals	Surplus Capacity Project	6,597.35	100.00%	0.00%
Wastewater	WW_District	9627 - Wastewater property renewals	LTP Project	1,287,035.15	87.50%	12.50%
Wastewater	WW_District	Dist - Districtwide Wastewater Network	LTP Project	36,566,903.20	81.50%	18.50%
	<b>WW_District Total</b>			38,128,376.78		
Wastewater	WW_Foxton	00008483. Foxton Wastewater Treatment Plant - Strategic Upgrade	Surplus Capacity Project	316,653.09	75.00%	25.00%
Wastewater	WW_Foxton	00008485. Foxton Wastewater Treatment Plant - Unplanned Renewals	Surplus Capacity Project	2,214.23	100.00%	0.00%
Wastewater	WW_Foxton	00008890. Foxton Wastewater Treatment Plant - Pond Desludge	Surplus Capacity Project	256,896.60	94.00%	6.00%
Wastewater	WW_Foxton	00009504. Foxton Wastewater Treatment Plant - Strategic Upgrade - Phase 2	Surplus Capacity Project	13,652.95	75.00%	25.00%
Wastewater	WW_Foxton	00009531. Foxton Wastewater Treatment Plant - Strategic Upgrade - Irrigation Stage 2-3	Surplus Capacity Project	1,101,055.57	75.00%	25.00%
Wastewater	WW_Foxton	8484 - Foxton wastewater treatment plant - Planned renewals	Surplus Capacity Project	182,638.93	75.00%	25.00%
Wastewater	WW_Foxton	9610 - Foxton Wastewater Network	Surplus Capacity Project	131,104.51	100.00%	0.00%
Wastewater	WW_Foxton	9847 - Foxton Wastewater Treatment Plant	LTP Project	5,033,001.07	37.50%	62.50%
	<b>WW_Foxton Total</b>			7,037,216.95		
Wastewater	WW_Foxton Beach	00008488. Foxton Beach Wastewater Treatment Plant - Unplanned Renewals	Surplus Capacity Project	1,293.16	75.00%	25.00%

Wastewater	WW_Foxton Beach	00008892. Foxton Beach Wastewater Treatment Plant - Planned Renewals	Surplus Capacity Project	112,861.84	75.00%	25.00%
Wastewater	WW_Foxton Beach	9089 - Foxton Beach Wastewater Network	Surplus Capacity Project	90,072.01	75.00%	25.00%
Wastewater	WW_Foxton Beach	9849 - Foxton Beach Wastewater Treatment Plant	LTP Project	1,720,000.45	50.00%	50.00%
	<b>WW_Foxton Beach Total</b>			1,924,227.46		
Wastewater	WW_Levin (Including Taraika)	00008500. Districtwide - WW Reticulation Unplanned Renewals	Surplus Capacity Project	383,746.97	100.00%	0.00%
Wastewater	WW_Levin (Including Taraika)	00009094. Levin wastewater treatment plant - Strategic upgrade POT	Surplus Capacity Project	4,123.15	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	00009385. POT Development	Surplus Capacity Project	2,709,853.67	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	00009464. Flaxhaven Development	Surplus Capacity Project	17,581.32	37.00%	63.00%
Wastewater	WW_Levin (Including Taraika)	00009471. Tara-Ika - Wastewater - Upgrade Liverpool Street to 220dia Main	Surplus Capacity Project	10,395.49	25.00%	75.00%
Wastewater	WW_Levin (Including Taraika)	00009472. Tara-Ika - Wastewater - New 200dia Liverpool Street Main	Surplus Capacity Project	180.00	25.00%	75.00%
Wastewater	WW_Levin (Including Taraika)	00009620. Levin WW reticulation upgrade - growth	Surplus Capacity Project	673,659.00	37.00%	63.00%
Wastewater	WW_Levin (Including Taraika)	00009713. Levin WWTP Master plan & Strategic Upgrade	Surplus Capacity Project	353,198.19	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	8497 - Districtwide pump stations - improvement & resilience	Surplus Capacity Project	237,391.80	100.00%	0.00%
Wastewater	WW_Levin (Including Taraika)	8499 - Levin Wastewater Network	Surplus Capacity Project	3,085,898.89	62.00%	38.00%
Wastewater	WW_Levin (Including Taraika)	8499 - Levin Wastewater Network	LTP Project	36,242,895.77	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	8501 - Levin wastewater treatment plant - Renewals	Surplus Capacity Project	2,016,883.78	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	8502 - Levin Wastewater Treatment Plant	LTP Project	64,161,004.61	62.50%	37.50%
Wastewater	WW_Levin (Including Taraika)	9387 - POT Mitigation	Surplus Capacity Project	232,570.35	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	9619 - Levin Wastewater Network - North East Growth	Surplus Capacity Project	2,198,314.27	37.00%	63.00%
Wastewater	WW_Levin (Including Taraika)	9621. Levin WW Treated Eff - 00009621. Levin WW Treated Eff. Discharge - Strategic upgrade POT	Surplus Capacity Project	804,496.29	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	9621. Levin WW Treated Eff - 00009621. Levin WW Treated Eff. Discharge - Strategic upgrade POT	LTP Project	1,749,999.96	37.50%	62.50%
Wastewater	WW_Levin (Including Taraika)	9792 - 00009792. Tara-Ika - Wastewater Network Growth Upgrade	Surplus Capacity Project	285,178.55	49.00%	51.00%
Wastewater	WW_Levin (Including Taraika)	9792 - 00009792. Tara-Ika - Wastewater Network Growth Upgrade	LTP Project	2,133,647.64	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	9850 - Levin Wastewater Treatment Plant - Irrigation	LTP Project	19,000,004.38	37.50%	62.50%
Wastewater	WW_Levin (Including Taraika)	9891 - 00009891. Levin Wastewater POT Forestry Planting 2023/24	Surplus Capacity Project	67,979.48	81.00%	19.00%
Wastewater	WW_Levin (Including Taraika)	9891 - 00009891. Levin Wastewater POT Forestry Planting 2023/24	LTP Project	119,999.96	75.00%	25.00%

Wastewater	WW_Levin (Including Taraika)	00009935. Levin Wastewater Network - York Street	Surplus Capacity Project	1,188,638.01	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	9951 - Levin Wastewater - Oxford (SH1) and Tyne Street wastewater main renewal/upgrade	Surplus Capacity Project	37,500.00	75.00%	25.00%
	<b>WW_Levin (Including Taraika) Total</b>			<b>137,715,141.53</b>		
Wastewater	WW_Ohau	WW Ohau 1 - Ohau Wastewater Network - Future	LTP Project	14,335,407.13	37.50%	62.50%
	<b>WW_Ohau Total</b>			<b>14,335,407.13</b>		
Wastewater	WW_Shannon/Mangaore	00008633. New WW Connections Shannon	Surplus Capacity Project	10,108.91	0.00%	100.00%
Wastewater	WW_Shannon/Mangaore	00008660. Shannon Wastewater Reticulation Renewals	Surplus Capacity Project	117.72	75.00%	25.00%
Wastewater	WW_Shannon/Mangaore	00009413. Ballance Street Shannon	Surplus Capacity Project	168,559.10	75.00%	25.00%
Wastewater	WW_Shannon/Mangaore	8489 - Shannon Wastewater Treatment Plant	Surplus Capacity Project	87,744.75	75.00%	25.00%
Wastewater	WW_Shannon/Mangaore	8489 - Shannon Wastewater Treatment Plant	LTP Project	1,100,000.28	75.00%	25.00%
Wastewater	WW_Shannon/Mangaore	8506 - Shannon Wastewater - Effluent Discharge	Surplus Capacity Project	-7,350.54	75.00%	25.00%
Wastewater	WW_Shannon/Mangaore	8506 - Shannon Wastewater - Effluent Discharge	LTP Project	500,000.03	75.00%	25.00%
	<b>WW_Shannon/Mangaore Total</b>			<b>1,859,180.25</b>		
Wastewater	WW_Taraika layer	00009468. Tara-Ika - Wastewater - Upgrade to 225dia Queen St Main (West SH57)	Surplus Capacity Project	-230.00	100.00%	0.00%
Wastewater	WW_Taraika layer	00009469. Tara-Ika - Wastewater - New 225dia Tararua Road Main (East Roe St)	Surplus Capacity Project	3,248,433.35	61.00%	39.00%
Wastewater	WW_Taraika layer	00009470. Tara-Ika - Wastewater - Upgrade Tararua Road to 225dia Main (West Roe St)	Surplus Capacity Project	789,240.40	87.25%	12.75%
Wastewater	WW_Taraika layer	00009931. Tara-Ika - Tararua Road Wastewater Stage 3	Surplus Capacity Project	1,166,263.44	49.00%	51.00%
Wastewater	WW_Taraika layer	9791 - 00009791. Tara-Ika - Wastewater - Queen - North South to School Site	Surplus Capacity Project	12,434.43	25.00%	75.00%
Wastewater	WW_Taraika layer	9791 - 00009791. Tara-Ika - Wastewater - Queen - North South to School Site	LTP Project	1,100,000.04	0.00%	100.00%
	<b>WW_Taraika layer Total</b>			<b>6,316,141.66</b>		
Wastewater	WW_Tokomaru	0000 - Tokomaru Wastewater Treatment Plant	LTP Project	5,500,001.80	75.00%	25.00%
Wastewater	WW_Tokomaru	00008491. Tokomaru Wastewater Treatment Plant - Consent Renewal	Surplus Capacity Project	60.00	75.00%	25.00%
Wastewater	WW_Tokomaru	00008492. Tokomaru Wastewater Treatment Plant - Planned Renewals	Surplus Capacity Project	54,732.66	75.00%	25.00%
Wastewater	WW_Tokomaru	8950 - Tokomaru Wastewater Treatment Plant	LTP Project	600,000.04	75.00%	25.00%
Wastewater	WW_Tokomaru	8950 - Tokomaru Wastewater Treatment Plant	Surplus Capacity Project	822,897.45	75.00%	25.00%
Wastewater	WW_Tokomaru	9836 - Tokomaru Water Treatment Plant - Strategic upgrade (ADD-016)	Surplus Capacity Project	49,999.56	100.00%	0.00%
	<b>WW_Tokomaru Total</b>			<b>7,027,691.51</b>		
Wastewater	WW_Waitarere Beach	00008495. Waitarere Wastewater Treatment Plant - Unplanned Renewals	Surplus Capacity Project	17,367.68	100.00%	0.00%
Wastewater	WW_Waitarere Beach	8494 - Waitarere Beach wastewater treatment plant - Planned renewals	Surplus Capacity Project	175,778.78	81.50%	18.50%
Wastewater	WW_Waitarere Beach	8720 - Waitarere Beach Wastewater Treatment Plant	Surplus Capacity Project	10,528.12	75.00%	25.00%
Wastewater	WW_Waitarere Beach	8720 - Waitarere Beach Wastewater Treatment Plant	LTP Project	9,380,002.57	75.00%	25.00%
	<b>WW_Waitarere Beach Total</b>			<b>9,583,677.15</b>		
<b>Wastewater Total</b>				<b>223,927,060.42</b>		

Water Supply	WS_District	0000 - Districtwide Water Network	LTP Project	-43,519,403.30	81.50%	18.50%
Water Supply	WS_District	0000 - Districtwide Water Network	LTP Project	43,519,403.30	81.50%	18.50%
Water supply	WS_District	00009694. Three Waters Reform Stimulus Funding - Firefighting Capacity Increase	Surplus Capacity Project	123,714.11	100.00%	0.00%
Water supply	WS_District	9825 - Districtwide Water Network - Metering	Surplus Capacity Project	2,120,130.15	62.00%	38.00%
Water Supply	WS_District	9825 - Districtwide Water Network - Metering	LTP Project	4,844,389.96	62.50%	37.50%
Water supply	WS_District	9831 - Districtwide Water Demand Management - Renewals (ADD-001)	Surplus Capacity Project	34,304.46	62.00%	38.00%
Water Supply	WS_District	9831 - Districtwide Water Demand Management - Renewals (ADD-001)	LTP Project	715,000.07	75.00%	25.00%
<b>WS_District Total</b>				<b>7,837,538.75</b>		
Water supply	WS_Foxton	00009714. Norbiton Road Water Main Renewal	Surplus Capacity Project	0.01	100.00%	0.00%
Water supply	WS_Foxton	8457 - Foxton Water Network	Surplus Capacity Project	140,214.53	75.00%	25.00%
Water supply	WS_Foxton	9301 - Foxton Water Treatment Plant	Surplus Capacity Project	336,380.04	62.50%	37.50%
Water Supply	WS_Foxton	9301 - Foxton Water Treatment Plant	LTP Project	2,100,000.27	62.50%	37.50%
<b>WS_Foxton Total</b>				<b>2,576,594.85</b>		
Water supply	WS_Foxton Beach	8462 - Foxton Beach Water Treatment Plant	Surplus Capacity Project	257,763.62	62.00%	38.00%
Water Supply	WS_Foxton Beach	8462 - Foxton Beach Water Treatment Plant	LTP Project	2,850,001.00	50.00%	50.00%
Water supply	WS_Foxton Beach	9083 - Foxton Beach Water Network	Surplus Capacity Project	153,345.50	75.00%	25.00%
Water supply	WS_Foxton Beach	00009936. Foxton Beach Ring Main Project	Surplus Capacity Project	99,999.69	75.00%	25.00%
<b>WS_Foxton Beach Total</b>				<b>3,361,109.81</b>		
Water supply	WS_Levin (Including Taraika)	00008634. New Water Connections Levin	Surplus Capacity Project	4,837.93	0.00%	100.00%
Water supply	WS_Levin (Including Taraika)	00009084. Levin growth area	Surplus Capacity Project	127,999.99	25.00%	75.00%
Water supply	WS_Levin (Including Taraika)	00009473. Tara-Ika - WS 300dia Central Trunk Main	Surplus Capacity Project	66,882.52	0.00%	100.00%
Water supply	WS_Levin (Including Taraika)	00009722. Levin WTP Masterplan & Strategic Upgrade	Surplus Capacity Project	43,138.75	62.00%	38.00%
Water supply	WS_Levin (Including Taraika)	00009724. Levin Water Supply Intake - River Realignment	Surplus Capacity Project	217,120.36	87.00%	13.00%
Water supply	WS_Levin (Including Taraika)	00009933. Levin Water Network - York Street	Surplus Capacity Project	800,782.79	75.00%	25.00%
Water supply	WS_Levin (Including Taraika)	8456 - Levin Water Network	Surplus Capacity Project	2,044,265.40	75.00%	25.00%
Water Supply	WS_Levin (Including Taraika)	8456 - Levin Water Network	LTP Project	54,200,005.93	75.00%	25.00%
Water supply	WS_Levin (Including Taraika)	8464 - Levin Treatment Plant - Renewals	Surplus Capacity Project	379,575.55	75.00%	25.00%
Water supply	WS_Levin (Including Taraika)	8468. WS - Reactive renewals - District Wide	Surplus Capacity Project	998,553.03	100.00%	0.00%
Water supply	WS_Levin (Including Taraika)	9630 - Levin Water Treatment Plant - Water Source	Surplus Capacity Project	1,695,273.35	62.00%	38.00%
Water Supply	WS_Levin (Including Taraika)	9630 - Levin Water Treatment Plant - Water Source	LTP Project	65,700,009.98	50.00%	50.00%
Water supply	WS_Levin (Including Taraika)	9632 - 00009632. Tara-Ika - Water Reticulation	Surplus Capacity Project	1,001,066.76	62.50%	37.50%
Water Supply	WS_Levin (Including Taraika)	9712 - 00009713. Levin WWTP Master plan & Strategic Upgrade	LTP Project	48,079,995.50	50.00%	50.00%

Water supply	WS_Levin (Including Taraika)	9780 - 00009780. Levin Water Supply Flouridation CO/2022/6146	Surplus Capacity Project	373,852.04	100.00%	0.00%
Water Supply	WS_Levin (Including Taraika)	9951 - Levin Wastewater - Oxford (SH1) and Tyne Street wastewater main renewal/upgrade	LTP Project	1,100,000.04	75.00%	25.00%
Water supply	WS_Levin (Including Taraika)	9712 - 00009713. Levin WWTP Master plan & Strategic Upgrade	Surplus Capacity Project	337,070.66	62.00%	38.00%
	<b>WS_Levin (Including Taraika) Total</b>			177,170,430.58		
Water Supply	WS_Ohau	9086 - Ohau Water Network - Future	LTP Project	13,380,003.66	37.50%	62.50%
	<b>WS_Ohau Total</b>			13,380,003.66		
Water supply	WS_Shannon/Mangaore	8458 - Shannon Water Network	Surplus Capacity Project	1,690,195.81	75.00%	25.00%
Water supply	WS_Shannon/Mangaore	8465 - Shannon Water Treatment Plant	Surplus Capacity Project	180,853.89	75.00%	25.00%
Water Supply	WS_Shannon/Mangaore	8465 - Shannon Water Treatment Plant	LTP Project	710,000.04	75.00%	25.00%
Water supply	WS_Shannon/Mangaore	00009934. Shannon Water Network - Stafford Street	Surplus Capacity Project	990,373.09	75.00%	25.00%
	<b>WS_Shannon/Mangaore Total</b>			3,571,422.83		
Water supply	WS_Tokomaru	8630 - Tokomaru Water Treatment Plant	Surplus Capacity Project	465,393.90	75.00%	25.00%
Water Supply	WS_Tokomaru	8630 - Tokomaru Water Treatment Plant	LTP Project	1,000,000.20	75.00%	25.00%
	<b>WS_Tokomaru Total</b>			1,465,394.10		
Water Supply	WS_Waitarere Beach	9088 - Waitarere Beach Water Network - Future	LTP Project	21,052,505.11	50.00%	50.00%
	<b>WS_Waitarere Beach Total</b>			21,052,505.11		
Water Supply	WW_Foxton	0000 - Districtwide Water Network	LTP Project	14,270,012.34	81.50%	18.50%
	<b>WW_Foxton Total</b>			14,270,012.34		
Water Supply	WW_Foxton Beach	0000 - Districtwide Water Network	LTP Project	14,270,012.34	81.50%	18.50%
	<b>WW_Foxton Beach Total</b>			14,270,012.34		
Water Supply	WW_Shannon/Mangaore	0000 - Districtwide Water Network	LTP Project	11,062,632.32	94.00%	6.00%
	<b>WW_Shannon/Mangaore Total</b>			11,062,632.32		
Water Supply	WW_Tokomaru	0000 - Districtwide Water Network	LTP Project	3,916,746.30	94.00%	6.00%
	<b>WW_Tokomaru Total</b>			3,916,746.30		
<b>Water Supply Total</b>				273,934,402.99		
<b>Grand Total</b>				<b>1,007,681,116.82</b>		



File No.: 26/20

## 6.4 Ratepayer Assistance Scheme (RAS)

Author(s)	Jacinta Straker <b>Group Manager Organisation Performance   Tumu Rangapū, Tutukinga Whakahaere</b>
Approved by	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. The purpose of this paper is to gain support for the Ratepayer Assistance Scheme (RAS) and its potential benefits to the community. The RAS aims to assist with the economic and social issues by providing flexible and competitive financing options for ratepayers, thereby supporting local government policies and initiatives.
2. This report to Council follows a briefing on the 28<sup>th</sup> of February to seek support to investigate further options for implementing this scheme at Council for the community.
3. This matter relates to the Current Council Priority of Financial Discipline - advocacy for fair funding models and external investment opportunities.

#### **This matter relates to Financial Discipline**

Advocacy for fair funding models and external investment opportunities

### DELEGATION OR AUTHORITY TO ACT | TE MANA WHAKATAU I NGĀ KAWENGA

4. The Chief executive will require approval to sign the guarantee and agreement on behalf of Council.

### SIGNIFICANCE ASSESSMENT | HE AROMATAWAI MATUA

5. This matter is assessed as not significant because it does not add any additional risk to Council. Instead, it helps to reduce the pressure on the Council to collect rates and development levies as there are more repayment options for our residents.

### RECOMMENDATION | NGĀ TAUNAKITANGA

- A. THAT Council receive the Ratepayer Assistance Scheme Report (RAS); and
- B. THAT Council approves in-principle support for establishment of the Ratepayer Assistance Scheme (RAS), subject to commitment from other key stakeholders (central government, Local Government Funding Agency and other local authorities), acceptable final development and due diligence
- C. THAT Council approves notification to the Minister for Local Government that assuming the RAS is established as envisioned, Horowhenua District Council intends to:
  - C.1. Make RAS products (which may include Rates Postponement, Deferred Development Contributions and potentially IMPACT (Investment for Modernising Properties and

Community Transformation loans) available to its ratepayers by joining RAS as a member

C.2. Join RAS as a member requiring it to:

C.3. Sign up to joint and several guarantee (based on the LGFA joint and several guarantee)

C.4. Support ratepayer access to RAS products through for example links on the HDC website

C.5. Support information sharing arrangements between Council and RAS

D. THAT Council note that it may consider making an equity investment in RAS in the future, subject to a future decision, noting that total equity is estimated to be \$30 million to \$35 million, the majority of which will come from the local government sector.

E. That Council note that any commitment, beyond the notification of intent to the Minister of Local Government is subject to final approval of Council upon further development of the RAS. This will include consideration of the relevant amount of equity required to be invested in the future and any consultation requirements that are needed for an equity investment consistent with that required on the establishment of the LGFA. For the avoidance of doubt the passing of these resolutions do not commit Council to any contribution of equity or other funding unless approved at a later date by Council.

## **BACKGROUND | HE KŌRERO TŪĀPAPA**

6. Development of the RAS has been underway for the last six years. Over the last four years, a RAS Steering Group focusing on the development of options to assist affordability of local government charges have been in place. The Group consists of members from Local Government, Local Government Funding Agency (LGFA), Simpson Grierson, Cameron Partners and a number of local authorities. Funding has been provided by the participating local authorities. Despite not being a funding local authority the Chief Financial Officer of Whakatāne District Council has remained on the steering group due to the history of involvement from the commencement of this initiative.
7. New Zealand is facing a cost-of-living crisis, an ageing population, and the need for significant investment in infrastructure, health and safety, and environmental requirements. Local governments are responding to these challenges but require additional tools to finance and administer their policies effectively. The RAS has been developed to address these issues by offering ratepayers the flexibility to decide when to pay local authority charges and providing very competitive finance terms.
8. Funding has been obtained through a number of local authorities to progress this scheme so there will be no cost to Whakatāne to continue to explore options however in the event that scheme is established there will be some financial commitment required to be a member of the scheme which is yet to be determined.
9. Commitment is sought for the scheme noting that final approval of any financial commitment will be the subject of a future paper to Council.

## **DISCUSSION | HE MATAPAKINGA**

### **What is the RAS?**

10. RAS is a local government led initiative which has a structure similar to the Local Government Funding Agency (LGFA). It will in effect be jointly owned by local authorities (plus central government and LGFA) and seeks to achieve scale across the sector to offer low cost, off balance sheet affordability solutions to ratepayers. It has similarities to the successful British Columbia property tax deferral scheme. Cameron Partners has been the key consultant advising on the development of the scheme and with the steering group has led the development of the initiative. Other stakeholders that have been involved to refine

and critique the scheme include a Strategic Advisory Group made up of Hon Nick Smith, Cameron Bagrie from Bagrie Economics and Stuart Henderson (ex Price Waterhouse Coopers). To date government departments involved include Department of Internal Affairs, Treasury, Ministry of Housing and Urban Development and Ministry of Building, Innovation and Employment.

### What products will RAS offer?

11. RAS offers multiple applications, including Deferred Development Contributions (DCs), IMPACT Loans (Investment for Modernising Properties and Community Transformation), and Rates Postponement (RP). Each of these applications provides specific benefits to ratepayers and local authorities:
12. Deferred Development Contributions: This allows the cost of development contributions to be spread over 30 years, supporting development and addressing affordability concerns.
13. IMPACT Loans: These loans support ratepayers in investing in property improvements with public benefits, such as home insulation, heat pumps, and solar panels. The RAS can finance and administer these loans, providing competitive financing options.
14. Rates Postponement: This allows qualifying ratepayers to defer rates (and other local government charges) and pay on the sale of their property, providing flexibility and addressing affordability issues.
15. Refer to appendix one for further details of these products.
16. The Minister for Local Government is supportive of the RAS and instructed officials to commence policy work on the RAS in August 2025 with a stop/go decision targeted for Q1 2026. If approved, and with appropriate stakeholder support, establishment could occur within six to nine months.

## OPTIONS ANALYSIS

### Option 1

17. Approve in principle for support of the Ratepayer Assistance Scheme noting at this stage it is not requiring support to become a financial member. If membership is progressed this could be subject to the financial requirements to be addressed in a future report.
18. This option would require the committee to support the resolutions that outline clear support for the scheme and an intention to enter and actively participate in promoting the scheme once established. At present, the final amount of equity contribution to become a member of the scheme is yet to be defined and any agreement to become a member will be subject to a future report.

Advantages	Disadvantages
<ul style="list-style-type: none"><li>• Signals to central government and other stakeholders support for this initiative.</li><li>• If established this scheme will offer choice for ratepayers providing affordability options</li><li>• Will assist in the cost of living crisis given the ability to postpone rates and undertake other initiative that may reduce cost eg energy efficiency</li><li>• Provides alternative to current high financing cost options</li><li>• Provides the ability for environmental outcomes through IMPACT loans</li></ul>	<ul style="list-style-type: none"><li>• Initial equity requirement from Council (noting that this decision is not required in this report and participating in the scheme is not reliant on being an equity investor)</li></ul>

<ul style="list-style-type: none"><li>• Longer term it's projected to provide a return to Councils once established</li><li>• Off balance sheet option (so no impact on Council debt capacity) and will retain a very strong credit rating and therefore low cost of borrowing</li><li>• Administration of the scheme is largely with the RAS not requiring material resourcing from Council</li></ul>	
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### **Option 2**

19. Do not approve in principle for support of the Ratepayer Assistance Scheme
20. Not providing support for this initiative at this time would not have any financial implications at present but may our Council's ability to partake in ongoing discussions on the establishment and creation of the RAS.

Advantages	Disadvantages
<ul style="list-style-type: none"><li>• No future commitment to equity would be required</li></ul>	<ul style="list-style-type: none"><li>• The affordability benefits outlined in the benefits section of option 1 would not be achieved and ratepayers would be restricted to existing high cost options</li></ul>

### **ENGAGING WITH MĀORI | TE MAHI TAHKI TE MĀORI**

21. This opportunity would benefit Māori through providing more options for financing and payments.

### **CLIMATE CHANGE | NGĀ ĀHUARANGI HURIHURI**

22. The Impact Loans could increase the use of solar and home batteries through increased options for payment.

### **FINANCIAL AND RESOURCING | TE TAHUA PŪTEA ME NGĀ RAUEMI**

23. Option 1 would not require any financial investment from the Council but it would require that Council guarantee any outstanding debtors related to the Council.
24. The Council already holds rights over outstanding rates and development contributions, and these would support any guarantee that the Council may need to provide. This includes the ability to sell properties through rating sale to recover unpaid rates and the ability to put a statutory land charge on a property for development contributions.
25. At a future date the Council could consider becoming an equity investor in the scheme.

### **LEGAL AND RISK | TE TURE ME NGĀ MŌREAREATANGA**

26. The risks have been addressed in the financial and resourcing section above.

### POLICY IMPACT | NGĀ PĀTANGA I NGĀ KAUPAPA HERE

27. If supported, this will be referenced in the future Financial Strategy and Rates Remission and Postponement Policy.

### COMMUNICATIONS AND ENGAGEMENT | TE WHAKAWHITI PĀRONGO ME TE MAHI

28. If approved and implemented, the Council will work with the RAS to follow the national implementation communication plan.

### NEXT STEPS | HEI MAHI

29. If supported by the Council and approved for set up by central government, The Council will work closely with the team leading the set up the RAS.

#### **Confirmation of statutory compliance**

In accordance with sections 76 – 79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

### ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO

No.	Title	Page
A <u>1</u>	Ratepayer Assistance Scheme Summary	198

## **Appendix One**

### **Ratepayer Assistance Scheme (RAS) Summary**

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#### **Overview and Purpose**

The Ratepayer Assistance Scheme (RAS) is a proposed new entity designed to address New Zealand's cost-of- living crisis, aging population challenges, and infrastructure investment needs.

RAS would be owned by local authorities, New Zealand Local Government Funding Agency (LGFA), and government, enabling more efficient and effective delivery of products and services currently provided by local authorities.

It is envisaged that RAS will provide three core financial assistance products to ratepayers:

#### **1. Deferred Development Contributions (DCs):**

- RAS effectively converts upfront DC charges into 30-year annual payments
- Deferred DCs remove any potential cash flow impediments for developers (corporates and 'mum and dad' developers) of DCs:
  - LAs receive cash upfront removing any impact on their constrained balance sheets
  - Optional for developers (who can pay DCs in full or defer through RAS)
  - The financing option to developers enables LAs to fully charge the costs of growth to the beneficiaries of the growth investment (removing the effective subsidy from existing ratepayers)
  - The "cost" of growth more closely matches the benefits of the investment and subsequent beneficiaries / owners can effectively finance via the RAS deferred DC levy
- Future property purchasers in principle should pay less to reflect deferred DC levies
- The present value of the unpaid levies can be repaid at any time
- Assists housing affordability and development viability (including developers of granny flats who may have no immediate intention to sell)

#### **2. IMPACT Loans:**

- IMPACT loans would be made available by RAS to finance property improvements with public benefits
- Examples include:
  - Solar and home batteries loans – cash flow positive for households + increased distributed renewable generation, reducing the need for new large-scale generation and transmission investment (leading to lower electricity prices) and improving household, community and system energy resiliency and sustainability
  - Efficient heating, insulation and double glazing – improving housing

- stock, providing energy savings to households and improving health outcomes
- o Septic tank replacement and water storage tank loans – enables LAs and water CCOs to defer / avoid potentially very significant network infrastructure investment
- In time larger community investment projects are possible such as seawalls, flood protection, remote water schemes – providing necessary infrastructure for specific groups - avoiding cross-subsidisation from other ratepayers and mitigating risks / costs that fall to local government and government
- LAs opt-in and manage administration directly or via Implementation Partners (e.g. Energy, Efficiency & Conservation Authority (EECA))
- EECA and Rewiring Aotearoa:
  - o Consider RAS to be the most impactful of 60 policies considered to accelerate electrification of the economy, drive down consumer power bills and emissions and improve New Zealand energy resiliency
  - o Note that Energy IMPACT loans could save most participating households **\$1,000-\$2,000+ a year** (after all repayments) by installing solar, batteries, hot water heat pumps and/or heat pumps

**3. Rates Postponement (RP):**

- RAS allows qualifying ratepayers to defer rates until property sale (average residential rates in NZ are ~\$4,000 pa)
- RAS addresses affordability, demographic changes, and cost-of-living challenges:
  - o New Zealand's population is aging rapidly
  - o New Zealanders aged 65+ years currently number ~900k (17% of the total population) and are expected to increase to ~1.2m and over 20% of the population within ten years
  - o Many of this cohort are in semi / full retirement and will be reliant on superannuation
  - o 75% of 65 are homeowners
  - o Superannuation is unlikely to cover all living expenses for many low-income ratepayers
  - o Many have significant equity in their homes
- There is ~\$1.2 trillion in housing equity in New Zealand and RAS (and RAS provides a mechanism for home owners to efficiently access this)
- RAS will enable "New Zealand Inc" to access / leverage some of this equity (at the lowest possible financing rates consistently available to New Zealanders) reducing fiscal risks to Central Govt and local government and allowing ratepayers to benefit themselves with significant positive externalities – for example:
  - o Rates postponement enables the rapidly growing cohort of asset rich / cash poor retirees to avoid hardship, mitigate cost of living increases (including inevitable rises in rates / water / infrastructure charges

required to ensure New Zealand remains a first world country) and continue to consume and contribute to the economy

- RAS rates postponement will be a standardized product available nationally and water charges and other charges (eg IFF levies) can be included
- British Columbia has an existing scheme that provides a strong precedent with 83,000+ users, ~C\$2.7 billion in loans (3.9% of households)

### **What RAS is**

RAS is a local government-led initiative similar in structure to the LGFA:

- Utilizes the strength of LA rates charges for security
- Achieves economies of scale across the sector
- Accesses low-cost financing and passes savings to ratepayers:
  - RAS expects to be able to provide financing at interest rates below all mortgages rates (including special rates) and 2%+ below equivalent bank floating rates
  - RAS would be able to provide financing at 4% – 5% below reverse mortgage rates
  - Proposed fees are \$100 flat on initial drawdown
- Lends directly to ratepayers (unlike LGFA which lends to LAs)
- Ratepayers 'opt in' to use RAS products – there is no compulsion
- Provides financing for approved purposes only (requiring Cabinet approval)
- Very low-cost operations with no discretionary activities
- Would be off-balance sheet for local authorities

Operationally the RAS is essentially a national shared service available to all LAs:

- Undertakes administration of ratepayer loans
- RAS levies ratepayers directly for repayment
- Seamless interface between LAs, RAS, and ratepayers
- Minimal LA involvement in administration

### **Process**

Development has been underway for over six years with funding supplied by nine councils (Auckland, Hamilton, Tauranga, New Plymouth, Palmerston North, Hutt City, Wellington, Christchurch and Queenstown Lakes) and the support of Local Government New Zealand (LGNZ), LGFA, Rewiring Aotearoa and EECA. This group has combined to form a Steering Group with overall responsibility for the project.

Advisors involved include Cameron Partners (lead financial), PwC (accounting, tax and IT) and Simpson Grierson (legals).

Other stakeholders include:

- Strategic Advisory Group comprising Hon Nick Smith, Cameron Bagrie and Stuart Henderson to provide independent and objective input to the Steering Group

- Government departments comprising DIA, Treasury, MHUD and MBIE

In early 2025 the Minister of Local Government expressed his in-principle support for RAS recommending that an updated Business Case be prepared so that government officials could undertake policy work in late 2025.

In response a detailed Business Case has been prepared by the Steering Group.

The 2025 Business Case has involved detailed business plan analysis (including development of a comprehensive financial model and detailed interrogation of key assumptions with multiple stakeholders including peak industry bodies and external experts) and the Steering group considers that:

- The business plan is conservative
- Any establishment and operational risks are low and manageable
- There will be strong support from local authorities and ratepayers for RAS's products
- RAS will have the ability to provide appropriate returns to shareholders (including Central Government)

The Business Case has been recommended to the minister by the Steering Group and is currently with government officials and preliminary ministerial advice is expected before Christmas 2025.

A "stop/go decision" is being targeted for Q1 2026 involving decisions by the key stakeholders – the existing funding councils (and other interested councils), LGFA and central government. If approved, establishment could occur within 6-9 months (Q3/Q4 2026).



File No.: 26/31

## 6.5 Local Water Done Well: Initiating the Shareholders Committee for the joint Water Services Council-Controlled Organisation known as Central Districts Water

Author(s)	Chris Dyhrberg <b>Executive Director WSCCO Establishment</b>
Approved by	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. This report proposes the appointments and delegations to the Shareholders Committee for the joint Water Services Council-Controlled Organisation known as Central Districts Water. Once these appointments and delegations are confirmed, the Committee is able to meet and confirm the appointment of an Independent Chairperson and the Board of Directors.
2. These decisions mean the governance structure for Central Districts Water has been established.

#### **This matter relates to Future Fit Horowhenua District Council**

Adapt to legislative and structural changes that redefine Council's role, scope, and size across Local Water reforms

### RECOMMENDATION | NGĀ TAUNAKITANGA

- A. That Council receives the report 'Local Water Done Well: Initiating the Shareholders Committee for the joint Water Services Council-Controlled Organisation known as Central Districts Water.'
- B. That, subject to confirmation by the Palmerston North City Council and Rangitikei District Council, the Horowhenua District Council initiates the Shareholders Committee for Central Districts Water under clause 30(a)(b) of Schedule 7 to the Local Government Act 2002, having regard to the terms of reference set out in the Shareholders Agreement approved by Council at its meeting in December 2025, and determines (in terms of clause 30(7) of Schedule 7 to the Local Government Act 2002) that the Committee will not be discharged following the triennial local elections.
- C. That Council notes the roles and responsibilities of the Shareholders Committee, as stated in Schedule 3 of the Shareholders' Agreement and, in terms of clause 30A(2)(d) of Schedule 7 in the Local Government Act 2002, delegates to the Shareholders Committee those roles and responsibilities.
- D. That Council appoints, with the delegated power to make decisions in accordance with the Committee's terms of reference, the following persons as the Council's representatives on the Shareholders Committee for Central Districts Water:
  - Mayor Bernie Wanden

- Councillor Sam Jennings
- Alternate for Mayor Bernie Wanden: Deputy Mayor David Allen
- Alternate for Councillor Sam Jennings: Cr Mike Barker

E. That, subject to confirmation of the Palmerston North City Council and Rangitikei District Council, the Horowhenua District Council confirms the appointment of the following persons nominated by Ngā Tapuwae o Hau as the iwi representatives on the Shareholders Committee for Central Districts Water with the delegated power to make decisions in accordance with the Committee's terms of reference:

- Tainui Confederation: Hayden Turoa
- Alternate for Hayden Turoa: Tiwana Tibble
- Kurahaupo Confederation: Danielle Harris
- Alternate for Danielle Harris: Di Rump
- Iwi of the greater Rangitikei Region including Ngati Apa: Marj Heeney
- Alternate for Marj Heeney: Suzi Hepi

F. That subject to confirmation of the Palmerston North City Council and Rangitikei District Council, the Horowhenua District Council delegates to the Council's representatives on the Shareholders Committee for Central Districts Water the power to confirm any replacement iwi members nominated by Ngā Tapuwae o Hau.

## **BACKGROUND | HE KŌRERO TŪĀPAPA**

3. At their December 2025 meetings, the Shareholding Councils approved the Constitution and Shareholders' Agreement the joint Water Services Council-Controlled Organisation known as Central Districts Water.<sup>1</sup> Clause 6.2 of the Shareholders' Agreement established the Shareholders Committee as a joint committee under clause 30(1)(b) of Schedule 7 to the Local Government Act 2002. This means that the Board of Directors will have their principal relationship with the Shareholding Councils through the Committee rather than with them individually.
4. Section 30A(2)(d) in Schedule 7 to the Local Government Act 2002 requires the Councils establishing a joint committee to specify what responsibilities (if any) are to be delegated to the joint committee by each local authority.
5. The Councils have undertaken a recruitment process managed by Propero for the appointment of the Directors. Such appointments must be made by the Shareholders Committee.
6. On 22 December 2025, Simpson Grierson provided advice on the role and responsibilities of the Shareholders Committee, and approach to appointments. That is included as Attachment A.

## **DISCUSSION | HE MATAPAKINGA**

### **Role and responsibilities of the Shareholders Committee**

7. The role and responsibilities of the Shareholders Committee are set out in the Terms of Reference in clause 2 of Schedule 3 of the approved Shareholders'. They all relate to water

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<sup>1</sup> 10 December 2025 for Horowhenua District Council and Palmerston North City Council, 11 December 2025 for Rangitikei District Council.

services activities to be delivered by Central Districts Water, as an arms-length commercial entity. These roles and responsibilities include:

- (a) the appointment of Directors, as well as monitoring those Directors and determining the Board skills matrix and appointment policy for any new Directors;
- (b) developing a role description for any Independent Chair, and appointing that role;
- (c) developing and adopting the statement of expectations on behalf of the Shareholders, and approving the significance and engagement policy developed by the Company;
- (d) considering and providing comment on the Water Services Strategy developed by the Company; and
- (e) undertaking all other performance monitoring, as well as providing recommendations on various matters to the Company.

8. Since the Councils intend that the Shareholders Committee will be a decision-making body (rather than merely advising each individual Council), it is necessary for each Council to delegate relevant responsibilities, duties and powers conferred on shareholding Councils by the Local Government (Water Services) Act 2025. This delegation is made in terms of clause 30A(2)(d) of Schedule 7 in the Local Government Act 2002, as noted above.

9. It is preferable that the Committee is not discharged following the triennial local elections (as is the case for most Council committees) so that there is no impediment to the operational effectiveness of Central Districts Water. This would have no impact on changing representatives. Clause 31(5) of Schedule 7 in the Local Government Act allows for this.

### **Relationship between the Shareholders Committee and the Board of Directors**

10. Central Districts Water is a water organisation and company to be incorporated under the Companies Act 1993, as provided in sections 44-45 of the Local Government (Water Services) Act 2025. The Board of Directors, appointed by the Shareholders Committee, provides the governance for the company. Elected members of the Shareholder Councils may not be appointed to the Board.

11. However, the Shareholders Committee also has an important governance role – but it needs to respect the operational independence of the Board and the shared intentions of the Shareholders for the Company, which is that the Company deliver water services on behalf of the wider community in a way that satisfies not only the Shareholders' expectations.

12. The key document for the relationship between the Shareholders Committee and the Board is the Statement of Expectations, a statutory requirement for shareholders of a water organisation. Section 224 of the Local Government (Water Services) Act 2025 notes that the purpose of this Statement is 'to inform and guide the decisions and actions of the water organisation; and specifically, 'the water organisation's preparation of its water services strategy...including its strategic priorities'.

13. While section 226 of that Act requires water organisations like Central Districts Water to give effect to the Statement of Expectations, it is the role of the Board of Directors rather than the Shareholders Committee to make the water organisation's decisions. Central Districts Water is an arms-length commercial entity.

14. Clause 3.2 of the Constitution for Central Districts Water is explicit about the limited nature of Shareholder input.

*The Shareholders are entitled to comment on the Company's draft Water Services Strategy and draft Water Services Annual Budget, and the Company must consider those comments. However, the Shareholders will not have the power to require changes or approve the final Water Services Strategy or final Water Services Annual Budget.*

15. Section 227(1) of the Local Government (Water Services) Act 2025 Act specifies the mandatory content for the Statement of Expectations, including the shareholders' expected

outcomes from the Board. In addition, Schedule 1 of the Shareholders Agreement provides that the Statement of Expectations will address the Board's relationship with 'Shareholders, the communities of each Shareholder, and customers.'

16. This relationship is emphasised in the statutory requirement for water organisations like Central Districts Water to adopt a significance and engagement policy. Section 35(3) of the Local Government (Water Services) Act specifies the purpose of this policy, including 'a flexible and locally appropriate approach to engagement which recognises and accommodates the preferences and expectations of its shareholders, its consumers and its shareholders' communities'. Section 37(3)(b) of that Act requires the Shareholders Committee to approve the proposed policy.

### **Appointees to the Shareholders Committee**

17. Clause 6.2 of the Shareholders Agreement sets out the relevant requirements for appointing and replacing Shareholders Committee representatives:

*Each Shareholder must appoint three members to the Shareholders Committee, of which one must be an elected member of that Shareholder, and one must be a representative for mana whenua. In addition, each Shareholder is to appoint two Alternates, one for its representative for mana whenua and one for the other Shareholder Committee members appointed by it. Each Shareholder's appointed Shareholders Committee Representative and/or Alternates may be replaced from time to time by that Shareholder providing written notice to the Shareholders Committee and the other Shareholders.*

18. Each Council has conducted an Expression of Interest process for its two representatives and will confirm the appointments (including the alternate) at this meeting. Collectively, the intention is to ensure the Committee has the collective skills, knowledge and experience in relation to water services decision-making. (The mana whenua selection process is addressed below).
19. Given the delegation to the Committee, it is expected that the representatives will generally make decisions without reference back to the Council which appointed them. As a joint Committee, meetings are subject to the provisions of LGOIMA and will thus typically be open to public scrutiny, including by elected members who are not the Councils' representatives.
20. The report to the three Councils on adopting the Constitution and Shareholders' Agreement for Central Districts Water considered the question whether Shareholders Committee members should be required to consult with their respective Councils and gain their endorsement before approving the Statement of Expectations. The agreed position was that there would be no specific requirement: this is a matter for the delegation given by each Council to its appointed representatives on the Shareholders Committee (so could be an instruction in that delegation), along with a general expectation that the representatives would keep the Council informed of progress by the Committee. This principle applies to all proposals being considered by the Shareholders Committee.

### **Appointment of Mana Whenua representatives to the Shareholders Committee**

21. Clause 6.2 of the Shareholders Agreement sets out the relevant requirements for appointing and replacing Shareholders Committee representatives, including that each Council must appoint a "representative for mana whenua" and an alternate. The collective effect of the provisions addressing the composition of the Shareholders Committee is that there must be three representatives for mana whenua appointed by the Shareholder Councils, and three alternates for those mana whenua representatives.
22. This provision reflects the legal position (in clause 31(3) of Schedule 7 to the Local Government Act 2002), that membership of the Shareholders Committee must be determined by the Councils represented on that Committee. However, it does not preclude the three Councils making a collective decision: there is no reference or implication in clause

6.2 of the Shareholders Agreement that the mana whenua representatives are representatives for a particular Council or mana whenua for a particular area, district or rohe.

23. Ngā Tapuwae o Hau, established last year by iwi across the three Council districts to liaise with the three Councils over the establishment of Central Districts Water, has proposed that it is allowed to provide its nominated representatives and alternates as a collective group and that the appointment be confirmed on that basis and that, as with the other representatives of the Councils, they are delegated the power to make decisions in accordance with the Committee's terms of reference.

24. The letter from Ngā Tapuwae o Hau containing the nominations is included as Attachment B. The report recommends that this arrangement continues for any replacement iwi representatives, with the Council representatives being delegated the power to confirm such nominations, without reference back to the individual Councils

25. This approach makes explicit that the accountability of the iwi representatives is to Ngā Tapuwae o Hau (and through that Roopū to the iwi and hapū across the area serviced by Central Districts Water) rather than to the Councils. This independence for iwi contributing their perspectives to the Committee's decision-making reflects a partnership between the Councils and iwi under Te Tiriti o Waitangi.

### **Memorandum of Understanding**

26. As noted in the report to Council in December, it is proposed that a Memorandum of Understanding (MoU) be negotiated and entered into between Nga Tapuwae o Hau, the three Councils and Central Districts Water that records the mechanism to make recommendations and any other relevant matters relating to the Shareholders Committee or the relationship between the four parties. This will include any specific expectation relating to the process that Nga Tapuwae o Hau will follow to make their recommendations on the appointment or replacement of Mana whenua representatives.

27. It is anticipated that the process for the replacement of Mana whenua representatives, over time, would include that the confirmation of the nominations from Nga Tapuwae o Hau would be made by the Council Members on the Shareholders' Committee on behalf of the Shareholding Councils. Recommendation 6 is the mechanism for the Shareholding Councils to formalise this process.

28. The MoU could also cover matters relating to the relationship between the Central Districts Water Board and the Shareholders Committee, the Shareholding Councils and Nga Tapuwae o Hau.

### **Decision Making Process**

29. This report is being considered by all three Shareholding Councils. Prior to its being included in the Council agendas, it has been reviewed by the Project Oversight Group (i.e. the three Mayors and Chief Executives) and the Mana whenua representative.

30. No further community consultation or engagement is required to make the decisions recommended in this report.

31. The Shareholders Committee Terms of Reference sets out that there is to be an independent chairperson, who will be non-voting. It is the role of the Shareholders Committee to make the Independent Chairperson appointment and set their remuneration.

32. To expedite the Independent Chairperson's appointment, the Project Oversight Group has been running an Expression of Interest process to identify suitable candidates and make a recommendation to the Shareholders Committee. It is anticipated this process will be

completed in time for a recommendation on the appointment to be considered at the Committee's inaugural meeting.

## **FINANCIAL AND RESOURCING | TE TAHUA PŪTEA ME NGĀ RAUEMI**

33. The costs of the Shareholders Committee will be shared evenly by the three Councils. These costs will include:
  - the remuneration for the Independent Chairperson,
  - the reimbursements to the iwi representatives on the Committee (being an agreed meeting fee plus reimbursement for vehicle travel for representatives traveling more than 30 km to a meeting),
  - the secretarial costs incurred by the Council nominated to administer the Committee (for example its meetings, publications, and responding to LGOIMA queries)
  - any additional advice or reports commissioned by the Committee.
34. Until 1 July 2027, these costs will be treated as transition costs for establishing Central Districts Water and will be debt funded, for recovery from Central Districts Water.
35. Each Council will meet the costs of the representatives it individually appoints. This will include any representative who is not an elected member of the Council.
36. Clause 7.2 of Schedule 1 to the Shareholders' Agreement provides that the Shareholders agree that, at the required or desirable time before 'Day One' (i.e. 1 July 2027), each Shareholder will take all steps necessary, including providing any guarantee (in amounts proportionate to their shareholdings, or otherwise as may be agreed with the Local Government Funding Agency), to enable the Company to access funding through the Local Government Funding Agency.

## **NEXT STEPS | HEI MAHI**

37. The first meeting of the Shareholding Committee will be convened by the Chief Executive of Horowhenua District Council as the Lead Council as noted in the Collaboration Agreement signed by the three Councils on 17 September 2025.
38. The agenda for this first meeting will include
  - election of the Independent Chairperson and Deputy Chairperson (in accordance with clause 25 of Schedule 7 to the Local Government Act 2002),
  - approval of the remuneration for the Independent Chairperson,
  - approval of the reimbursement to iwi representatives on the Committee,
  - ratification of the skills matrix for the Directors,
  - update on the appointment of the Directors; and
  - determining the total sum available during 2026/27 for remuneration to the Directors.
39. The appointment of the Board of Directors allows the Board –
  - to be added as a party to the Constitution and the Shareholders' Agreement, and
  - to hold its first meeting, elect a Chair, and authorise their remuneration (in accordance with the overall sum agreed by the Shareholders Committee).

### **Confirmation of statutory compliance**

In accordance with sections 76 – 79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

### **ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO**

<b>No.</b>	<b>Title</b>	<b>Page</b>
A <a href="#"></a>	HDC-PNCC-RDC - Shareholders Committee structure and processes	210
B <a href="#"></a>	LWDW - Initiating the Shareholders Committee	216

**To** Chris Dyrberg, Executive Director Central Districts Water **22 December 2025**  
**From** Mike Wakefield and Jack Apperley  
**Subject** Role and responsibilities of the Shareholders Committee, and approach to appointments

PRIVILEGED AND CONFIDENTIAL

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### **Introduction**

1. You have asked for advice in relation to the formation of the Shareholders Committee, the nature of its decision-making role and responsibilities (including the delegations that will need to be made to it), the skills or expertise that would likely be of utility to the Shareholders Committee, and an outline of the approach to its operation. We have addressed each of these matters below.
2. We have also outlined the approach to the appointment of Mana Whenua representatives, based on the terms of the Shareholders Agreement.

### **Formation of the Shareholders Committee, and relevant structural options**

3. The Local Government (Water Services) Act 2025 (**LGWSA**) provides little direction in relation to the governance and oversight arrangements that shareholders may adopt for water organisations, or jointly owned water organisations in particular.
4. The lack of direction in the LGWSA could be viewed as providing broad discretion for the Shareholding Councils to determine how they will provide oversight and direction to a water organisation. This could involve several options, including:
  - (a) Appointing a Shareholders Committee as a joint committee under the Local Government Act 2002 (**LGA**);
  - (b) Appointing a Shareholders Committee as another type of subordinate decision-making body under the LGA;
  - (c) Establishing a Shareholders Committee as a governance body under the constitution of and the contractual arrangements (Shareholders Agreement) between the Shareholders, and potentially iwi, without reliance on LGA provisions; or
  - (a) Deciding to maintain direct governance and oversight of the water organisation at a Council (and iwi) level, without any subordinate structure in place to co-ordinate decision-making.
5. However, other than where specified,<sup>1</sup> the LGWSA does not displace the LGA. As a result, the Shareholder Councils when exercising any powers or responsibilities under the LGWSA (as shareholders, or as water service providers) will also need to comply with the requirements of

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<sup>1</sup> For example, section 40(6) which disappplies sections 57 – 60 of the LGA relating to CCOs.

the LGA (as applicable). In practice, the continued application of the LGA is a constraint that impacts on the options set out above.

6. Without traversing all of the reasons at length, our recommendation has been to establish the Shareholders Committee as a joint committee. This is for the following key reasons:
  - (a) The Shareholder Councils are generally familiar with the structure of, and statutory provisions that govern, a joint committee. In contrast, there are no default rules or requirements for the other type of subordinate decision-making body contemplated by the LGA that is not a joint committee, so these would need to be drafted "from scratch" and agreed to by the Shareholder Councils (through Terms of Agreement, or other establishment documents);
  - (b) LGOIMA will apply to the meetings of, and information held by, the joint committee, which will ensure the Shareholders Committee operates with an appropriate degree of transparency while still allowing for commercially sensitive or other information potentially protected by LGOIMA to be withheld;
  - (c) The use of a joint committee provides for the appointment of other persons or parties to assist decision-making, ie. the appointment of non-council parties, iwi, and others.

**There is a requirement for delegations to be made to the Shareholders Committee**

7. If a subordinate body is established (which we consider makes sense for practical workability reasons, as opposed to retaining governance at a separate Council level), and it is intended that the body has a decision-making as opposed to merely advisory role, that will necessarily require the delegation of relevant responsibilities, duties or powers conferred on shareholders under the LGWSA.
8. The relevant power of delegation is found in the LGA, and is not displaced by the LGWSA.
9. The LGWSA recognises this, with certain provisions noting the need for a delegation<sup>2</sup> and by otherwise preventing a council from delegating its role as "shareholder" or its power of delegation under the LGA (s 11, LGWSA). The LGWSA does not provide any standalone power of delegation to shareholders of a water organisation.
10. What this means is that the Shareholders Committee will need formal delegations from each of the Partner Councils. These delegations will need to be confirmed by each Shareholder at a Council meeting and align with the role and responsibilities of the Shareholders Committee, as specified in the Shareholders' Agreement.
11. For completeness, the delegation required will be to the Shareholders Committee, as the subordinate decision-making body, with the appointed members being responsible for voting to

<sup>2</sup> See for example, s 350 WS Act, which expressly anticipates delegation by a territorial authority to a water organisation of "any of its functions or powers that relate to the administration or enforcement of a water services bylaw under the WS Act".

make the decisions required of the Committee. In practice, each member will be voting for their relevant Council or stakeholder, but the decisions made will be on behalf of all Shareholders.

**Role and responsibilities of the Shareholders Committee**

12. The role and responsibilities of the Shareholders Committee are set out in the Terms of Reference in Schedule 3, clause 2 of the Shareholders' Agreement. For the purposes of this advice, the responsibilities cover:
  - (a) The appointment of Directors, as well as monitoring those Directors and determining the Board skills matrix and appointment policy for any new Directors;
  - (b) Developing a role description for any Independent Chair, and appointing that role;
  - (c) Developing and adopting the statement of expectations on behalf of the Shareholders, and approving the significance and engagement policy developed by the Company;
  - (d) Considering and providing comment on the Water Services Strategy developed by the Company; and
  - (e) Undertaking all other performance monitoring, as well as providing recommendations on various matters to the company.
13. As can be seen from the above, the responsibilities of the Shareholders Committee are broad-ranging and important, particularly in terms of their potential to shape the operations of the water organisation (in particular through the Statement of Expectations).
14. An obvious feature of the responsibilities is that they all relate to water services activities that will be delivered by the new water organisation, as an arms-length commercial entity.

**Appointees to the Shareholders Committee**

15. For these reasons it is critical that the Shareholders Committee is established and empowered in a way that will allow it to deliver on its role. This will involve three key features:
  - (a) First, as discussed above, the Shareholder Councils all delegating to the Shareholders Committee the substantive decision-making powers required to fulfil the identified responsibilities, which is anticipated to occur at the time the Shareholders all approve the entering into of the Shareholders Agreement;
  - (b) Second, an understanding, by the Shareholders Committee and its members, of its role as the subordinate body that will have a direct governance relationship with the new Company. This governance role is important, and will need to respect the operational independence of the Board and the shared intentions of the Shareholders for the Company, which is that the Company deliver water services on behalf of the wider community in a way that satisfies not only the Shareholders expectations, but also the relevant provisions of the new legislation and any economic or other regulation that will apply to the Company; and

- (c) Third, informed membership of the Shareholders Committee, that will ideally be well-placed to inform and have oversight of the operations of the Company.
  - (i) While the Board will be required to be independent and bring the requisite skills, knowledge and expertise in relation to water services, finance and other matters (as set out in the Board Skills Matrix at relevant times), it will be important for the members of the Shareholders Committee to be able to deliver on the role and responsibilities of the Shareholders Committee.
  - (ii) In practice, we would expect that members should be appointed by the Councils on the basis that they can provide the collective skills, knowledge and experience in relation to water services decision-making, and community / shareholder aspirations in relation to water services.
  - (iii) This balance of skills will support the Shareholders Committee to be able to provide clear strategic input into the Board's decision-making and activities, while respecting the governance vs operational role of the Shareholders Committee vs the Company.
- 16. In terms of how the Shareholders Committee members will be appointed, this will be governed by the Shareholders' Agreement. However, it is important to note that:
  - (a) For the Shareholders Committee to be a "joint committee", it must comprise members from each of the Shareholder Councils. For this reason, the Shareholders Agreement provides for such appointments, with the decisions on Council members to be made by each Council;
  - (b) The only other direct right of appointment is to "public bodies" under clause 30A of the LGA. As, in our view, iwi are not likely to be considered a "public body", they will not be given an automatic right to appoint members.
- 17. Because of the constraint provided in relation to iwi, a workaround option has been developed, which provides for the appointment of iwi members to a joint committee. In practice, this involves the Shareholder Councils providing for iwi representation by appointing to the joint committee the person(s) put forward by their iwi partners.
- 18. This is clearly anticipated by clause 31(3), which provides that members of a committee need not be members of the local authority if, in the opinion of the local authority, that person has skills, attributes or knowledge that will assist the work of the committee. In relying on power, iwi members can be appointed to joint committees in the same way as non-elected members can be appointed to other committees.
- 19. We would generally expect a degree of collaboration between Shareholder Councils and iwi in relation to the nomination and appointment process, with iwi socialising in advance their intended appointments and alternates, and Council's then discussing that with iwi, before confirming the nominated representatives.
- 20. All appointments to the Shareholders Committee, whether Council members or iwi nominees, should be formalised by Council in some way, most likely by resolutions. The process for this should reflect the approach to the appointment of other council committees at the start of the

triennium, with resolutions that endorse the appointed members. In the case of iwi nominees, we would generally expect to see this confirmed by a simple resolution by the Shareholder Councils.

**Appointment of Mana Whenua representatives**

21. The Shareholders Agreement sets out the relevant requirements for appointing and replacing Shareholders Committee representatives, including (relevantly) that each Council must appoint an elected member to the Committee and a “representative for mana whenua”.<sup>3</sup> In addition to the representative for mana whenua, an alternate is to be appointed “for its representative for mana whenua”.
22. The collective effect of the provisions addressing the composition of the Shareholders Committee is that there must be three representatives for mana whenua appointed by the Shareholder Councils, and three alternates for those mana whenua representatives.
23. Although clause 6.2 contemplates that the representatives appointed by each Shareholder Council may be replaced by the relevant Shareholder Council at any time, by way of written notice, the approach to appointment can, in practice, be considered across the Shareholder Councils. This could involve mana whenua agreeing, between themselves, who their three representatives and alternates will be, and nominating them for approval by the Shareholders (which, once confirmed, will be the effective appointment anticipated by clause 6.2).
24. We note that the representatives are to be appointed “*for* mana whenua”, with no reference (implicit or otherwise) that they are to be representatives for a Shareholder Council or mana whenua within any particular area, district or rohe. It follows that the key requirement is that mana whenua representatives can speak for mana whenua on any issue, which diminishes the relevance of separate Council appointments.
25. We understand that mana whenua have been discussing how they will approach their governance role in relation to Central Districts Water, and have coalesced into a group, Nga Tapuwae o Hau. Nga Tapuwae has proposed to the Shareholder Councils that it be allowed to provide its nominated representatives and alternates as a collective group to the Shareholder Councils, and that the appointment be confirmed on that basis.
26. Based on the intention that the mana whenua representatives are to speak *for* mana whenua, and that they are only required to be appointed by the Shareholder Councils to ensure compliance with the requirements of the LGA relating to joint committees, we do not see any reason why the collective appointment process would not be an acceptable or valid option, with Council resolutions made on that basis.
27. In the event that any mana whenua representative or alternate need to be considered for removal and replacement, then the Shareholder Councils would necessarily need to engage with Nga Tapuwae, as any replacement would need to be nominated by Nga Tapuwae and confirmed in the same manner as outlined above.

<sup>3</sup> Clause 6.2.

**Conduct of business by the Shareholders Committee**

28. In terms of the operation of the Shareholders Committee, it will generally operate as per council committees, with due process requirements that are directed by the LGA and the Local Government Official Information and Meetings Act 1987 (**LGOIMA**).
29. This will involve, the preparation and notification of agendas and reports, and public (by default) meetings, albeit with the potential to discuss matters in a public excluded forum where grounds apply to justify that decision.
30. Decision-making by the Shareholders Committee will be as governed in the Shareholders' Agreement, but will generally be by majority voting of the Committee members present and voting.
31. In terms of how the members of the Shareholders Committee can present views on behalf of their Shareholder Council, or iwi (as the case may be), we expect that these issues will be determined by each Shareholder Council separately. However, it would undermine the workability of the Shareholder Committee if members were unable to participate without first reporting and receiving express permission from their Council. This would add potentially undesirable delays to decision-making and ultimately restrict the potential for the Shareholder Committee to make decisions (ie. it may lead to an inability to decide, due to the restrictive delegations / permissions provided by separate Councils).
32. In practice, we would generally expect that the more significant issues or decisions will be the subject of some advance discussions with the full Shareholder Councils, but that for the lesser significant, the members of the Shareholders Committee should be empowered and trusted to fulfil their responsibilities, and report back to their Councils at regular intervals.

## Local Water Done Well – Initiating the Shareholders Committee for the joint Water Services Council-Controlled Organisation known as Central Districts Water

### 1. Reason for the report

1.1 This report proposes the appointments and delegations to the Shareholders Committee for the joint Water Services Council-Controlled Organisation known as Central Districts Water. Once these appointments and delegations are confirmed, the Committee is able to meet and confirm the appointment of an Independent Chairperson and the Board of Directors.

1.2 These decisions mean the governance structure for Central Districts Water has been established.

### 2. Context

2.1 At their December 2025 meetings, the Shareholding Councils approved the Constitution and Shareholders' Agreement the joint Water Services Council-Controlled Organisation known as Central Districts Water.<sup>1</sup> Clause 6.2 of the Shareholders' Agreement established the Shareholders Committee as a joint committee under clause 30(1)(b) of Schedule 7 to the Local Government Act 2002. This means that the Board of Directors will have their principal relationship with the Shareholding Councils through the Committee rather than with them individually.

2.2 Section 30A(2)(d) in Schedule 7 to the Local Government Act 2002 requires the Councils establishing a joint committee to specify what responsibilities (if any) are to be delegated to the joint committee by each local authority.

2.3 The Councils have undertaken a recruitment process managed by Propero for the appointment of the Directors. Such appointments must be made by the Shareholders Committee.

2.4 On 22 December 2025, Simpson Grierson provided advice on the role and responsibilities of the Shareholders Committee, and approach to appointments. That is included as Attachment X.

### 3. Role and responsibilities of the Shareholders Committee

3.1 The role and responsibilities of the Shareholders Committee are set out in the Terms of Reference in clause 2 of Schedule 3 of the approved Shareholders' Agreement (as noted above in para 2.1). The full Terms of Reference are included in this report as Attachment Y. They all relate to water services activities to be delivered by Central Districts Water, as an arms-length commercial entity. These roles and responsibilities include:

<sup>1</sup> 10 December 2025 for Horowhenua District Council and Palmerston North City Council, 11 December 2025 for Rangitīkei District Council.

- (a) the appointment of Directors, as well as monitoring those Directors and determining the Board skills matrix and appointment policy for any new Directors;
- (b) developing a role description for any Independent Chair, and appointing that role;
- (c) developing and adopting the statement of expectations on behalf of the Shareholders, and approving the significance and engagement policy developed by the Company;
- (d) considering and providing comment on the Water Services Strategy developed by the Company; and
- (e) undertaking all other performance monitoring, as well as providing recommendations on various matters to the Company.

3.2 Since the Councils intend that the Shareholders Committee will be a decision-making body (rather than merely advising each individual Council), it is necessary for each Council to delegate relevant responsibilities, duties and powers conferred on shareholding Councils by the Local Government (Water Services) Act 2025. This delegation is made in terms of clause 30A(2)(d) of Schedule 7 in the Local Government Act 2002, as noted above [section 2.2]

3.3 It is preferable that the Committee is not discharged following the triennial local elections (as is the case for most Council committees) so that there is no impediment to the operational effectiveness of Central Districts Water. This would have no impact on changing representatives. Clause 31(5) of Schedule 7 in the Local Government Act allows for this.

#### **4. Relationship between the Shareholders Committee and the Board of Directors**

4.1 Central Districts Water is a water organisation and company to be incorporated under the Companies Act 1993, as provided in sections 44-45 of the Local Government (Water Services) Act 2025. The Board of Directors, appointed by the Shareholders Committee, provides the governance for the company. Elected members of the Shareholder Councils may not be appointed to the Board.

4.2 However, the Shareholders Committee also has an important governance role – but it needs to respect the operational independence of the Board and the shared intentions of the Shareholders for the Company, which is that the Company deliver water services on behalf of the wider community in a way that satisfies not only the Shareholders' expectations.

4.3 The key document for the relationship between the Shareholders Committee and the Board is the Statement of Expectations, a statutory requirement for shareholders of a water organisation. Section 224 of the Local Government (Water Services) Act 2025 notes that the purpose of this Statement is 'to inform and guide the decisions and actions of the water organisation; and specifically, 'the water organisation's preparation of its water services strategy...including its strategic priorities'.

4.4 While section 226 of that Act requires water organisations like Central Districts Water to give effect to the Statement of Expectations, it is the role of the Board of Directors rather than the Shareholders Committee to make the water organisation's decisions. Central Districts Water is an arms-length commercial entity.

4.5 Clause 3.2 of the Constitution for Central Districts Water is explicit about the limited nature of Shareholder input.

The Shareholders are entitled to comment on the Company's draft Water Services Strategy and draft Water Services Annual Budget, and the Company must consider those comments. However, the Shareholders will not have the power to require changes or approve the final Water Services Strategy or final Water Services Annual Budget.

4.6 Section 227(1) of the Local Government (Water Services) Act 2025 Act specifies the mandatory content for the Statement of Expectations, including the shareholders' expected outcomes from the Board. In addition, Schedule 1 of the Shareholders Agreement provides that the Statement of Expectations will address the Board's relationship with 'Shareholders, the communities of each Shareholder, and customers'.

4.7 This relationship is emphasised in the statutory requirement for water organisations like Central Districts Water to adopt a significance and engagement policy. Section 35(3) of the Local Government (Water Services) Act specifies the purpose of this policy, including 'a flexible and locally appropriate approach to engagement which recognises and accommodates the preferences and expectations of its shareholders, its consumers and its shareholders' communities'. Section 37(3)(b) of that Act requires the Shareholders Committee to approve the proposed policy.

## 5. Appointees to the Shareholders Committee

5.1 Clause 6.2 of the Shareholders Agreement sets out the relevant requirements for appointing and replacing Shareholders Committee representatives:

Each Shareholder must appoint three members to the Shareholders Committee, of which one must be an elected member of that Shareholder, and one must be a representative for mana whenua. In addition, each Shareholder is to appoint two Alternates, one for its representative for mana whenua and one for the other Shareholder Committee members appointed by it. Each Shareholder's appointed Shareholders Committee Representative and/or Alternates may be replaced from time to time by that Shareholder providing written notice to the Shareholders Committee and the other Shareholders.

5.2 Each Council has conducted an Expression of Interest process for its two representatives and will confirm the appointments (including the alternate) at this meeting. Collectively, the intention is to ensure the Committee has the collective skills, knowledge and experience in relation to water services decision-making. (The mana whenua selection process is addressed below, in section 6.)

5.3 Given the delegation to the Committee (explained above, section 3.2), it is expected that the representatives will generally make decisions without reference back to the Council which appointed them. As a joint Committee, meetings are subject to the provisions of LGOIMA and will thus typically be open to public scrutiny, including by elected members who are not the Councils' representatives.

5.4 The report to the three Councils on adopting the Constitution and Shareholders' Agreement for Central Districts Water considered the question whether Shareholders

Committee members should be required to consult with their respective Councils and gain their endorsement before approving the Statement of Expectations. The agreed position was that there would be no specific requirement: this is a matter for the delegation given by each Council to its appointed representatives on the Shareholders Committee (so could be an instruction in that delegation), along with a general expectation that the representatives would keep the Council informed of progress by the Committee. This principle applies to all proposals being considered by the Shareholders Committee.

**6. Appointment of Mana Whenua representatives to the Shareholders Committee**

6.1 Clause 6.2 of the Shareholders Agreement sets out the relevant requirements for appointing and replacing Shareholders Committee representatives, including that each Council must appoint a “representative for mana whenua” and an alternate. The collective effect of the provisions addressing the composition of the Shareholders Committee is that there must be three representatives for mana whenua appointed by the Shareholder Councils, and three alternates for those mana whenua representatives.

6.2 This provision reflects the legal position (in clause 31(3) of Schedule 7 to the Local Government Act 2002), that membership of the Shareholders Committee must be determined by the Councils represented on that Committee. However, it does not preclude the three Councils making a collective decision: there is no reference or implication in clause 6.2 of the Shareholders Agreement that the mana whenua representatives are representatives for a particular Council or mana whenua for a particular area, district or rohe.

6.3 Ngā Tapuwae o Hau, established last year by iwi across the three Council districts to liaise with the three Councils over the establishment of Central Districts Water, has proposed that it is allowed to provide its nominated representatives and alternates as a collective group and that the appointment be confirmed on that basis and that, as with the other representatives of the Councils, they are delegated the power to make decisions in accordance with the Committee’s terms of reference.

6.4 The letter from Ngā Tapuwae o Hau containing the nominations is included as Attachment Z. The report recommends that this arrangement continues for any replacement iwi representatives, with the Council representatives being delegated the power to confirm such nominations, without reference back to the individual Councils

6.5 This approach makes explicit that the accountability of the iwi representatives is to Ngā Tapuwae o Hau (and through that Roopū to the iwi and hapū across the area serviced by Central Districts Water) rather than to the Councils. This independence for iwi contributing their perspectives to the Committee’s decision-making reflects a partnership between the Councils and iwi under Te Tiriti o Waitangi.

**7. Memorandum of Understanding**

7.1 As noted in the report to Council in December, it is proposed that a Memorandum of Understanding (MoU) be negotiated and entered into between Nga Tapuwae o Hau, the three Councils and Central Districts Water that records the mechanism to make recommendations and any other relevant matters relating to the Shareholders Committee or

the relationship between the four parties. This will include any specific expectation relating to the process that Nga Tapuwae o Hau will follow to make their recommendations on the appointment or replacement of Mana whenua representatives.

7.2 It is anticipated that the process for the replacement of Mana whenua representatives, over time, would include that the confirmation of the nominations from Nga Tapuwae o Hau would be made by the Council Members on the Shareholders' Committee on behalf of the Shareholding Councils. Recommendation 6 is the mechanism for the Shareholding Councils to formalise this process.

7.2 The MoU could also cover matters relating to the relationship between the Central Districts Water Board and the Shareholders Committee, the Shareholding Councils and Nga Tapuwae o Hau.

#### **8. Financial implications**

8.1 The costs of the Shareholders Committee will be shared evenly by the three Councils. These costs will include:

- the remuneration for the Independent Chairperson,
- the reimbursements to the iwi representatives on the Committee (being an agreed meeting fee plus reimbursement for vehicle travel for representatives traveling more than 30 km to a meeting),
- the secretarial costs incurred by the Council nominated to administer the Committee (for example its meetings, publications, and responding to LGOIMA queries)
- any additional advice or reports commissioned by the Committee.

Until 1 July 2027, these costs will be treated as transition costs for establishing Central Districts Water and will be debt funded, for recovery from Central Districts Water.

8.2 Each Council will meet the costs of the representatives it individually appoints. This will include any representative who is not an elected member of the Council.

8.3 Clause 7.2 of Schedule 1 to the Shareholders' Agreement provides that the Shareholders agree that, at the required or desirable time before 'Day One' (i.e. 1 July 2027), each Shareholder will take all steps necessary, including providing any guarantee (in amounts proportionate to their shareholdings, or otherwise as may be agreed with the Local Government Funding Agency), to enable the Company to access funding through the Local Government Funding Agency.

#### **9. Decision-making process**

9.1 This report is being considered by all three Shareholding Councils. Prior to its being included in the Council agendas, it has been reviewed by the Project Oversight Group (i.e. the three Mayors and Chief Executives) and the Mana whenua representative.

9.2 No further community consultation or engagement is required to make the decisions recommended in this report.

#### **10. Appointment of the Independent Chairperson**

- 10.1 The Shareholders Committee Terms of Reference sets out that there is to be an independent chairperson, who will be non-voting. It is the role of the Shareholders Committee to make the Independent Chairperson appointment and set their remuneration.
- 10.2 To expedite the Independent Chairperson's appointment, the Project Oversight Group has been running an Expression of Interest process to identify suitable candidates and make a recommendation to the Shareholders Committee. It is anticipated this process will be completed in time for a recommendation on the appointment to be considered at the Committee's inaugural meeting.

## **11. Next steps**

- 11.1 The first meeting of the Shareholding Committee will be convened by the Chief Executive of Horowhenua District Council as the Lead Council as noted in the Collaboration Agreement signed by the three Councils on 17 September 2025.
- 11.2 The agenda for this first meeting will include
  - election of the Independent Chairperson and Deputy Chairperson (in accordance with clause 25 of Schedule 7 to the Local Government Act 2002),
  - approval of the remuneration for the Independent Chairperson,
  - approval of the reimbursement to iwi representatives on the Committee,
  - ratification of the skills matrix for the Directors,
  - update on the appointment of the Directors; and
  - determining the total sum available during 2026/27 for remuneration to the Directors.
- 11.3 The appointment of the Board of Directors allows the Board –
  - to be added as a party to the Constitution and the Shareholders' Agreement, and
  - to hold its first meeting, elect a Chair, and authorise their remuneration (in accordance with the overall sum agreed by the Shareholders Committee).

## **12. Recommendations**

1. That the ..... Council *receives* the report 'Local Water Done Well – Initiating the Shareholders Committee for the joint Water Services Council-Controlled Organisation known as Central Districts Water.
2. That, subject to confirmation by the .....and .....Councils, the .....Council *initiates* the Shareholders Committee for Central Districts Water under clause 30(1)(b) of Schedule 7 to the Local Government Act 2002, having regard to the terms of reference set out in the Shareholders Agreement approved by Council at its meeting on xx December 2025, and *determines* (in terms of clause 30(7) of Schedule 7 to the Local Government Act 2002) that the Committee will not be discharged following the triennial local elections.

3. That .....Council *notes* the roles and responsibilities of the Shareholders Committee, as stated in Schedule 3 of the Shareholders' Agreement and, in terms of clause 30A(2)(d) of Schedule 7 in the Local Government Act 2002, *delegates* to the Shareholders Committee those roles and responsibilities.
4. That .....Council *appoints* with the delegated power to make decisions in accordance with the Committee's terms of reference the following persons as the Council's representatives on the Shareholders Committee for Central Districts Water:  
.....  
..... (alternate)  
.....  
..... (alternate)
5. That, subject to confirmation of the .....and .....Councils, the .....Council *confirms* the appointment of the following persons nominated by Ngā Tapuwae o Hau as the iwi representatives on the Shareholders Committee for Central Districts Water with the delegated power to make decisions in accordance with the Committee's terms of reference:  
.....  
..... (alternate)  
.....  
..... (alternate)  
.....  
..... (alternate)
6. That, subject to confirmation of the .....and .....Councils, the .....Council *delegates* to the Council's representatives on the Shareholders Committee for Central Districts Water the power to confirm any replacement iwi members nominated by Ngā Tapuwae o Hau.

12 January 2026

File No.: 26/41

## 6.6 Planning Bill and Natural Environmental Bill Submissions

Author(s)	Lauren Baddock <b>Integrated Growth and Planning Manager   Kaiwhakahaere o ngā Whanaketanga Pāhekoheko</b>
Approved by	David McCorkindale <b>Group Manager - Vision &amp; Delivery   Tumu Rangapū, Matawhānui Haporī, Whakarite</b>
	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. This report outlines the Planning Bill and Natural Environment Bill (the Bills), being the Bills proposed to replace the Resource Management Act 1991 (RMA 1991) and sets out high level submission points for Council to endorse. Subject to Council's approval, these will form the basis of an Horowhenua District Council submission.
2. The final draft submission will be circulated via email for comment, but with the submission period for the Bills being from 18 December 2025 to 13 February 2026, timeframes do not allow the final submission to be brought back to Council for agreement as part of the current meeting schedule.

#### This matter relates to Future Fit Horowhenua District Council

Adapt to legislative and structural changes that redefine Council's role, scope, and size across Local Water reforms

#### This matter relates to Going for Growth

Integrated growth planning informs infrastructure investment and key moves

### RECOMMENDATION | NGĀ TAUNAKITANGA

- A. That Council endorse the key submission points contained in Report 26/41 Planning Bill and Natural Environmental Bill Submissions.

### BACKGROUND | HE KŌRERO TŪĀPAPA

3. The Resource Management Act 1991 (RMA) has been the subject of discussion on both sides of the political spectrum over the past five years.
4. The previous Labour government repealed the RMA and replaced it with two pieces of legislation – the Natural and Built Environment Act and the Spatial Planning Act. Following the 2023 General Election, the coalition Government repealed the replacement legislation, reinstated the RMA, and expressed their intent to introduce their own legislation to replace the RMA. This work is now well underway, with two new bills being entered into Parliament

at the end of 2025. These are the Planning Bill and the Natural Environment Bill. We anticipate these passing into law by mid-2026.

5. Both bills are currently open for submissions, with the submission period closing on 13 February 2026.
6. This consultation is occurring alongside consultations on Rates Capping, Simplifying Local Government, and Development Levies. Whilst these are three separate consultations, it is important that Council considers the whole reform picture and its impact on our community when responding to the consultation.
7. A Council workshop was held on 21 January 2026 to discuss The Bills and Council provided guidance on the shape of a submission, and this direction will inform the submission. The briefing paper from this workshop is attached to this report.
8. The Planning Bill is of most relevance to Council's functions and therefore will likely be the focus of the submission. For completeness sake, it is noted that the other Councils in the Manawatu-Whanganui Region are also preparing submissions and there is an intention to prepare a region-wide submission covering points that all Councils agree with, with individual Councils to then produce their own submissions covering points of specific interest to them.

## DISCUSSION | HE MATAPAKINGA

9. The Bills differ substantially from the RMA both in terms of how planning documents will be drafted and what they will cover and seek to achieve.
10. In particular, the purpose of the Bills is as follows:

### *Planning Bill*

The purpose of this Act is to establish a framework for planning and regulating the use, development, and enjoyment of land.

### *Natural Environment Bill*

The purpose of this Act is to establish a framework for the use, protection and enhancement of the natural environment.

11. The purpose of each Bill is underpinned by 'goals' which will be driven by a National Policy Direction (NPD) and National Standards – both of which are yet to be released.
12. The Bills require that Councils prepare new planning documents (together) to deliver on the purpose and goals of the new system. In particular, there will be single regulatory plan per region (called a Combined Plan) which will be made up of:
  - A Regional Spatial Plan (prepared by Spatial Planning Committees)
  - Land Use Plans (prepared by individual Territorial Authorities)
  - Natural Environment Plans (prepared by Regional Councils).

The new planning system will standardise a large amount of plan content at the national level, which will reduce variation around the country as well as reducing the role of local voice in determining environmental outcomes.

13. A key observation is that the Bills rely heavily on secondary legislation (namely 'National Policy Direction' and supporting instruments – hereafter referred to collectively as national instruments/national direction) which have not yet been released. Amending national instruments is a more straightforward process than amending Acts (more detail to be provided at the workshop), so there is a risk relying on national instruments to drive the Bills

will not lead to enduring change. Rather, there is a risk that thrust of the new system will be frequently changed as Governments and their respective priorities change.

14. Neither Bill contains a requirement to consider principles of the Treaty of Waitangi (Te Tiriti o Waitangi) as the RMA does. This is an intentional change that aligns with the goals the Government had earlier expressed. While the Bills do require Māori interests to be provided for, as well as clear roles for post-settlement Iwi, the role of Tangata Whenua and/or Mana Whenua and pre-settlement Iwi and Hapū groups is likely to be diminished.
15. Lastly, in terms of general comments, neither Bill contains a direction to sustainably manage land and resources (e.g. consider the needs of future generations alongside the needs of today) nor to consider the impacts of development on climate change.
16. The below table contains possible submission points, a position on them, and any changes sought informed by the direction given at the workshop on 21 January 2026. These points are recommended to be made in addition to an overarching statement recognising the need for reform.

Topic	HDC Position	Change Sought
Bill(s) purpose and goals – absence of sustainable management/future focus and insufficient consideration of climate change.	<p>Given the purpose of the bills is to establish a framework (rather than specifying outcomes sought), HDCs focus has been on the ‘goals’ which, alongside the NPD will drive the outcomes anticipated by the new system. HDC support the goals, but consider there to be matters that need to be addressed via the NPD in order to ensure goals of the new system (e.g. well-functioning urban and rural environments) are achieved.</p>	<p>That the NPD address the following:</p> <ul style="list-style-type: none"> <li>- Direction on balancing the needs of current generations with the needs of future generations and;</li> <li>- Direction on managing the impacts of climate change on communities (for example, worsening natural hazard risk).</li> </ul>
Reliance on secondary legislation	<p>The reliance on secondary legislation (which is not yet available for viewing) which can be amended or changed via a Ministerial decision rather than a full select committee process has the potential to impact on the ability of the new system to achieve the enduring outcomes needed.</p> <p>It is possible that the NPD, which is the primary driver of the new system, will be frequently amended according to the priorities of the Minister of the day, which could prevent progress from being made in achieving the broader system change the Government is seeking.</p>	<p>Introduce a specialised and robust process for reforming the NPD, in addition to the changes sought by HDC to the process for preparing and issuing national direction, to ensure that there is long term clarity in the goals. The NPD process also needs to allow for consultation, including input from local authorities.</p>

Centralised decision making	<p>The Bills reliance on standardisation, national direction, and the powers of the Minister to direct Councils represents a shift towards centralised decision making and away from local governance and decision making. While HDC support the need for efficiency, which standardisation can help assist, HDC note that local democracy and voice will be impacted.</p>	No additional change sought, beyond what is recommended elsewhere in the submission.
Process for preparing and issuing national direction	<p>The process for preparing and issuing national direction does not require the Minister to engage with local authorities, despite local authorities being primarily responsible for implementation this direction. HDC do not support this and see a risk that national direction could be developed without the value experience and expertise of local authorities, resulting in poor outcomes and implementation challenges.</p>	Engagement with local authorities, or representative groups, when preparing or amending national direction be made a requirement.
Standardisation of Plan content	<p>HDC support in part. HDC agree that the current planning system is inefficient and a lot of variation in approach across the country is unnecessary. That said, communities and environments are not 'standard' and therefore, some variation is required.</p> <p>While HDC support standardised plan content and that this should only be departed from where there is good reason, HDC are concerned that the merit-based appeal pathway for this will add time and cost to the system even when these departures are warranted.</p>	Remove the 'merit based' appeals for bespoke plan content and rely on the justification report process to ensure bespoke plan content is used appropriately.

Regional approach to plan making	Support	N/A
Statutory requirement for spatial planning	Support	N/A
Māori voice and representation	<p>HDC note that the Government has been intentional in not including a provision to 'take into account the principles of Te Tiriti/The Treaty'. However, HDC note that legislation aside, our partnership relationships will hinge on these principles being upheld. As such, while legislation may not require this approach relationships will – meaning that what happens in practice may differ from the minimum baselines set out in legislation.</p>	<p>HDC seek that the Bills provide a pathway for engaging with organisations and roopū, including hapū, other than Iwi Authorities, where this is appropriate in the local context.</p> <p>HDC note that legislation aside, relationships will likely dictate that Te Tiriti/Treaty principles will remain important. However, with this not provided for in legislation and with decision making arrangements changing (e.g. local authorities have partnership arrangements with Iwi and Hapū but with Regional Spatial Plans to be prepared by Regional Spatial Planning Committees) there is a risk of fragmentation and inconsistency.</p>
Weight given to private property rights	<p>HDC support the ability of landowners to exercise private property rights and use natural resources to support their wellbeing. However, HDC are of the view that the right of future generations to do the same needs to be protected. HDC are of the view that this matter should be clearly addressed in the NPD.</p>	Build consideration of future generations needs into the NPD.

Adverse effects that are unable to be considered	HDC support being clear on what can and cannot be considered an adverse effect and limiting consideration of amenity effects, to ensure that the visual character of environment can change over time. However, terminology is not clear enough – for example what is visual amenity as opposed to broader amenity, when landscape effects can be considered and what is considered 'significant'.	Suggest definitions are included to make clear what is in and out of scope.
Timeframes, implementation support, and resourcing	N/A	HDC emphasise the need to ensure all players, from Councils to the Ministry, to Crown Entities are resourced appropriately throughout the implementation stage. In addition, HDC are concerned that the wider sector (planning, hearing commissioners, infrastructure providers) will not be equipped to deliver on the timeframes included in the Bills are request a staggered approach to transition (e.g. some regions go first, other regions go second).

Regulatory relief	HDC do not support this. The Bills contain insufficient information on how this is intended to work and HDC are not convinced the benefits outweigh the costs. With local authorities facing affordability challenges, in addition to rates capping, there is a very real concern that Councils and therefore communities will be unable to pay. Further, HDC note a risk that national direction could be drafted (for example on outstanding or significant landscapes), without input from local authorities, which when implemented, would then require local authorities to pay regulatory relief. HDC also note that the Bills propose regulatory relief but do not propose a corresponding approach that requires landowners to pay when planning provisions increase the value of land (e.g. upzoning)	Remove regulatory relief provisions.
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17. Officers note that there is likely to be minor and/or technical drafting matters identified while preparing the submission. While this will not be the focus of the submission, our intention is to highlight such matters and suggest alternatives to aid implementation and avoid unintended consequences unless Council direct otherwise.
18. The final draft submission will be circulated to Council for comment prior to lodging.

#### **Confirmation of statutory compliance**

In accordance with sections 76 – 79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

#### **ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO**

No.	Title	Page
A <u>1</u>	Council Briefing - Planning Bill & Natural Environment Bill - Jan 2026	232

## Council Workshop: Planning Bill & Natural Environment Bill

Integrated Growth and Planning Team

Wednesday, 21<sup>st</sup> January 2026

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**The purpose of the workshop is to provide Elected Members with an overview of the Planning Bill and the Natural Environment Bill (being the two pieces of legislation proposed to replace the Resource Management Act 1991) and to get direction on if to make a submission and the nature of any submission.**

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### Background to Resource Management Reform

The Resource Management Act 1991 (RMA) has been the subject of discussion from both sides of the political spectrum over the past five years, with criticism including that it is:

- Too slow to respond to emerging issues and trend.
- Contains conflicting obligations.
- Has neither enabled development nor protected the environment sufficiently.
- Has contributed to housing costs/shortages and infrastructure deficit.

The previous Labour government repealed the RMA and replaced it with two pieces of legislation – the Natural and Built Environment Act and the Spatial Planning Act. Following the 2023 General Election, the coalition Government repealed the replacement legislation, reinstated the RMA, and expressed their intent to introduce their own legislation to replace the RMA. This work is now well underway, with two new bills being entered into Parliament at the end of 2025. These are the Planning Bill and the Natural Environment Bill. We anticipate these passing into law by mid-2026

Both bills are open for submissions, with the submission period closing on 13<sup>th</sup> February.

The Government released its goals for the new resource management system back in March earlier in 2025. The Bills largely align with the direction given earlier. Some key features are:

- Both bills would be being more enabling than RMA, focusing on the enjoyment of private property rights and the use of land and the environment.
- That the new system would have an increased level of national direction and standardisation.
- That spatial planning would be a statutory requirement.
- There would be no general Te Tiriti/Treaty principle.
- That there will be a single regulatory plan per region.

We expect the new bills to become law in the middle of 2026. Of note is how compressed implementation timeframes are – meaning we will need to start preparing for the new system now (in advance of the bills passing).



## Key Documents and Legislation Summary

The bills require that Councils prepare new planning documents (together) to deliver on the purpose and goals of the new system. In particular, there will be single regulatory plan per region (called a Combined Plan) which will be made up of:

- A Regional Spatial Plan (prepared by Spatial Planning Committees)
- Land Use Plans (prepared by individual Territorial Authorities)
- Natural Environment Plans (prepared by Regional Councils).

### ***General Comments about both Bills***

A key structural difference between the proposal and the RMA is the approach of creating two pieces of separate legislation – one for the built environment (the Planning Bill) and one for the natural environment (the Natural Environment Bill). The Planning Bill is most relevant to HDC in that it is most like the functions we have under the RMA. As such, work to date has focused on this document. That said, the Natural Environment Bill will have relevance to HDC and the Horowhenua community – in particular, it will be the vehicle for implementing environmental limits that will impact land use (e.g. farming, water use, wastewater discharge).

A key observation is that the bills rely heavily on secondary legislation (namely 'National Policy Direction' and supporting instruments – hereafter referred to collectively as national instruments/national direction) which have not yet been released. Amending national instruments is a more straightforward process than amending Acts (more detail to be provided at the workshop), so there is a risk relying on national instruments to drive the bills will not lead to enduring change. Rather, there is a risk that thrust of the new system will be frequently changed as Governments and their respective priorities change.

Further, neither bill contains a requirement to consider principles of the Treaty of Waitangi (Te Tiriti o Waitangi) as the RMA does. This is an intentional change that aligns with the goals the Government had earlier expressed. While the bills do require Māori interests to be provided for, as well as clear roles for post-settlement Iwi, the role of Tangata Whenua and/or Mana Whenua and pre-settlement Iwi and Hapū groups is likely to be diminished.

Lastly, in terms of general comments, neither bill contains a direction to sustainably manage land and resources (e.g. consider the needs of future generations alongside the needs of today) nor to consider the impacts of development on climate change. These changes likely signal an intentional shift in approach, but one that Council may like to consider its position on.

### ***Planning Bill***

The intent of the Planning Bill is set out in the purpose and goals. The National Policy Direction document (not yet available) will clarify how the goals are to be implemented, including how to reconcile conflict.

#### ***Purpose***

The purpose of this Act is to establish a framework for planning and regulating the use, development, and enjoyment of land.

*Goals*

All persons exercising or performing functions, duties, or powers under this Act must seek to achieve the following goals subject to sections 12 and 45:

- (a) to ensure that land use does not unreasonably affect others, including by separating incompatible land uses;
- (b) to support and enable economic growth and change by enabling the use and development of land;
- (c) to create well-functioning urban and rural areas
- (d) to enable competitive urban land markets by making land available to meet current and expected demand for business and residential use and development;
- (e) to plan and provide for infrastructure to meet current and expected demand;
- (f) to maintain public access to and along the coastal marine area, lakes, and rivers;
- (g) to protect from inappropriate development the identified values and characteristics of
  - (i) areas of high natural character within the coastal environment, wetlands, and lakes and rivers and their margins;
  - (ii) outstanding natural features and landscapes;
  - (iii) sites significant historic heritage;
- (h) to safeguard communities from the effects of natural hazards through proportionate and risk-based planning;
- (i) to provide for Māori interests through–
  - (i) Māori participation in the development of national instruments, spatial planning, and land use plans; and
  - (ii) the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area); and
  - (iii) enabling the development and protection of identified Māori land.

*Role of HDC under Planning Bill*

As referenced above, the Planning Bill is most significant for HDC and we will have significant functions and duties under it. Key ones include:

- Being part of a Regional Spatial Planning Committee to prepare a Regional Spatial Plan (30-year focus).
- Prepare a Land Use Plan.
- Consenting under Land Use Plans.
- Implementing Regional Spatial Plans (alongside others).

*Natural Environment Bill*

*Purpose*

The purpose of this Act is to establish a framework for the use, protection and enhancement of the natural environment.

*Goals*

# Horowhenua

DISTRICT COUNCIL

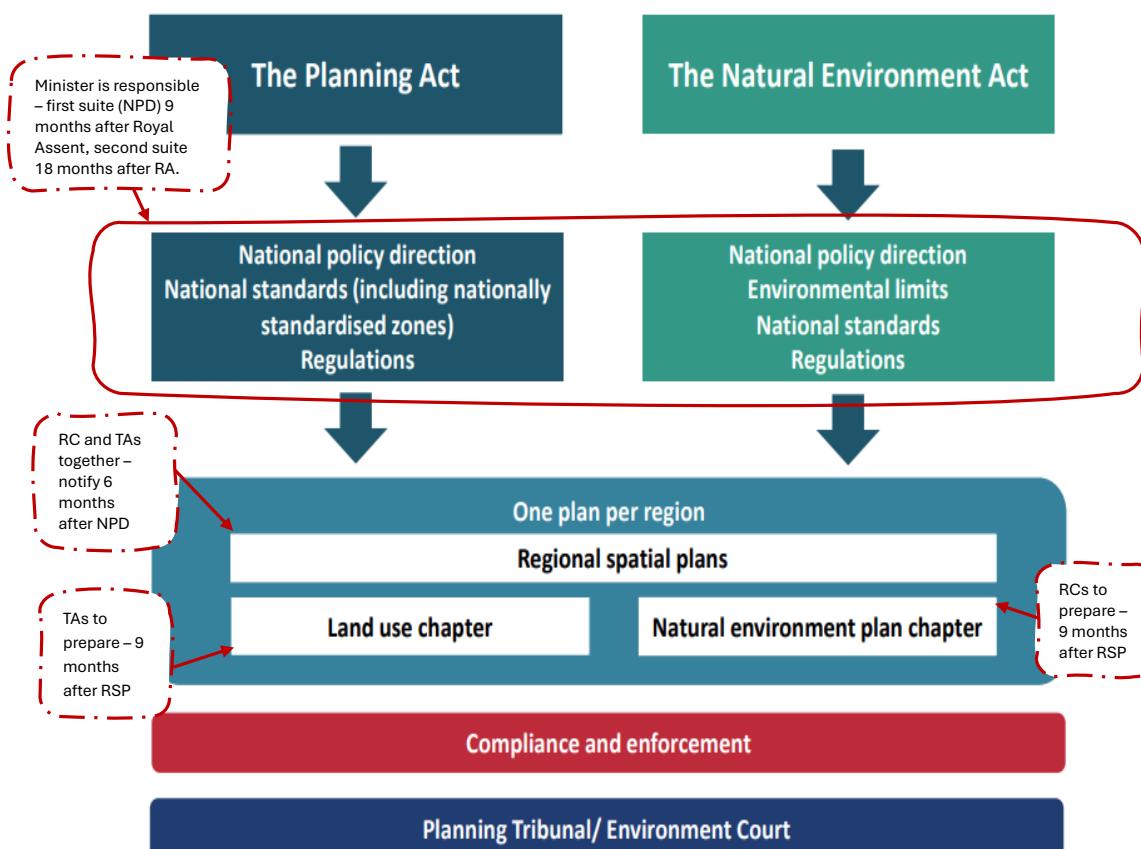
All persons exercising or performing functions, duties, or powers under this Act must seek to achieve the following goals subject to sections 12 and 69:

- (a) to enable the use and development of natural resources within environmental limits:
- (b) to safeguard the life-supporting capacity of air, water, soil, and ecosystems:
- (c) to protect human health from harm caused by the discharge of contaminants:
- (d) to achieve no net loss in indigenous biodiversity:
- (e) to manage the effects of natural hazard associated with the use or protection of natural resources through proportionate and risk-based planning:
- (f) to provide for Māori interests through–
  - (i) Māori participation in the development of national instruments, spatial planning, and natural environment plans; and
  - (ii) (the identification and protection of sites of significance to Māori (including, wāhi tapu, water bodies, or sites in or on the coastal marine area); and
  - (iii) enabling the development and protection of identified Māori land

### *Role of HDC under Natural Environment Bill*

Will have to comply with environmental limits, which may impact consents we hold for infrastructure.

### **Structure of new system**



## Strategic Impacts

The bills will have a significant impact on HDC (and all Councils). In particular:

- The focus of resource management planning documents will be different.
- HDC will contribute to planning documents but will not have its own planning documents. This will require regional level thinking by all parties.
- The role of local context and preferences to influence planning outcomes will be limited.
- There will be a significant increase in plan-related work in the short-medium term which will need appropriate resourcing, followed by an expected decrease (both plan making and consenting).

### ***Preparing National Direction Instruments (by Minister)***

National direction will be made up the National Policy Direction and National Standards. The purpose is to provide centralised direction to the planning system, including reconciling conflicts between the goals, standardising approaches to how activities and their effects are managed, and on local government processes and procedures relating to the operation and administration of the planning system.

The process for preparing National direction/instruments is contained within the Bill. While it contains specific requirements for the Minister to engage with Iwi Authorities, it does not contain a specific role for Councils. This is despite Councils being tasked with implementing national instruments via their planning documents and decisions. While the Minister can choose to consult with Councils (or any other party they consider relevant), it is not a requirement. While public notice is required, as is a submission period for those notified, the timeframe for this is based on what the Minister considers to be adequate (and the basis for making these decisions is not specified). The Minister is the decision maker on national instruments.

### ***Preparing a Spatial Plan (Regional Councils and Territorial Authorities via Spatial Planning Committees)***

The Planning Bill requires all local authorities within a region to agree on a process to prepare the plan, including key issues, roles and responsibilities and how to work with key partners and stakeholders (including central government, crown entities, Iwi authorities, adjacent Councils, infrastructure providers).

Each region will establish a Spatial Planning Committee (SPC) who will operate under terms of reference to be determined by the Councils. The SPC will have at least one member appointed by the Minister (who will determine if they have voting rights and, if so, on what matters). The SPC will appoint a secretariat will be the operational arm of the SPC and will support preparation of the Regional Spatial Plan (RSP) which will need to implement National Direction.

RSPs are required to be publicly notified but require approval from all local authorities to do so (trigger for this is a decision from the SPC to recommend to local authorities that they approve for notification). There are provisions within the Bill for if consensus cannot be reached, including a dispute resolution pathway – if disputes cannot be resolved, the ultimate decision rests with the Minister.



Submissions will be heard by an independent hearings panel, who will make recommendations. The SPC will provide advice to local authorities on the IHP's recommendations, with local authorities to make decisions on the recommendations. The Minister may make decisions on these recommendations if certain criteria are met (e.g. if it relates to a significant infrastructure matter or other matter of national interest). As with notification, SPCs and Local Authorities must do all things reasonably practicable to achieve consensus in their decision-making, with a dispute resolution pathway that ends with a Minister decision if not resolved prior.

Appeals to the Environment Court are limited to points of law, except for matters relating to infrastructure (which have a pathway for merit-based appeals).

#### ***Preparing a Land Use Plan (by Territorial Authorities)***

Territorial Authorities will prepare Land Use Plans for their District that, alongside RSPs and the Land Use Plans of other Districts, will form the single regulatory plan per region (Combined Plan).

The Land Use Plan must implement both National Direction and the Regional Spatial Plan. Much of the Land Use Plan will be standardised by National Direction – for example, TAs will choose which zones to apply (from a set list), which will have standardised provision associated with them. If using standard zones and provisions, the process for preparing the plan will be more straightforward. If wanting to use a bespoke provision (or zone), a more detailed process will apply which includes requiring the TA to justify why a bespoke provision or zone is needed.

Beyond this, the process is similar to the current plan making process in the RMA – in that it involves pre-notification engagement with key partners and stakeholders, Council deciding to notify the Plan for submissions, hearings (usually by an independent hearing panels), and decisions by Council. As with RPSs, merit-based appeals are very limited (e.g. where bespoke provisions are used). There are also new limits on the types of matters than can be controlled by land use plans – most significant is that 'visual amenity' cannot be controlled.

Council can consider introducing incentives to its Plan (e.g. to encourage certain land uses). It may also be required to pay regulatory relief to landowners when imposing restrictions on private property related to heritage and nature protection. If these matters (e.g. heritage and nature protection) are the subject of any future National Direction, it is possible that Council may be required to protect these matters (with limited scope to take a different approach) also required to pay compensation to landowners for doing so.

#### ***National Direction, Standardisation, Regulatory Relief***

As indicated, a key feature of the new system will be:

- Increased standardisation and therefore reduced role of local voice.
- Increased Ministerial influence over plan content.
- Possibility of financial implications for Council by being required to pay regulatory relief.
- Possibility of unmitigated effects.
- Focus on use of land and environment 'now' with limited consideration of future.

### ***Consenting***

The new system intends to reduce the number of resource consents required for land uses. It reduces the number of activity categories and the matter than can be considered. However, it also increases some expectations on land users, including by requiring a range of permitted activities to be registered. Of note Council will be able to consider the past compliance record of applicants when making decisions on consent applications. Beyond this, we are still working through the consenting changes and will provide more information at the workshop.

### **Key Timeframes**

As indicated above, the key implementation timeframes are as follows:

- First suite of national direction (National Policy Direction and national standards) is to be published 9 months after Royal Assent (~March 2027). This is key for understanding what the documents Councils are responsible for need to achieve.
- Regional Spatial Strategies must be notified within 6 months of the National Direction being published (~September 2027). However, volume of work means that work will need to commence before National Direction is released. Concern that key stakeholders, like Ministry for the Environment (or its replacement) and national infrastructure providers like NZTA and Transpower will not have capacity to engage fully, given all Councils will be doing this work at the same time. Decisions on Regional Spatial Strategies within 6 months of notification (~March 2028) – concern over impacts on community engagement opportunities and capacity of wider planning sector to deliver.
- Second set of National Standards (including standards for standardised zones) to be released 18 months after Royal Assent (~December 2027).
- Land Use Plans and Natural Environment Plans to be notified within 9 months of decisions on Regional Spatial Plan (~December 2028) – means that work will need to commence in advance of decisions on Regional Spatial Plans (capacity of sector a concern). Decisions within 12 months of notification (~December 2029).

### **Advantages/Opportunities**

The expectation is that the new planning system will be more able to respond to development pressures and enable the use of land and environment. The statutory requirement to produce spatial plans and to include key stakeholders, including crown entities and infrastructure providers, is an improvement on the RMA (though is typically occurring in practice in a non-statutory way) and has the potential to deliver efficiencies, including better integration between land use and infrastructure planning (though refinements to the provisions may be required in order to ensure this outcome).

The level of standardisation will likely result in less duplication of effort, which should deliver savings in the long term (once transition to the new system is complete). It is expected that the proposed new system will have more reliance on upfront planning and compliance/monitoring to manage environmental effects and less reliance on consenting, which is expected to give more certainty to the development sector. Additionally, the increased focus on compliance and monitoring may lead to better environmental outcomes.

The Bills will deliver a much less litigious planning system in that they seek to dramatically limit the ability for participants in the system to appeal decisions. A key criticism of the RMA is that it is highly



litigious in that it has very wide scope for 'merit-based appeals' which the Bills proposed to reduce significantly. In all but limited circumstances, appeals will be limited to points of law which should deliver significant time and cost savings.

### Disadvantages/Risks

Risks and/or disadvantageous of the proposal include a reliance on secondary legislation (national instruments) that are not yet available. This is a risk/disadvantage for three key reasons. Firstly, with this not being available we cannot give a whole system view on the proposal and its effectiveness. Secondly, this approach may not have the intended effect of making the replacement planning system simpler for the public to understand and thirdly, it will reduce certainty for local authorities, consent applicants and the general public as regulations and national instruments can be changed swiftly without the scrutiny of the full select committee process. Related, the new system gives broad powers to the Minister – including over local matters – which both impacts local democracy and may prevent the replacement planning system from achieving the enduring outcomes it needs.

In addition to reducing the role of local voice, the proposal will likely impact on the role of Māori in the new system. While the system upholds Te Tiriti/Treaty settlement legislation the absence of a general requirement to consider the principles of the Treaty means that pre-settlement Iwi/Hapū are at a disadvantage and creates the potential for new Treaty breaches to occur. While the system provides for Māori interests, consultation with Tangata Whenua is directed as being through Iwi Authorities (which is the case with the RMA, but the RMA contains a general Treaty clause). In the absence of a general Treaty clause, this could limit the role of Hapū and Marae to the same level as general public or general Māori interest.

With the reduction in what can be considered an adverse environmental effect, there is a risk of unmitigated effects and or level change that communities are not comfortable with and the absence of any goals about the long-term sustainable management of land and resources could impact the wellbeing of future communities.

Lastly, the bills propose a very quick transition. There is a risk that rushing the process will lead to suboptimal outcomes.

### Other Comments

Below are a series of more general, high-level comments for Council to be aware of:

- A key matter will be how the two Bills cross over. Separating the natural environment from the built environment is challenging and will require careful drafting to ensure there are no gaps or conflicts.
- The system proposes to set up a 'Planning Tribunal' set up as an alternative to the Environment Court, to provide plan users with a faster and cheaper way of challenging Council decisions. However, this Tribunal are proposed to be attached to the Court and will have the ability to review a wide range of decisions, including further information request. As such, there is concern that the concept, while having some merit, will not be as fast or cost effective as hoped.
- The intention expressed in earlier Government announcements to set up a central body to oversee environmental compliance has been confirmed but will not be in place until some point after the bills pass.

- We expect the transition period to be challenging and complex. An example of this is how and if amenity effects are considered during the transition period. As indicated, visual amenity cannot be considered under the new system – and this provision comes into effect immediately after Royal Assent. However, at this stage planning approvals (e.g. resource consents) will still be being applied for and issued under the RMA and District Plans which do control amenity effects. We are working to understand the implications of this.
- The new bills propose to introduce some new limits on who can submit on planning proposals. At present, anyone can submit on a publicly notified proposal, regardless of where they live. The new bills proposal to limit this to ‘qualifying residents’ which is defined as a ratepayer of the district, a person whose main place of residence is in the district, a person who provides infrastructure in the district, or a person who office, or operates, in the district. This may exclude people or organisations who have valuable contributions to make.

### Possible Submission Points

Possible submission points for Council to consider include:

- Whether to support or suggest refinement of the bills’ purpose and goals – in particular, Council’s position on whether they are sufficient and/or whether they should include reference to sustainable management (needs of future generations) and provide direction on climate change.
- Whether to support or oppose the reliance on secondary legislation.
- Whether to support or oppose the level standardisation and the role of the Minister provided for in legislation.
- Whether the role provided for Māori is sufficient.
- Whether to support or oppose the requirement for Councils to provide ‘regulatory relief’ to landowners.
- Whether to support or oppose the level of weight given to the exercise of private property rights.
- Whether to support or suggest refinement to the exclusion of ‘amenity’ under the new system.

Beyond the above substantive matters which officers are seeking direction from Council on, officers recommend that any submission provide suggested improvements on technical drafting matters (including cross over between bills, transitional provisions, and process related matters), highlight the need for proper resourcing throughout the system (Ministry for the Environment or its replacement, crown entities, and Councils) and express concern about the practicality of proposed timeframes and the capacity of the sector to deliver good outcomes in that proposed timeframes.

### Next Steps

If advised by Council, the next step will be to prepare a submission on one or both Bills. Due to the condensed timeframes, the suggested approach is to bring a report to Council on the 4<sup>th</sup> of February with key submissions points to make decisions on and prepare the submission based on this (with a draft to be circulated for comment prior to lodging).

There is the optional of establishing a working group if any Elected Members have a particular interest in being more closely involved.





File No.: 26/17

## 6.7 Rates Capping Submission

Author(s)	Carolyn Dick <b>Strategic Planning Manager   Kaihautū Rangapū Hinonga Arawaka</b>
Approved by	David McCorkindale <b>Group Manager - Vision &amp; Delivery   Tumu Rangapū, Matawhānui Haporī, Whakarite</b>
	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. This report seeks Council's approval of the attached submission on the Government's Rates Capping model. Submissions on this matter close 4 February 2026 and if approved, the submission will then be lodged with the Department of Internal Affairs before the submission period closes.

#### **This matter relates to Future Fit Horowhenua District Council**

Adapt to legislative and structural changes that redefine Council's role, scope, and size across Rates Capping reforms

### RECOMMENDATION | NGĀ TAUNAKITANGA

- A. That Council approves the draft submission in Attachment 1.
- B. That Council give the Chief Executive delegated authority to make editorial changes that arise as part of the publication process and insert any amendments agreed by Council to the submission before it is lodged.

### BACKGROUND | HE KŌRERO TŪĀPAPA

2. On 1 December 2025 the Government announced detail of the rates capping model for consultation. Consultation was initially targeted, including organisations such as LGNZ and Taituarā and some councils not part of LGNZ. That was later amended and opened to all councils and the public.
3. Detail of the proposal is still being developed. The material available to inform the attached draft submission is the Minister's Press Release and the Cabinet Papers released on 22 December 2025.
4. The Government's rationale for introducing a rates cap is '*To help councils keep rates increases under control and reduce pressure on household budgets.*' It is part of the System Improvements programme of work, and one of three programmes to 'refocus local government':
  - Systems Improvement
  - LWDW
  - City and Regional Deals
5. The Cabinet Paper A Rates Target for New Zealand sets out the four principles underpinning the model:
  - Independent - Determined by an independent authority
  - Transparent - Simple for councils and their communities to understand

- Cost-reflective - Accurately reflect cost changes for councils
- Localised - Considers differences between councils across the country

6. Key elements of the rates cap proposal are:

- Setting a rates target of between 2% and 4% per annum per capita
- It would apply to all Council spending except expenditure for water services
- It will be subject to regulatory oversight. The Government is considering utilising existing regulators relevant to local government. Further work is being done on regulatory design.
- There would be a three-year transition period with legislation in force by 1 January 2027, and the model in full force 1 July 2029

### Rates target range

7. The Rates Target of between 2% and 4% increase per annum per capita:

- Includes: Uniform annual charges, general rates, targeted rates
- Excludes: Water charges, water-related rates, fees and charges, Development Contributions (or growth portion of incoming development levies)

8. The 2% lower bound aligns with the reserve Bank's midpoint inflation target, and represents the minimum

9. The 4% upper bound reflects long-run nominal GDP growth per capita and accommodates for the 'sustainable expansion of services and infrastructure', with flexibility for faster-growing councils.

10. The range is the 'price component' of council revenue growth. The Cabinet Paper states that *"Councils that are growing will also benefit from this volume increase in revenue"*. At this time the detail about how growth is factored in is not available.

11. The Cabinet Paper also states that this alignment to nominal GDP growth *"will incentivise greater use of user charges, which have declined in recent years"*

12. The Local Government Minister says in his press release that *"Analysis suggests a target range of 2 to 4 per cent per capita, per year. This means rates increases would be limited to a maximum of 4 per cent."*

### Variations – exceeding the upper limit

13. Detail is still being released about variations. Situation 1 was described in the Minister's press release. Situation 2 was signalled after Taituarā discussions with the Department of Internal Affairs (DIA). Officers note its inclusion has not been formally confirmed.

14. Situation 1 says it would be available for limited extreme circumstances eg natural disaster, global financial crisis or as determined by Ministers. Councils will not need to justify the variation. Councils will need to show how they'll return to the target over an agreed timeframe

15. Situation 2 (unconfirmed) would see a more general power for some unforeseen and unplanned project (e.g. a large infrastructure project). This would require approval by the regulator before LTP consultation starts. In addition to information about the need, and plan for returning to the cap, councils would have to demonstrate compliance with the cap.

### Unfunded mandates

16. Through this process it appears that the cost of unfunded mandates to councils will be revealed. The Cabinet Paper identifies a number of issues ahead for items currently funded this way:

*"Central government agencies often rely on local government to deliver or co-fund programmes that are unbudgeted. [...] the assumptions is that councils will fund these programmes and responsibilities from rates. If under the rates target, central government agencies continue to rely on local government to deliver programmes or*

*take on additional responsibilities, councils could be confused as to what activities they are meant to undertake and how to pay for them. It could also shift the cost burden to central government for existing programmes and responsibilities if councils cannot fund them within the rates target."*

17. Through departmental consultation on the proposal a number of agencies noted concerns:
  - **Infrastructure Commission:** *Concerned that the delivery of central government priorities and local authority maintenance, renewal and growth demands will be constrained.*
  - **Ministry for Regulation:** *More clarity needed around the role and requirements of the regulator, and in what cases they could allow exemptions. Questions the role of the band when the electorate wants and permits more spending.*
  - **Ministry of Transport:** *The design of the band could have significant effects on potential underinvestment in roads and public transport, affecting safety, productivity and resilience of the transport network. Need to see more data on ensuring that household costs will be reduced and more stability of local government costs will be achieved.*
  - **Ministry for Housing and Urban Development:** *Concern that rates band will have negative impact on how councils provide for urban growth. Becomes riskier for councils to free up land for development and invest in infrastructure without rates as cost-recovery option*
  - **MBIE (Tourism & Hospitality):** *Concerns regarding delivering the Government's targets in the Tourism Growth Roadmap. Reduced investment in tourism initiatives and no recognition of active nature of councils enabling growth.*
18. To prepare for this DIA will be issuing guidance to agencies to ensure they understand the changes to the purpose of local government, and to fully cost their policies that interact with local government.

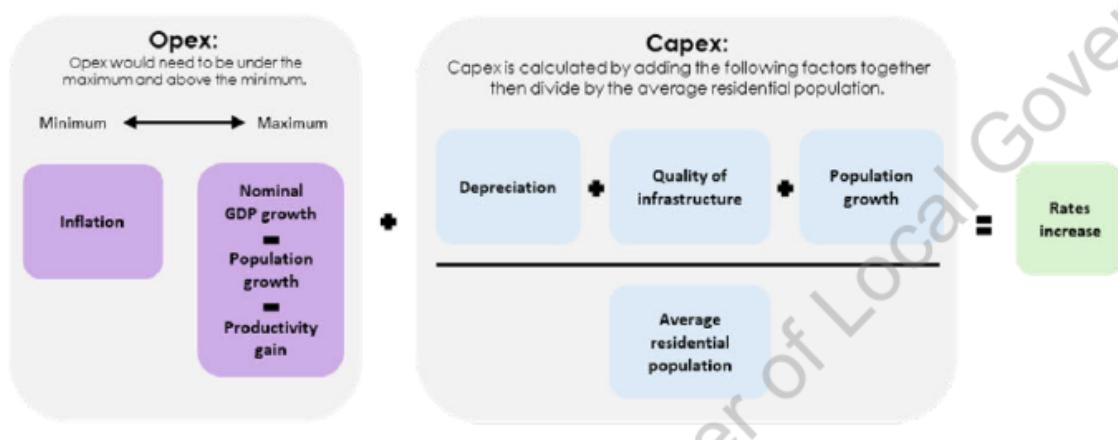
### **Additional work underway**

19. The Cabinet Paper sets out that further policy work is being done on regulatory design and costings, to be taken back to Cabinet 'in early 2026'. This includes considering alignment with other proposed local government regulatory functions and considering key questions such as '*what regulatory powers are needed?*' and '*who will regulate?*' DIA is working on and putting in Budget Bid for Regulatory Function for Budget 2026
20. They are also considering whether councils could apply for further activities to be exempt based on their specific circumstances.
21. Developing worked examples using actual council financial information will be developed, showing planned expenditure mapped against rates revenue allowable by the rates target.
22. It is noted that the Minister will seek to align this with other Local Government work programmes.

### **Rates Capping formula**

23. The formula below was provided in the Cabinet Paper, however officers now understand that this is still in development. A difficulty has been that the Opex part of this equation is

calculated on a 'per rating unit' perspective, whereas Capex is calculated on a 'per person' basis. It is not clear how 'quality of infrastructure' has been defined.



24. Advice has been received that the price component of rates is to apply to each rate rather than to the overall proposed rates increase. It is also understood that there will not be provision for 'overs and unders' to balance the increases out. That means that a proposed 5% increase in one area could not be offset by a 3% increase in another area (i.e. averaging out to 4%).

#### Timeline

25. It is expected that legislation will be introduced by June 2026, passed by December 2026 and to come into force from 1 January 2027.

26. While the full rates cap model won't be in force at the time, Councils will be required to factor the rates cap into Long Term Plan development. The full model will be in force for the 2030 LTPs.

## DISCUSSION | HE MATAPAKINGA

27. Implications identified for Council include advantages/opportunities, disadvantages/risks and a number of unknowns:
28. Advantages/Opportunities include:
  - Have greater clarity about proposal.
  - Council's Annual Plan budgeting has started considering rates capping already.
  - Alignment between Council's and Government's commitments to improve affordability for the community and financial discipline.
  - Localised is a key principle of the model/approach.
  - Council has a transparent approach to information sharing.
  - Exposure of unfunded mandate costs.
  - Rates model formula is not final and subject to change after this current consultation.
29. Disadvantages/Risks include:
  - Legacy issues are not currently catered for: How would Council's Landfill legacy rate fit?
  - Costs for matters such as SH1 revocation are not currently catered for.
  - Emphasis on increasing use of user charges could reduce/outweigh savings for some members of community.
  - Commentary has been framed that the maximum rates increase people will see is 4%. However, because rates are such a blunt instrument, just as now, this would be an 'average' rates increase, with some ratepayers may receive a higher, and others a lower increase.
30. Unknowns include:
  - *Strategic fit*: How will this affect council's contributions to city and regional deal proposals? (One of the other three programmes refocusing local government)
  - *Growth factor*: Would council's high-growth be sufficiently catered for? And far enough in advance to fund and build infrastructure to support that growth?
  - *Housing Growth*: What impact will the rates target will have on councils' ability provide for urban growth?
  - *Contracts*: What provision is made for managing contracts with, for example, a 10-year term? Would a CPI uplift be possible, would it impact Level of Service possible, or open Council to legal challenge.
  - *Unfunded mandates*: Future funding ability for services delivered under these and other legislative requirements. What will the impact be on Level of Service and resourcing?
  - *Role of local voice*: Will there be provision to exceed the upper limit if community supports an increase eg for a particular service or opportunity for the district?
  - *LTP Amendments*: Would councils retain this ability?
31. At a Council workshop on 21 January 2026, Council provided guidance on the shape of a submission, and this direction has informed the submission that is attached for consideration and approval.

<b>Confirmation of statutory compliance</b>
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In accordance with sections 76-79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

## ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO

No.	Title	Page
A <a href="#">↓</a>	Letter to Taituarā - Consultation on a rates target model for New Zealand	249
B <a href="#">↓</a>	Draft Rates Capping submission - for Council approval	253



Internal Affairs  
Te Tari Taiwhenua

3 December 2025

45 Pipitea Street, Wellington

Raymond Horan  
Taituarā – Local Government  
Professionals Aotearoa  
[raymond.horan@taituara.org.nz](mailto:raymond.horan@taituara.org.nz)

Dear Raymond Horan

**Subject: Consultation on a rates target model for New Zealand**

On Monday 1 December, the Prime Minister and Minister of Local Government announced the introduction of a rates target model for New Zealand.

The Government has agreed that from 1 July 2029, councils will operate within a target range of rates increases to help keep rates affordable for households while ensuring councils can maintain essential services and invest in infrastructure.

The Government has also agreed to targeted consultation from December 2025 to February 2026 on how to set the target range of rates increases. We are writing to you today as you have been identified as a stakeholder to engage as part of this targeted consultation. Further information on the feedback we are seeking is below.

**The Government's key decisions are:**

- The range will apply to all sources of rates (general rates, targeted rates, uniform annual charges), but excludes water charges and water-related targeted rates, and other non-rates revenue.
- The range will apply to the price component of rates, not volume growth.
- Under the rates cap councils will have discretion to spend rates funding as they currently do. This system does not limit spending to certain services or activities. But councils will need to comply with changes made through the Local Government System Improvements Bill.
- The range will be anchored in long-run economic indicators, such as inflation at the lower end and nominal GDP at the higher end. An additional growth component will be added for some councils.
- There will be a transition period from 2026 to 2029. During this time, councils will be required to consider the rates target when setting rates, but it will not be mandatory to operate within the range. The Department of Internal Affairs will issue guidance and undertake monitoring of councils during this time.
- From 1 July 2029, the model will allow for variations in extreme circumstances and a clear process for councils to apply for other temporary adjustments.
  - Examples of extreme circumstances are responses to natural hazards, global economic crisis, or other significant events. In these cases, councils will need to show how they will return to the band over time.

- Where councils need to raise revenue to pay for things outside of extreme circumstances, they will be able to do so through a variation process, and they would need to apply to a regulator for approval. Councils would need to provide justification and explain how they intend to return to the band over time.
- Further work is required on detailed design, including regulatory oversight. Cabinet will make additional decisions in early 2026, and legislation will be introduced before the general election.

**Targeted consultation**

We seek your feedback on the proposed formula and economic indicators for setting the range, including whether the preliminary range of 2-4% per capita per year is appropriate. Details of the formula and consultation questions are attached.

Consultation closes on 4 February 2026.

Feedback can be provided directly, through meeting with the Department, or by emailing [ratescapping@dia.govt.nz](mailto:ratescapping@dia.govt.nz) before 4 February 2026. Given the timeframes, our preference is to meet with you as soon as possible. If you are able to do so, please send through available times.

Should you have any questions, please get in touch.

Yours sincerely,

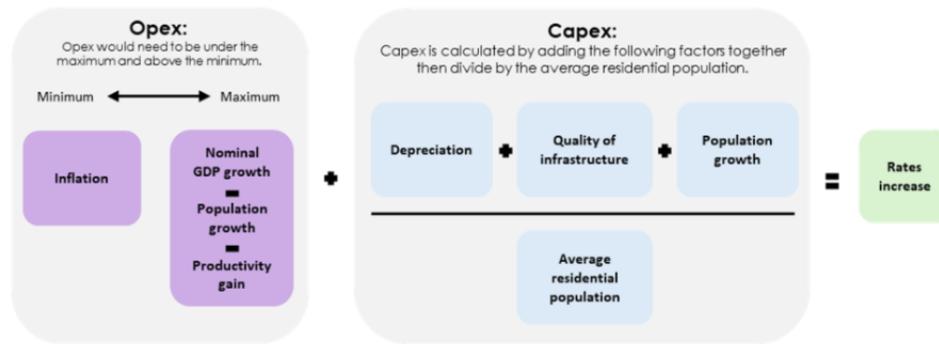


Rowan Burns  
Policy Manager

## Appendix A

### Proposed formula

The proposed formula is expressed in Figure 1, based on a per capita, price basis for a fixed basket of council services:



**Figure 1: Proposed rates target formula**

In a future ‘steady state’,<sup>1</sup> where investment is constant as a share of GDP, the infrastructure deficit has been addressed, and the share of operational spending to capital spending is constant, these factors should apply for both capital and operational spending.

To allow comparison with a price index, council capital expenditure is based on a per person or per rating unit basis and should –

- be sufficient to replace worn out assets (depreciation);
- respond to demand for more and improved infrastructure as income rises;
- be in line with GDP (quality of infrastructure); and
- increase as growth occurs, to cover the need to serve more people.

Capital spending to replace worn out assets should be depreciation funded. Rates should cover the increase in standards as GDP increases, and the portion of growth costs that are not recovered from other tools (i.e. from development contributions or the forthcoming development levies regime). This should be in line with the target.

Preliminary analysis using this formula suggests that a 2-4% target range for local authority rates is justifiable as a long-run guide and anchor to where rates increases should be.

<sup>1</sup> A ‘steady state’ is a hypothetical about the optimal level of rates as a share of GDP. Historically, rates have been approximately 2% of GDP, with infrastructure issues emerging when councils varied below this trend. As some more councils shift to water charges, total rates as a percentage of GDP are likely to need to be lower, though rates + water charges will need to exceed the historic trend for councils and water services to be financially viable and catch up on historic deficits

- *Choice of minimum:* 2% represents the midpoint target band of the RBNZ policy target. The average rate of inflation has been 2.1% since 2002, excluding the Covid-19 inflationary pressure. The average has been 2.6% including Covid. Conceptually, this reflects that councils should be maintaining service standards.
- *Choice of maximum:* As a long run anchor we believe council activity should align with national activity/growth, or GDP. Demand for council services should be reasonably in line with rises in GDP. Nominal GDP has increased at an average rate of 5.4% per annum. We analysed growth in population, household formation, and new dwellings (proxies for the rateable base for councils) which were around 1-1.5% per year on average. We also note that productivity growth has averaged to around 0.3% per year for the last decade.<sup>2</sup> Deducting prospective growth in the rateable base, and an allowance for productivity yields around 4% as a per capita/per rating unit increase.

This range represents the price component of council rates revenue increases. Councils grow in size over time as they support growth and serve more households and businesses with rates funded services. We will allow for growth in the total rates revenue that a council can collect as a result of this growth.

#### Consultation questions

1. Do you agree with the proposed economic indicators to be included in a formula for setting a rates target?
2. If not, what economic indicators do you suggest be included and why?
  - a. Does setting the minimum of the target in line with inflation ensure that councils can maintain service standards? If not, why not?
3. Does the maximum of the target account for council spending on core services?<sup>3</sup>
4. What council spending will not be able to take place under this target range? Why?
5. Are changes to the target needed to account for variations between regions and councils? What changes do you propose and why?

<sup>2</sup> For a full description of NZs Productivity history, see: [Treasury paper: The productivity slowdown: implications for the Treasury's forecasts and projections - May 2024](#)

<sup>3</sup> Core services as outlined in the *Local Government (System Improvements) Amendment Bill 2025* being network infrastructure; public transport services; waste management; civil defence and emergency management; libraries, museums, reserves, and other recreational facilities.



Department of Internal Affairs  
Wellington

Rates Capping Consultation  
Via [ratescapping@dia.govt.nz](mailto:ratescapping@dia.govt.nz)

4 February 2026

### **Horowhenua District Council submission on Rates Capping Model**

Horowhenua District Council (Council) thanks the Department of Internal Affairs (DIA) for the opportunity to comment on the proposed rates capping model. In considering the Rates Capping proposal Council supports the submissions by Taituarā and LGNZ. In addition, we want to bring to your attention a number of matters specific to our district and Council.

Council supports and shares the Government's desire to increase affordability for our communities and to provide greater certainty about rates increases. The Government's strategic focus aligns with Council's own strategic direction as set out in our Financial Strategy in 2021, reconfirmed in the Long Term Plan Amendment, then the Long Term Plan 2024-2044.

Our key financial goal is to manage growth while living within our means. This includes achieving a balance between:

- Ensuring affordable rates for the community in the long term
- Minimising Council's debt so that we have room to invest in the community in the future and allow room for unforeseen events
- Making the best use of capital spending.

At a higher level, Council set three priorities for this term:

- Going for Growth
- Future Fit HDC
- Financial Discipline

All are directly relevant for considering the proposed Rates Capping model.

Council supports the four principles underpinning the proposed model, that it is: Independent, transparent, cost-reflective and localised.

With the alignment of the Government and Council's intent to improve the situation for our ratepayers and residents and support for the principles of this model, in the sections below, we have provided examples of how the proposed model would impact our Council. This is done with the intent of avoiding unintended consequences. We make a number of recommendations to provide practical additions to help ensure the success of the introduction of a rates capping model.

### **Principles**

Council supports the principles that underpin the rates capping model:

- Independent - Determined by an independent authority
- Transparent - Simple for councils and their communities to understand

- Cost-reflective - Accurately reflect cost changes for councils
- Localised - Considers differences between councils across the country

#### Rates Cap band, formula, and economic indicators

Council raises the following matters to further increase the cost-effectiveness and the transparency of this model to ensure it is simple for councils and their communities to understand, and that the model accurately reflect cost changes for councils.

##### **Rates cap**

Council understands that additional clarity has been provided since the consultation opened, that the 'price component' is to apply to each and every unit rate, that is, to the dollar amount of the rate, and that there will be no provision for meeting the overall rates cap through 'overs and unders'.

- *Price Component*

Council understands that the price component of rates is to apply to each rate rather than to the overall proposed rates increase.

There will be a number of unintended consequences if *each rate* is capped at 4%. It will have the effect of lowering the overall cap as there is an upper limit on each rate.

This approach will make it more challenging to manage as there are unders and overs for each area – some rates may increase by and it is good to be able to average. For example, currently a proposed 5% increase in one rate could be offset by a 3% increase in another area, that is, together they averaging out to 4%.

A strict 4% maximum for each rate would not enable a higher increase where required to keep up with rising costs or if needed for future planning. Requiring approval from the regulator for 'overs' such as this, when there are 'unders' that would offset, would be inefficient for councils and the regulators. It could easily be labelled 'overly bureaucratic'.

It may reduce clarity and transparency of council's rating. Some councils already have a very generalised rating approach, where fewer rate types are specified. On one hand this makes it hard for ratepayers to know what they are being charged for. On the other, it is particularly blunt, whereas a more nuanced approach gives both clarity and supports a user-pays approach. For example, using Targeted Rates means these rates are targeted to those who use or benefit from particular services. If councils decided to roll those targeted rates up into the general rate (so that one rate would be the one capped), then all ratepayers would pay for all those items, whether they are urban or rural, homeowners or business owners.

This would be contrary to the direction of the model.

- *Use of CPI as lower bound*

Council does not agree with using the CPI as inflation guide for the lower bound of the rates cap. While this is relatable for ratepayers and the public, it unfortunately does not reflect the inflation local government is subject to. While Council's water infrastructure costs will soon move to Central Districts Waters, Council's 'basket of goods' will retain infrastructure such as roading and solid waste, and the inflation on those. These are included in the Local Government Cost Index which local government has used for several years to more accurately determine actual costs.

Looking at these figures it is clear that the inflation costs councils have faced are significantly higher than CPI inflation. This is not to minimise the impact of CPI inflation but to highlight that the measure we must limit ourselves to is not the one that drives our cost increases. To do this, risks financial sustainability and clarity. This difference is something we have shared with our community when

explaining why Council's costs have increased at a different rate to theirs. We know there is more work to be done for this difference to be widely understood.

- *Formula*

Council understands that the formula provided in the Minister's letter is an example and that the formula is still being developed. We are pleased to hear further work is being undertaken and looking forward to further detail being released. We are aware that the example formula is not considering like and like. The Opex part of the equation is calculated on a 'per rating unit' perspective, whereas Capex is calculated on a 'per person' basis. It was not clear how 'quality of infrastructure' has been defined.

**Recommendations:** Council looks forward to receiving further detail about how the rates cap will be calculated, including the growth component, and overall formula.

Council strongly recommends that an 'overs and unders' approach be used for the rates cap to contribute to transparency for ratepayers, financial sustainability of councils' finances, and to avoid creating unnecessary strain on the regulators capacity.

Council recommends that the decision to use the CPI as the lower bound of the model is revisited to ensure that councils can meet the actual inflation costs they face, and supporting the Cost-reflective principle underpinning the model. The Local Government Cost Index (LGCI) has been used for several years in local government and could be a relevant option.

Council further recommends that public communications about the model and inflation show the public the differences between the CPI and local government 'basket of goods'.

We would be happy to work with you on these matters.

#### **Impact on depreciation and financial sustainability**

While our Council is currently on track to have our depreciation fully funded by 2027, the proposed approach and cap means councils are unlikely to be able to fund depreciation in future years. We note that this will also be monitored through the balanced benchmark measure but the risk is that the limit re-creates conditions for the non- or under-funding of depreciation, a situation sought to be avoided by introducing a rates capping model.

There is a further risk that to 'recoup' or ensure the council gains sufficient revenue, that this could result in significant increases in fees and charges and unusual changes in those to meet compliance, which will cause challenges for lower income families in our communities.

It could also require significant changes in service levels.

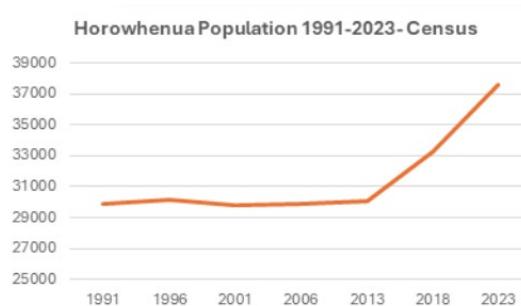
**Recommendation:** Council recommends that further work on the rates cap model ensure that councils will be able to fund depreciation and meet the requirements of the cap, for example by excluding depreciation from the cap. Provision for depreciation differs from a rate with a 'price component' and so a differentiated approach would be justified. Guidance could be provided to councils. We would like to work with you to develop this.

#### **Growth**

Council seeks clarity on the exception for councils going through their high growth period. At this time, we cannot determine this has been included and so whether is adequate for high growth council's infrastructure planning and building.

Horowhenua's population has seen significant growth since 2018, reaching 38,200 residents in 2024. This marks a significant increase, seeing our population growing by 7,000 in just 10 years - particularly significant having come off a period of almost no growth from 1991-2013.

The housing market has also kept pace with this population boom with 1,329 new homes built in recent years, averaging 265 new houses per year.



This continued strong growth is underpinned by the Census figures released in 2023 showing that Horowhenua is the 10th fastest-growing district in New Zealand, outpacing many larger areas in both the Horizons and Greater Wellington regions. Figures show that while cities like Lower Hutt and Porirua have grown over the last five years, Horowhenua has seen the largest increase in population across the two regions.

Council needs to be able to plan for this continued high growth appropriately so it is vital for us the rates cap model account for this. Further we strongly argue that it will not be adequate to use a 'regional' level population forecast to enable us to delivery for our community or for this part of a 'reorganised' area in future. Each council needs to be able to incorporate their own growth figure to be realistic, as is provided for with the cost-reflective principle underpinning the model.

**Recommendation:** That further detail is developed and shared to:

- Enable Council (and our community) to determine whether Council's high-growth would be sufficiently catered for, and sufficiently in advance to fund and build infrastructure to support that growth, and
- The impact the rates target will have on councils' ability provide for urban growth?

We would like to work with you to develop this.

### Variations

Council understands that further work is being done on the variations and looks forward to seeing that material so it is clear the circumstances in which a variation would be available.

Council supports a variation being available for extreme circumstances eg natural disaster, global financial crisis or as determined by Ministers. We appreciate that councils will not need to justify the variation as the need would be clear. It is reasonable that councils show how they'll return to the target over an agreed timeframe.

We offer an improvement to support the practical application of this. As natural disasters are unpredictable, they do not occur neatly in line with Long Term Planning processes. When they occur they need councils to respond immediately, and this may mean bringing funding forward from outyears, to use in the current year. Councils need to be able to make decisions in that immediate term with the certainty those changes will be acceptable to the regulator when the Long Term Plan is developed. Council recommends such provision is made.

Council is aware a second variation is being discussed that would see a more general power for some unforeseen and unplanned project (e.g. a large infrastructure project). That would require approval by

the regulator before LTP consultation starts. In addition to information about the need, and plan for returning to the cap, councils would have to demonstrate compliance with the cap.

**Regulatory Relief**

Where a council seeks permission from the regulator to exceed the rating cap, does this mean that the Audit requirement would be waived as evidence of the need to exceed the cap, the plan to return to the cap limits, and based on a performance record. Currently a draft LTP must be audited prior to consultation. Requiring both the regulator and auditor to approve the material ahead of consultation appears to be a duplication of effort. To do both would also shorten the time available to Council to develop the robust proposals needed and early engagement we usually do with our communities.

**Recommendations:** Council recommends that provision is made for a 'natural disaster variation' to ensure councils have certainty that if they need to bring funding forward from outyears, to use in the current year to respond to the natural disaster, that this will be approved by the regulator.

Council recommends that regulatory relief by removing the pre-consultation audit requirement where a council seeks approval from the regulator to exceed the rates cap limit for a particular local purpose eg local infrastructure project. This would retain scrutiny of the workings and need but reduce a regulatory duplication and lower the audit cost for ratepayers.

**Increased use of user pays approach**

Council is concerned by the direction towards increasing reliance on user charges set out in the Council Paper. Doing this would reduce or possibly outweigh savings for some members of community sought by rates capping model and is likely to put significant pressure on lower income households.

**Unfunded mandates:** Council appreciates the attention given to unfunded mandates in the Cabinet Paper. The issues are well summarised in the following paragraph:

*"Central government agencies often rely on local government to deliver or co-fund programmes that are unbudgeted. [...] the assumptions is that councils will fund these programmes and responsibilities from rates. If under the rates target, central government agencies continue to rely on local government to deliver programmes or take on additional responsibilities, councils could be confused as to what activities they are meant to undertake and how to pay for them. It could also shift the cost burden to central government for existing programmes and responsibilities if councils cannot fund them within the rates target."*

Council notes the concerns raised by a number of agencies about the impact of the rates cap on unfunded mandates and provision of services:

- **Infrastructure Commission:** Concerned that the delivery of central government priorities and local authority maintenance, renewal and growth demands will be constrained.
- **Ministry for Regulation:** More clarity needed around the role and requirements of the regulator, and in what cases they could allow exemptions. Questions the role of the band when the electorate wants and permits more spending.
- **Ministry of Transport:** The design of the band could have significant effects on potential underinvestment in roads and public transport, affecting safety, productivity and resilience of the transport network. Need to see more data on ensuring that household costs will be reduced and more stability of local government costs will be achieved.
- **Ministry for Housing and Urban Development:** Concern that rates band will have negative impact on how councils provide for urban growth. Becomes riskier for councils to free up land for development and invest in infrastructure without rates as cost-recovery option
- **MBIE (Tourism & Hospitality):** Concerns regarding delivering the Government's targets in the Tourism Growth Roadmap. Reduced investment in tourism initiatives and no recognition of active nature of councils enabling growth.

Given the attention being given to the implication of unfunded mandates on the rates cap, it is very concerning to see that while this is being consulted on the government is also consulting on the Planning Bill and Natural Environment Bill which proposes regulatory relief to first movers withing a development. With local authorities facing affordability challenges, in addition to rates capping, there is a very real concern that councils and therefore communities will be unable to pay.

**Recommendations:** Council looks forward to seeing the detail provided by agencies regarding the costs of unfunded mandates, and is available to work with DIA to provide further detail and confirmation as needed.

Like the Government, Council would like to avoid a reduction in services as a consequence rather than a deliberate intention of the rates cap model. Council recommends that further work be completed to reduce the reliance on increasing user charges or gaps left by these 'mandates' becoming truly 'unfunded'.

As will be included in Council's submissions on the Planning Bill and Natural Environment Bill, Council recommends that the provisions in that legislation enabling compensation for first mover developers be removed or that liability be removed from the rates cap.

### Implementation

#### *Regulatory relief*

Council seeks regulatory relief from Government to reduce regulatory and compliance costs during the development and implementation of the rates capping model. For example to reduce the requirements and costs of LTP and Annual Report Audits. This could be developed to reduce the compliance burden on councils with a solid record of performance, proven by their auditor's reports.

#### *Transition period*

For successful preparation and implementation a longer transition time required. Council notes that councils will be required to work under rates capping model before the Government expects to balance their books.

#### **Local Government must be local**

Council strongly agrees with the localised principle as it is fundamental to 'Local' Government. We cannot emphasise this strongly enough.

We like the approach of including principles to ensure a consistent approach by councils at a higher level, and the recognition of the reality of the complexity of issues councils manage, scope of councils' roles, and impacts of historic financial and project decision-making.

It is similar to a party of MPs based throughout the country – similar role on one level, but there are difference in issues faced by city-based MPs, provincial and rural MPs. You will be aware that a one-size-fits-all approach wouldn't work and local issues must be taken into account.

We noted that further work is being done to consider "*Could councils apply for additional items to be exempt depending on individual circumstances?*"

However, a recurring theme in the material is the standardisation of approach to delivering services for communities. Just as that sentence is written, 'local' doesn't feature.

As stated at the beginning of our submission, Council is actively trying to reduce the costs ratepayers face, we support ensure standards are being met.

Council doesn't support the 'local' element of local government being further stripped away. We voiced our concerns about the loss of local voice throughout the consultations on Local Waters Done Well legislation, Resource Management Reform and add to that here. This proposal

There is no provision in the model for community or locally driven initiatives to be included in the cap or as grounds for an exemption. A genuinely 'localised' approach would enable that. Council strongly

recommends provision be made for a variation to the upper limit for projects or investment approved by the community.

Local issues that need consideration are:

- ***Legacy issues***

It appears that remediation of legacy issues is not included within the cap and Council strongly submits that this be changed.

In the Long Term Plan 2024-2044 Council introduced a Landfill Legacy Rate to fund the provision of the Landfill including repayment of debt and funding the remediation of the Hokio landfill. The rate is assessed as a fixed charge of a uniform amount on the basis of the number of SUIPs of each rating unit within the District – that is, every property pays the same amount.

Council operated landfills for approximately 60 years, benefitting all residents. The last operational landfill was closed in Levin in October 2021. Our closed landfills require careful ongoing monitoring and maintenance, especially the Levin Landfill, which needs monitoring and maintenance for a minimum of 30 years. To cover these costs, a 'Landfill Legacy Rate' was introduced. This rate allows us to repay the existing landfill loan of \$4.7m and fund the ongoing monitoring and maintenance of our closed landfills. We would have ideally paid for this in the past but we haven't yet. As all residents are likely to have benefited from the landfills in some way, the cost will be evenly shared among all properties in the district with the loan being serviced over the next 20 years. It was consulted on widely and introduced in 2024.

Council recommends explicit provision be made for councils to exclude legacy rates from the rates cap.

- ***Future issues***

Construction of the new Ōtaki to North of Levin (Ō2NL) highway is underway, a very exciting project and opportunity for our district. Alongside that, there is a proposed revocation of State Highways 1 and 57, which could include the handover of significant bridge structures. This process may result in Council inheriting substantial liabilities, potentially placing pressure on ratepayers into the future. As this process is largely out of Council's control, it is recommended that any costs associated with it be excluded from the rates capping environment, to ensure the Council and community are not unfairly constrained in managing these obligations.

- ***Longer term commitments***

Council has a number of contracts valid for 10 years or longer. When renewing these a CPI uplift would generally be included but this does not appear possible within the rates cap. This could lead to reduced Level of Service and also how Council could manage themselves out of contracts without significant financial penalties, which due to funding sources, would ultimately be costs for ratepayers.

Council recommends that commercial contracts for delivery of services be excluded from the rates cap to protect commercial operators and ensure that councils aren't at risk of using ratepayer money to pay financial penalties instead of deliver services.

- ***Local infrastructure***

While water infrastructure will be the responsibility of Central Districts Waters, Council will remain responsible for other infrastructure notably roading. Council is concerned that pragmatic decisions to improve local infrastructure will not be possible.

We seek confirmation we would be able to act as we did for the required realignment of Gladstone Rd. A 1.2km section of Gladstone Rd was prone to slips, isolating the small community cut off a number of times after heavy rain. Geotechnical advice had shown further landslips there were likely and there are few options for treating the land itself to reduce the risk. Although residents had used an emergency

route into the area when the road has been closed, that was on private land and not suitable for long-term use.

After a detailed process Council purchased land and rerouted the road to the opposite side of the Omaha Stream. The new section of road included two single-lane bridges.

Council seeks confirmation that it will be possible for councils to address local infrastructure issues not considered during the Long Term Plan. That addressing unforeseen local issues like this, resulting from extreme weather would be allowed through Variation already outlined by the Government or through an additional variation option.

- **Pre-settlement iwi**

In Horowhenua we have two pre-settlement iwi in our district and the rates cap does not enable preparation or provision for that. Council seeks confirmation that the rates cap model would not inhibit Council's ability to respond to a settlement, or disadvantage local iwi in the progress of the settlement process.

**Misalignment with the principles of the model and purpose of local government**

As Council has digested the detail available, what has become apparent is that the model considers the setting of rates as a with a focus on the immediate timeframe, or perhaps immediate 3-year period between LTPs being set.

It takes rates types into account but not all matters that have a rating impact.

It hasn't accounted for Council area level forecasts of growth, responsible remediation of legacy issues, the impacts of longer-term contracts for councils or providers.

It isn't consistent with the 'Localised' principle, but it could be if amendments were made to incorporate these matters.

As modelled depreciation funding is unlikely.

This isn't consistent with the Cost-reflective principle.

It focuses on the interests of the community today – their needs right now – rather than considering both their current and future needs.

This means in its current form it doesn't deliver on the Government's desire to increase the financial sustainability of councils.

It is also arguably inconsistent with the Purpose of Local Government as current in force and as proposed in the Local Government (System Improvements) Amendment Bill.

## Local government Act 2002

### 10 Purpose of local government

- (1) The purpose of local government is—
  - (a) to enable democratic local decision-making and action by, and on behalf of, communities; and
  - (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

As proposed to be amended by the Local Government (System Improvements) Amendment Bill:

### 10 Purpose of local government

*The purpose of local government is—*

*(a) to enable democratic local decision-making and action by, and on behalf of, communities; and*  
*(b) to meet the current and future needs of communities for good-quality, cost-effective, and local*  
*(i) infrastructure; and*  
*(ii) public services; and*

- (iii) performance of regulatory functions; and*
- (c) to support local economic growth and development by fulfilling the purpose set out in paragraph (b).*

**Recommendations**

Council recommends explicit provision be made for councils to exclude legacy rates from the rates cap.

Council recommends that any costs associated with proposed revocation of State Highways 1 and 57 be excluded from the rates capping environment, to ensure the Council and community are not unfairly constrained in managing these obligations.

Council recommends that commercial contracts for delivery of services be excluded from the rates cap to protect commercial operators and ensure that councils aren't at risk of using ratepayer money to pay financial penalties instead of deliver services.

Council seeks confirmation that an exemption from the rates cap would be allowed to address local infrastructure issues resulting from extreme weather either through the variation already outlined by the Government or through an additional variation.

Council seeks confirmation that the rates cap model would not inhibit Council's ability to respond to a settlement, or disadvantage local iwi in the progress of the Treaty settlement process.

Council recommends that further work be done to consider how the model can more clearly fulfil the principles underpinning it, and to ensure that the 'current and future' needs of communities are factored in.

Setting rates is more complex than it appears. Councils haven't been being difficult when we've been saying it's not as easy as reducing running costs. We want to lower the costs for our communities while providing services they rely on, and provide for their needs now and in the future. As we have sought to show, there are several dimensions to that.

That said, we don't believe the status quo is an option - the system doesn't work at the moment either. We would be very happy to work with you on this to help ensure that reforms made are successful and so do deliver what we all seek: Providing predictability and being more affordable for our communities. We have provided practical recommendations to avoid seeing any unintended consequences result from the introduction of the rates capping model.

Council would like to be involved in the further development and assist with testing of the model.

In closing, we also seek to operate in a more predictable environment. Council acknowledges Government's desire to improve a wide range of matters related to local government through the ranges of reforms currently underway. We call on the Government to provide the integrated view of the reform programme, including overall vision, sequencing, operational impacts and overall timeline. This would mean we are less likely to do work, then have to undo it – at possible cost to ratepayers – but also to contribute further with practical solutions so that local government does work better, and we all deliver for our communities.

Our recommendations are listed next page.

Yours sincerely,

Bernie Wanden  
Mayor, Horowhenua District

Monique Davidson  
Chief Executive

### **Horowhenua District Council Recommendations: Rates Capping Model Formula**

Council looks forward to receiving further detail about how the rates cap will be calculated, including the growth component, and overall formula.

Council strongly recommends that an 'overs and unders' approach be used for the rates cap to contribute to transparency for ratepayers, financial sustainability of councils' finances, and to avoid creating unnecessary strain on the regulators capacity.

Council recommends that the decision to use the CPI as the lower bound of the model is revisited to ensure that councils can meet the actual inflation costs they face, and supporting the Cost-reflective principle underpinning the model. The Local Government Cost Index (LGCI) has been used for several years in local government and could be a relevant option.

Council further recommends that public communications about the model and inflation show the public the differences between the CPI and local government 'basket of goods'.

#### **Depreciation**

Council recommends that further work on the rates cap model ensure that councils will be able to fund depreciation and meet the requirements of the cap, for example by excluding depreciation from the cap. Provision for depreciation differs from a rate with a 'price component' and so a differentiated approach would be justified. Guidance could be provided to councils. We would like to work with you to develop this.

#### **Growth factor**

That further detail is developed and shared to:

- Enable Council (and our community) to determine whether Council's high-growth would be sufficiently catered for, and sufficiently in advance to fund and build infrastructure to support that growth, and
- The impact the rates target will have on councils' ability provide for urban growth?

#### **Variations**

- Council recommends that provision is made for a 'natural disaster variation' to ensure councils have certainty that if they need to bring funding forward from outyears, to use in the current year to respond to the natural disaster, that this will be approved by the regulator.
- Council recommends that regulatory relief by removing the pre-consultation audit requirement where a council seeks approval from the regulator to exceed the rates cap limit for a particular local purpose eg local infrastructure project. This would retain scrutiny of the workings and need but reduce a regulatory duplication and lower the audit cost for ratepayers.

#### **Unfunded mandates**

Council looks forward to seeing the detail provided by agencies regarding the costs of unfunded mandates, and is available to work with DIA to provide further detail and confirmation as needed.

#### **Reduce reliance on user charges**

Council recommends that further work be completed to reduce the reliance on increasing user charges or gaps left by these 'mandates' becoming truly 'unfunded'.

As will be included in Council's submissions on the Planning Bill and Natural Environment Bill, Council recommends that the provisions in that legislation enabling compensation for first mover developers be removed or that liability be removed from the rates cap.

#### **Local issues**

Council recommends explicit provision be made for councils to exclude legacy rates from the rates cap.

Council recommends that any costs associated with proposed revocation of State Highways 1 and 57 be excluded from the rates capping environment, to ensure the Council and community are not unfairly constrained in managing these obligations.

Council recommends that commercial contracts for delivery of services be excluded from the rates cap to protect commercial operators and ensure that councils aren't at risk of using ratepayer money to pay financial penalties instead of deliver services.

Council seeks confirmation that an exemption from the rates cap would be allowed to address local infrastructure issues resulting from extreme weather either through the variation already outlined by the Government or through an additional variation.

Council seeks confirmation that the rates cap model would not inhibit Council's ability to respond to a settlement, or disadvantage local iwi in the progress of the Treaty settlement process.

**Alignment with principles and purpose of local government**

Council recommends that further work be done to consider how the model can more clearly fulfil the principles underpinning it, and to ensure that the 'current and future' needs of communities are factored in.

We would be happy to work with you on these matters.

**END**



File No.: 26/19

## 6.8 Simplifying Local Government Submission

Author(s)	Carolyn Dick <b>Strategic Planning Manager   Kaihautū Rangapū Hinonga Arawaka</b>
Approved by	David McCorkindale <b>Group Manager - Vision &amp; Delivery   Tumu Rangapū, Matawhānui Haporī, Whakarite</b>
	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. This report outlines the Government's proposal *Simplifying Local Government* which provides for the establishment of Combined Territories Boards and development of reorganisation plans, and sets out high level submission points for Council to endorse. Subject to Council's approval, these will form the basis of a Horowhenua District Council submission.
2. The final draft submission will be circulated via email for comment, but with the submission period for the proposal closing on 20 February 2026, timeframes do not allow the final submission to be brought back to Council for agreement as part of the current meeting schedule.

#### This matter relates to Future Fit Horowhenua District Council

Adapt to legislative and structural changes that redefine Council's role, scope, and size across Simpler Local Government reforms

### RECOMMENDATION | NGĀ TAUNAKITANGA

- A. That Council endorse the key submission points contained in Report Simplifying Local Government Submission.

### BACKGROUND | HE KŌRERO TŪĀPAPA

3. On 25 November the Government released the proposal document *Simplifying Local Government: A draft proposal*. There are two steps in the proposals (1) Replacing Regional Councillors with Combined Territories Boards and (2) a requirement for those boards, once established, to develop reorganisation plans.

#### Step 1: Establish Combined Territorial Boards (Boards)

4. It is proposed that the Mayors of the region will replace the current Regional Councillors. Key features in this proposal are that the Boards will take over all roles and functions of regional councils. There will be explicitly inclusion for carrying over Treaty settlements that place an obligation on a regional council. The Boards will meet regularly. They can establish committees as is done now, and any committees established as part of a Treaty settlement remain in place.

#### Structure

Comment is sought on five possible structures and inclusion of Crown Commissioners:

- A: Mayors Only: Mayors only (preferred option in consultation document)
- B: Observer only: Crown Commissioner has no vote
- C: Veto power: Crown Commissioner can override CTB decisions
- D: Majority vote: Crown Commissioner has more than half the votes on the CTB, with the remaining votes distributed among the mayors.
- E: No Mayors and to appoint Crown Commissioners to lead regional councils through the regional reorganisation plan

### **Voting**

5. While under the current Regional Council structure a district may have one or more representatives, each Council will be represented by the Mayor only.
6. It is proposed that the number of votes a Mayor gets reflects the population they represent, but is adjusted by the Local Government Commission so communities receive effective representation.
7. The principle of 'effective representation' is already used by local authorities when undertaking representation reviews and means that all communities should have a voice in regional decisions, that is, ensuring smaller councils have voting power.
8. The Government is considering several options for that, including letting the Local Government Commission determine how they do it or to provide the LGC with specific legal objectives when allocating votes between the Mayor on the Board.

### **Step Two: Development of reorganisation plans**

9. It is proposed that within two years of the Boards being established, they must develop Reorganisation Plans
10. The process proposed is:
  - Map all council functions in the region
  - Recommend the best delivery model for each of the functions across the region (e.g., shared services, joint council-controlled companies, or amalgamations)
  - Require mandatory consultation with communities, iwi, hapū, Māori, and stakeholders in the region
  - Present the Plan to the Minister of Local Government for approval
  - The Minister can approve the plan OR provide feedback on the plan, and request changes OR make changes to the plan directly OR appoint a Commissioner to draft the plan (if the CTB fails to produce a robust plan).
11. Once the plan has been approved, the decision is final and implementation will begin.

12. The criteria the reorganisation plans must consider is set out in the table below:

<b>Criterion</b>	<b>Does the Plan...</b>
<b>Big picture fit</b>	<i>...support national priorities, strategies and goals (like housing, infrastructure, and competitive business settings)?</i>
<b>Affordable now and in the future</b>	<i>...provide a financially responsible arrangement that will manage rates increases and support them to manage assets well (e.g., replace pipes before they burst)?</i>
<b>Better services</b>	<i>...reorganise local services so they work better and cost less?</i>
<b>Clear leadership</b>	<i>...set out who does what and who is responsible across councils?</i>
<b>Local say</b>	<i>let decisions happen at the right local level? Does the plan provide fair and effective representation of communities of interest?</i>
<b>Treaty arrangements</b>	<i>...show how all Treaty settlement commitments that are administered by councils and other agreements with iwi/Māori will be given effect to and/or improved?</i>
<b>Can it be done?</b>	<i>...include a realistic plan for putting the plan into action (e.g., how council staff might be moved)?</i>

## DISCUSSION | HE MATAPAKINGA

### Draft submission points

13. The table below sets out the draft submission points, which if approved would form the basis for the submission.

Topic	HDC Position	Change Sought

Whether Council supports the proposals to Simplify Local Government purpose and goals	<p>Council agrees that local government can be simplified to benefit communities and the delivery of services.</p> <p>However, there is a need to first understand how the Government sees local government's role in 5-10 years.</p> <p>There is a significant wave of consultation on the Government's reforms and Council wants to see the bigger picture – how it all fits together so we can comment about how all of the changes are intended to work together.</p> <p>That would ensure that both council and our community can see where this is going and make sure matters affecting our area are taken into account in these reforms.</p> <p>We don't want to see work being done, then undone – taking more time and costing more money. We don't want our district to be worse off because of unintended consequences of the workings of the reform package as a whole.</p>	That the Government tell the sector and communities what they expect councils' role to be in 5-10 years, providing that clarity to enable councils and communities to ensure that matters affecting their areas are best taken into account in each part of this process.
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Introduction of Combined Territories Boards	<p>Establishing CTBs led by the regions' Mayors has a number of potential positives.</p> <p>There's an opportunity for the district and regional council services working in our district to work closer together.</p> <p>Mayors already lead communities and have a view across issues important to their communities. Councils across the region also already work together on emergency management, public transport, and climate change.</p> <p>While noting the concerns above, this approach would build on that success.</p>	
What level of Crown participation in regional decision-making do you prefer?	<p>At this time Council prefers that there be either no Crown Commissioner on the Board or one with non-voting powers only.</p> <p>The role is not yet defined, meaning it is not clear what expertise would be brought to the table. Council seeks further detail about this before a position can be given on this question.</p>	That further detail about the Commissioners role is required to inform a position on this.
Do you agree that mayors on the CTB should have a proportional vote adjusted for effective representation?	Support	N/A

What do you think about how the proposal provides for iwi/Māori interests and Treaty arrangements?	In Horowhenua we have two pre-Settlement Iwi. We would not support proposals that would disadvantage their position and progress through that process.	
Do you support the proposal to require CTBs to develop regional reorganisation plans?	Again, there is a need to understand what the Government sees the role of local government being in 5-10 years.  This is critical for the development of reorganisation plans. In shaping that, Council recommends provision be included to enable Plans to be developed between councils in different CTB areas. This is to enable discussions about what is best for each area, whether historically connected or between those more aligned today.  Council recommends that the position of pre-settlement Iwi/hapu not be harmed during these processes.	Provision be included to enable Plans to be developed between councils in different CTB areas.  The process be designed to ensure the position of pre-settlement Iwi/hapu is not harmed during these processes.
What do you think about the criteria proposed for assessing regional reorganisation plans?	Support	N/A

<i>Other</i>	<p>Council supports the submissions by LGNZ, Taituarā, and the Horizons Mayors and Chief Executives submission.</p> <p><i>Points from these may be referred to in Council's submission</i></p>	<p>Recommendations from these bodies be incorporated into the proposal.</p>
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14. Officers note that there is likely to be minor and/or technical drafting matters identified while preparing the submission. While this will not be the focus of the submission, our intention is to highlight such matters and suggest alternatives to aid implementation and avoid unintended consequences unless Council direct otherwise.
15. At a Council workshop on 21 January 2026, Council provided guidance on the shape of a submission, and this direction will inform the submission. The final draft submission will be circulated to Council for comment prior to lodging.

#### **Confirmation of statutory compliance**

In accordance with sections 76-79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

#### **ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO**

There are no appendices for this report



File No.: 26/21

## 6.9 Development Levy and Infrastructure Funding and Financing Submission Report

Author(s)	Lisa Poynton <b>Senior Policy Planner   Kaiwhakamahere Matua, Kaupapahere</b>
Approved by	Lauren Baddock <b>Integrated Growth and Planning Manager   Kaiwhakahaere o ngā Whanaketanga Pāhekoheko</b>
	David McCorkindale <b>Group Manager - Vision &amp; Delivery   Tumu Rangapū, Matawhānui Haporī, Whakarite</b>
	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. This report outlines the content of the Local Government (Infrastructure Funding) Amendment Bill exposure draft and the Infrastructure Funding and Financing Amendment Bill and sets out high level submission points for Council to endorse. Subject to Council's approval, these will form the basis of a Horowhenua District Council Submission.
2. The final draft submission will be circulated via email for comment, but with the submission period running until 20 February 2026, timeframes do not allow the final submission to be brought back to Council for agreement at a scheduled Council meeting.
3. These pieces of legislation being consulted on relate to three of Council's priorities – going for growth, future fit HDC, and financial discipline. The tools that will result from the legislation will be mechanisms for sustainability in what will become Council's new normal stemming from the current reforms.

#### This matter relates to Future Fit Horowhenua District Council

Adapt to legislative and structural changes that redefine Council's role, scope, and size across Systems Improvement reforms

### RECOMMENDATION | NGĀ TAUNAKITANGA

- A. That the Council endorse the key submission reports contained within Report 26/21 Development Levy and Infrastructure Funding and Financing Submission Report.

### BACKGROUND | HE KŌRERO TŪĀPAPA

4. The government has recently announced changes to a number of pieces of legislation, including those that relate to the funding/cost recovery of growth. Part of Pillar 2 of the Going for Housing Growth programme included making changes to the Local Government Act and Infrastructure Funding and Finance Act. These are intended to provide councils and

developers with a flexible funding and financing toolkit to respond to growth pressures and deliver infrastructure to land zoned for housing development. The intention is that these measures will reduce the current cross-subsidisation by ratepayers, and instead enable greater and more accurate recovery from developers causing the demand for growth in related services.

5. Consultation on both documents closes on 20 February 2026.
6. This consultation is occurring alongside consultations on Rates Capping, Simplifying Local Government, and Resource Management Reform. Whilst these are three separate consultations, it is important that Council considers the whole picture in terms of the impact on Council and the community when responding to these consultations.
7. For the exposure draft of the Local Government Act amendment, legislation will be introduced mid-2026, and councils can start charging the new levies from 1 July 2028. The old development contributions system will remain in force until 2030 to allow for transition, and any big levy increases will be phased in over three years. Also relevant is the establishment of the Water Services Organisation, which will mean that management and renewal of water, wastewater and stormwater be a function of Central Water rather than

Horowhenua District Council. An approach to Development Levies will need to be decided by Central Water by 1 July 2026 and implemented by 1 July 2027.

8. The Infrastructure Funding and Finance Act Amendment had its first reading on 9 December 2025. It is expected to come into law mid-2026, if it proceeds.
9. A Council workshop was held on 21 January 2026 to discuss the proposed legislation changes and Council provided guidance on the shape of a submission, and this direction will inform the submission. The briefing paper from this workshop is attached to this report

## DISCUSSION | HE MATAPAKINGA

10. The consultation on the development levies system explains the underlying policy for the exposure draft bill and also seeks feedback on potential content for regulations.
11. At the public Council workshop held 21 January 2026, direction was provided that a submission on the exposure draft could be made, and should include the following points:

<b>Topic</b>	<b>HDC Position</b>	<b>Changes Sought</b>
Overall support for moving from Development Contributions to Development Levies.	Support the intent of changing from contributions to levies, and retention of current triggers, options for remission, objection and bespoke calculations.	No changes sought.
Proposed metrics for development levies in submission document – 0.33 levies per bedroom topping out at 1.33 levies for a four bedroom plus home.	Investigate other methods for striking levies for dwellings – number of bathrooms, SUIPs as well as number of bedrooms. General support for making the levy process “fairer” – ie if bedrooms are chosen as the metric, no need to top out at 4 as per the exposure draft.	TBA in draft- depending on the outcome of assessing potential metrics.
Exposure Draft does not include provision for levies on Crown Properties.	Crown entities should pay development levies where a development is a response to growth and relies on HDC infrastructure.	Add an additional clause to Part 8 of the LGA to allow for contributions and levies to be assessable on Crown developments.
Under current proposals, the geographic coverage of a levy will be the levy area. The expectation is one levy area per service per district for water, wastewater, stormwater, transport, reserves and community infrastructure. It may be possible to have more than one levy area if there is “good reason”.  There will be the ability to have high-cost overlays for sub-areas where	Agree in principle with the development levy areas approach, but unsure how that might look in practice in a District such as Horowhenua with multiple serviced areas and multiple water and wastewater treatment assets. Agreed that submission point should highlight the Horowhenua context of 5 serviced towns.	Submission point asking for consideration/guidance for how this could be implemented in a TA with multiple discrete serviced areas and treatment plants.

infrastructure costs are significantly higher.		
Provisions made for “first mover developers” who provide excess infrastructure to support future development to be reimbursed from development levies. Developer agreements are also better provided for.	As Horowhenua District remains in a high growth phase, and with Tara-Ika and potentially other growth areas coming on-line, the ability to encourage first mover developers to install more sustainable and efficient infrastructure is supported.	No changes requested.
A development levy policy would be operative as soon as it is notified.	Support this approach	No changes requested.

12. The exposure draft directly relates to HDC’s functions, so that submission will be the focus of this work. It is noted that the other Councils in the Manawatu-Whanganui Region are also preparing submissions on the exposure draft, as are Taituara and the Development Contributions Working Group (a cross-Council industry group). Officers will keep abreast of those submission to potentially help inform the drafting (where relevant) of Council’s submission.
13. The IFF Amendment Bill is intended to simplify and streamline the IFF process, broaden the purpose of the Act to provide general-purpose infrastructure funding that supports community needs and appropriately allocates the cost of that infrastructure.
14. Direction was provided by Council at the workshop that a submission on the Infrastructure Funding and Financing Amendment Act could be made, focussing on general support of the Amendment Act and highlighting the potential administrative burden for Councils and potential affordability issues for future residents.
15. Officers note that there is likely to be minor and/or technical drafting matters identified while preparing the submission. While this will not be the focus of the submission, our intention is to highlight such matters and suggest alternatives to aid implementation and avoid any unintended consequences unless Council direct otherwise.
16. The final draft submission will be circulated to Councillors for feedback prior to lodging.

#### **Confirmation of statutory compliance**

In accordance with sections 76 – 79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

#### **ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO**

No.	Title	Page
A1	Council briefing paper - Development Levies and Infrastructure Funding and Financing 21 January 2025	278

# Council Briefing: Potential submission – Going for Housing Growth Pillar 2 – Development Levy LGA Exposure Draft and proposed changes to the Infrastructure Funding and Finance Act 2020

Integrated Growth and Planning Team

Wednesday, 21<sup>st</sup> January 2026

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**The purpose of this briefing is to inform Elected Members of the content of the exposure draft of the proposed changes to the Local Government Act and the Infrastructure Funding and Finance Act which will change the regime of collecting financial payments that developers will be liable for. Guidance is being sought on whether Council wishes to make any submission on these matters.**

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## Background and Strategic Context

The government has recently announced changes to a number of pieces of legislation, including those that relate to the funding/cost recovery of growth. This briefing is to advise of proposed changes to the Local Government Act and Infrastructure Funding and Finance Act as part of Pillar 2 of the Going for Housing Growth programme and are intended to provide councils and developers with a flexible funding and financing toolkit to respond to growth pressures and deliver infrastructure to land zoned for housing development. The intention is that these measures will reduce the current cross-subsidisation by ratepayers, so greater and more accurate recovery from developers causing the demand for growth related services will likely result.

Consultation on both documents closes on Friday, February 20<sup>th</sup>. For the exposure draft of the Local Government Act amendment, legislation will be introduced mid-2026, and councils can start charging the new levies from 1 July 2028. The old development contributions system will remain in force until 2030 to allow for transition, and any big levy increases will be phased in over three years. Also in the background is the establishment of Central Water under the Local Water done Well umbrella. This will mean that management and renewal of water, wastewater and stormwater be a function of Central Water rather than Horowhenua District Council. Their approach to Development Levies will need to be decided by Central Water by 1 July 2026, and implemented by 1 July 2027.

The Infrastructure Funding and Finance Act Amendment had its first reading on 9 December 2025. It is expected to come into law mid 2026 if it proceeds.

## Exposure Draft – Proposed Local Government Act Amendment to replace Development Contributions with Development Levies.

Key features of the development levies system include:

- Separate levies that are ring-fenced for each specific infrastructure service such as water supply, wastewater, and transport;
- Specific 'levy areas', which are expected to cover pre-defined areas that are larger than most current development contributions catchments;

- Discretion for councils to impose additional charges on top of base levies in specific locations that are particularly high-cost to service – examples of potential use include
- Developing a prescribed methodology that councils and infrastructure providers must follow to determine aggregate growth costs and standardised growth units; and
- Consideration of different models of infrastructure delivery including support for first-mover developers and recovering council costs for infrastructure owned by another entity.

Key features of the proposal	Comments on effects on HDC
A policy for taking levies will be required to be produced and reviewed three yearly.	This is as per the current LTP timeframes, so will be familiar to Council staff and developers.
Trigger for taking levies are the same as for Development Contributions	This is as per the current LTP timeframes, so will be familiar to Council staff and developers.
Development Levy Policy will have effect from the date it is notified, rather than the date it is adopted.	Likely to be a positive for Council in terms of levy take, as it will avoid the potential for a glut of applications being made between the a policy/policy amendment being notified and then being adopted, as can happen under the current system. May result in some backlash from the community if they are caught unaware by an increase. There is the potential that a notified levy is reduced through the adoption process, in which case refunds would need to be issued, and there would be an administrative burden for this.
Development Levy areas will replace the current Development Contribution areas. The proposed calculation methods for deciding on the levies will be the aggregate cost of providing infrastructure capacity for growth over the whole of the levy area, rather than being based upon specific sites and identified capital projects.  Under current proposals, the geographic coverage of a levy will be the levy area. The expectation is one levy area per service per district for water, wastewater, stormwater, transport, reserves and community infrastructure. It may be possible to have more than one levy area if there is “good reason”.  There will be the ability to have high cost overlays for sub-areas where infrastructure costs are significantly higher.	Likely to be a positive for Council in terms of levy take. There will be a marked change from the current location-specific charges, which require a clear link between identified infrastructure projects in a defined area and calculating which areas benefit to charges for development across a wider area – and potentially a smoothing out of charges. The intention is that out of sequence development will be more readily captured by the larger levy areas.  Suggest that any submission clearly sets out how HDC might envisage the Development Levy areas being decided, and link this back to our growth targets and locations of significant infrastructure.
Development Levies will be subject to quarterly interest until paid, and potentially three yearly reviews. Currently, interest is built into our Development Contributions model, which may not accurately reflect the actual year on year cost increases.	This appears to be a positive in terms of revenue for Council – the introduction of interest will encourage people to pay early. Regular reviews of the levy amount will mean that developers are unable to lock in levies for many years and avoid cost increases over time.
The Development Levy system includes a	Greater flexibility in the system is likely to be a

number of measures to make the process more potentially flexible. Developer agreements will allow for Council and developers to form agreements where a projects needs fall outside of Council's infrastructure provision timeframes and bespoke levy assessments will be possible for land that is not serviced or requires upgraded servicing.	positive in terms of encouraging growth and revenue. There will be the option to charge administrative fees to cover the additional staff time that will be required to prepare and implement these measures.
First mover developers will be able to be reimbursed through levy revenue with agreement of Council.	This is likely to encourage developers to move by providing a process for seeking reimbursement for services that will provide for sites outside of their own development. Councils will be able to reimburse developers through levy revenue and may be able to place a time limit on reimbursement, effectively sharing the risk if development is delayed. Developers will also be able to assign the right to receive reimbursements to another party which supports the current practice of establishing single-purpose entities that are wound up on completion of a project, and would enable a parent company, for example, to receive reimbursements.

The full proposed methodology for calculating Development Levies has not been included in the exposure draft, so it isn't possible to glean what effect there may be on the levy amount that the public will be charged.

### Infrastructure Funding and Finance Act 2020

The IFF Act provides a model for councils or developers to fund and finance infrastructure projects that support urban development. It involves the establishment of a special purpose vehicle to finance the infrastructure needed to enable development, which is repaid by levying the properties which benefit – separately and additional to Development Contributions/Levies. Finance raised using an SPV sits off councils' balance sheets, ensuring it does not impact their debt limits.

The Amendment Bill aims to remove some of the existing barriers to using the IFF Act, improve its viability for a range of infrastructure projects, and make the levy development and approvals process simpler and more streamlined.

The IFF Amendment Bill broadens the purpose of the Act to provide general-purpose infrastructure funding that supports community needs and appropriately allocates the cost of that infrastructure. Under this new streamlined purpose, additional projects that can now access the IFF regime include:

- Water services infrastructure developed by water organisations.
- Transport, community and environmental resilience infrastructure carried out by state-owned enterprises, including KiwiRail Holdings Limited and Electricity Corporation of New Zealand Limited.

- Community infrastructure projects not owned or controlled by a council or other government entity.

**Key features of the proposal**

Key features of the proposal	Comments on effects on HDC
Allowing developer-led use of the IFF Act and enables it to also be used for transport projects delivered by the New Zealand Transport Agency or KiwiRail, or for water infrastructure investments delivered by new water organisations established under the Local Government (Water Services) Act 2025, as well as Community infrastructure projects not owned or controlled by a council or other government entity..	<p>As development in Tara-Ika is starting to occur, this would be a useful tool to enable first movers to access funding to provide additional capacity within their infrastructure and therefore provide for subsequent stages, and it would also likely be useful to the first movers in the Plan Change 6A (Levin North West 1) growth area if that Plan Change is granted.</p> <p>One benefit of the IFF levies is that the cost of development is usually spread over a number of years (up to 50), and is paid by the property owner who is directly benefitting from access to the infrastructure, as opposed to a development levy which is usually paid upfront by the developer (and passed on through the land price). This should have a positive impact on housing affordability, but will present an extra administrative burden and costs for Council, and an ongoing cost for those homeowners.</p>
Allowing for one-off levies on a whole levy for a parcel of land and one-off levies on a portion of levy liability, in the occurrence of a specified event such as the issue of title or the sale of a parcel of land.	Allowing for deferral of a levy payment should have a positive effect in terms of land supply, by removing some of the financial barriers to development and allowing payment at the time that the purchase amount is available to the developer.
Increased ability for an SPV to recover funds - Introducing an accelerated recovery regime which allows a SPV to recover funding it made available for an infrastructure in the event that a development fails and to seek to recover funds when a levy remains unpaid for four months or more.	This is considered to be a positive step, as it will increase the chances of SPVs being able to recover their money in these situations, rather than the SPV being subject to significant risk.
Removing additional layers of approval and Ministerial consultation, streamlining process	In general, the streamlining measures would be positive. The proposal to remove the requirement for the Minister to consider the long term interests of levy payers, or affordability could result in defaulted payments, which would be an additional debt collection and administrative burden for Council, and negative effects on levy payers.

## Stakeholders

As any submission would be made on behalf of Council, Council is considered to be the only stakeholder in this case.

## Link to Council Priorities and Other Council Policies

The proposed legislature changes have links to the three Council Priorities adopted on 10 December 2025:

- Going for Growth
- Future Fit Horowhenua District Council (HDC)
- Financial Discipline

The amendment will also be consistent with Council's financial policies, including the Long Term Plan 2024-2044, in that it simply seeks to maintain the intent of the existing DCP (which is that small stand-alone dwellings) pay a development contribution.

## Risks/Other Considerations

As Local Government is currently operating in a time of rapid change and uncertainty, the following risks and other considerations are identified:

- **Local Waters Done Well** – A decision will need to be made by Central Water by 1 July 2026 as to how they will collect development contributions/levies for three waters, and whether Council will retain a role as a collector of contributions and pass them on, or whether Central Water will collect them separately

## Input/Direction Sought from Council

At this stage, Officers are seeking direction from Council about whether to progress with a submission on the exposure draft and/or amendment to the Infrastructure Funding and Finance Act and what the content of those submissions might be.

## Next Steps

If Council wish to proceed with any submissions on the two documents, Council officers will draft these in consultation with Councillors, and present and outline to Council at the February 4 meeting for adoption.

File No.: 26/23

## 7.1 Mayoral Report

Author(s)	Bernie Wanden JP <b>Mayor   Kahika</b>
Approved by	Bernie Wanden JP <b>Mayor   Kahika</b>

### PURPOSE | TE PŪTAKE

1. The purpose of this report is to inform Council and the community about events and functions and Council-related meetings that I attended from 1 December 2025 – 23 January 2026, and to provide an update on items of interest such as submissions made on behalf of Council.

**This matter does not relate to a current Council priority.**

### RECOMMENDATION | NGĀ TAUNAKITANGA

- A. That Council receive and note Report 25/539 Mayoral Report.

### MATTERS OF INTEREST | NGĀ TAKE HIRAHIRA

2. The following meetings, functions and events were attended from 1 December 2025 – 23 January 2026.

### MEETINGS, FUNCTIONS AND EVENTS ATTENDED

1 December 2025 – 23 January 2026
Central Districts Water – planning meeting
Mayoral Forum
Horowhenua College Senior Prizegiving
Emergency Management Joint Standing Committee meeting
Regional Transport Committee meeting
Electra BA5 function
Council – new triennium induction
Horowhenua Libraries Volunteers morning tea
Lewis Farms visit – presentation of gold award plaque
Ōhau Gourmet Mushrooms visit – presentation of gold award certificate
MoreFM Interview regarding the Horowhenua Community Christmas Parade
Economic Development   6-Month Alignment Meeting
Horowhenua Christmas Parade & Carnival
Levin Interchurch Foodbank end of year morning tea
Meeting with MSD Regional Commissioner, Darlene Rastrick
Meeting with Suze Redmayne, MP

Garth Road Residents Meeting
Mayor's Taskforce for Jobs – update for Mayors
Council staff end of year breakfast function
Council meeting
Council – new triennium induction
Council induction
Manawatū College Senior Prizegiving
Catch up with Mayor Tapsell (via Teams)
Community forums – asll networks end of year hui
Citizenship Ceremony
Te Puna Whai Mātauranga Graduation
Mihi Whakatau for Cole Haselip (local government fellowship exchange)
Levin North School Prizegiving
Official Opening - Berry's Health Centre Pharmacy
Council – new triennium induction
LGNZ – rates capping webinar
Afternoon tea with Cole Haselip (local government fellowship exchange)
Mayors and Chief Executives catch-up – HDC and KCDC
Central Districts Water – planning meeting
LGNZ Zoom with Ministers Bishop and Watts
Mayor : Chief Executive weekly meeting
Meeting with Darrin Apanui and Daran Ponter - Wellington Regional Leadership Committee (WRLC)

## GOVERNMENT REFORMS DEADLINES

### Simplifying Local Government Proposal

3. The Government released a draft proposal to reform the structure of local government. The proposal includes the establishment of new Combined Territories Boards which would comprise of Mayors within each region. These boards would assume governance responsibilities currently held by regional councils and lead the development of regional reorganisation plans.
4. Submissions on the proposal close on 20 February. Council will consider its submission during the 4 February Council meeting.

### Local Government (Infrastructure Funding) Amendment Exposure Draft and Infrastructure Funding and Financing Amendment Bill.

5. Proposed amendments to two pieces of legislation relating to the funding of infrastructure for growth. The exposure draft relates to a proposed shift in the system of developer payment towards growth from the current development contributions, which requires a clear link between a development and the infrastructure improvements required (development contributions) to a more holistic approach to paying for and apportioning the cost of growth

between developments (development levies). The IFF Amendment Bill is intended to broaden access to government funding for infrastructure.

6. Submissions on the proposal close on 20 February. Council will consider its submission during the 4 February Council meeting.

#### **Emergency Management Bill**

7. The Government has also introduced a new Emergency Management Bill to replace the Civil Defence Emergency Management Act 2002. This reform responds to lessons learned from the North Island Severe Weather Events inquiry and proposes changes to roles, responsibilities, and minimum standards across the emergency management system.
8. LGNZ will submit on the bill and will share a draft submission with councils shortly to support coordinated feedback. Manawatū-Whanganui CDEM Group is also submitting and asked for any input Council would like included.

#### **LGNZ FOUR-MONTH REPORT – DECEMBER 2025**

9. LGNZ's four-month report summarises their work on behalf of member councils and is produced three times a year. It's structured around LGNZ's purpose: to serve local government by championing, connecting and supporting members.
10. Key topics include 'The Reform Storm' referring to central government reform being imposed on local government, post-election highlights, rates capping and the structure of local government following the government's proposal to replace regional councils.
11. See the full report in the attachments.

#### **ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO**

<b>No.</b>	<b>Title</b>	<b>Page</b>
A <sup>↓</sup>	LGNZ Four-monthly Report - December 2025	286



# LGNZ four-monthly report for member councils

// July-December 2025\*





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This report summarises LGNZ's work on behalf of member councils and is produced three times a year. It's structured around LGNZ's purpose: to serve local government by **championing**, **connecting** and **supporting** members.

Please put this report on the agenda for your next council meeting so that all councillors can review it and provide feedback. National Council and LGNZ Leadership Team members are very happy to join council meetings online to discuss the report or any aspect of it – just let us know.

This report complements our regular communication channels, including *Keeping it Local* (our fortnightly e-newsletter), providing a more in-depth look at what we do.

\*This report covers just over five months, from July to mid December inclusive, to include all the post-election induction period and pre-Christmas reform announcements. The next report will cover December-March.

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## Introduction

### The reform storm

The next three years will heap reform on local government. Councils are already grappling with water reform but structural change and rates capping will stretch local government even further.

Local government needs strong political leadership and support to navigate reform and speak as an equal to Government. LGNZ's change in leadership, including National Council and the President, gives us an opportunity to reset priorities. Members need to see LGNZ being driven by members, for members. Members setting our advocacy priorities for the new triennium, as discussed in this report, is a critical part of that.

All the reform announcements are increasing pressure on elected members and staff. Providing feedback on structural reform, rates capping and resource management in the same tight timeframe will be extremely challenging for councils and LGNZ will be supporting you with draft submissions that you can use, informed by legal experts. We will also be engaging with officials and Ministers' offices, seeding stories in the media, and helping members speak directly to Ministers at our online and in-person events.

### Post-election highlights

Between the elections and mid December, LGNZ has:

- Delivered Mayors Induction in Wellington;
- Run Elected Member Induction in 13 locations around New Zealand;
- Delivered Chairs Induction in Wellington;
- Held Metro, R&P and Regional sector meetings in Wellington;
- Attended zone meetings around the country and led engagement on advocacy priorities; and
- Responded to three major reform announcements via media standups, meetings with officials, information to members, and opportunities for member engagement including zooms with Ministers and officials:
  - Local government structure;
  - Rates capping; and
  - Resource management legislation.

Members have been very positive about the series of big reform explainers we've shared over the past few weeks. These respond to a key request from Elected Member Induction: to explain simply and clearly each key reform local government faces, to inform conversations around council tables:

- [RMA replacement explainer](#)
- [Rates capping explainer](#)
- [Structural reform explainer](#)
- [Funding and financing explainer](#)
- [Resource management reform explainer](#)
- [Building system explainer](#)

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- [Climate change explainer](#)
- [Transport explainer](#)
- [Emergency management explainer](#)

We're now very focused on the February deadlines for the Government's local government structure, rates band and resource management consultations. We will both influence policy on behalf of members and engage with members to inform our feedback and their own submissions.

#### Other highlights since July

In September, the Government announced a new regime for strengthening earthquake-prone buildings, driven by advocacy from LGNZ's seismic strengthening group led by Manawatū Mayor Michael Ford. This reform is expected to save New Zealanders more than more than \$8.2 billion in remediation and demolition costs.

Replacing the joint and several liability regime for buildings are also a significant win for LGNZ and will reduce councils' potential liability, with a shift to proportionate liability due to be in force by mid-2026.

Other highlights since our last four-monthly report include SuperLocal in July, which exceeded our attendance expectations. The programme, focused on doing the basics brilliantly, received extremely positive feedback.

With the support of the Local Government Funding Authority, Auckland, Hamilton, Tauranga, Wellington, Palmerston North, Hutt City, New Plymouth and Queenstown Lakes Councils, along with Rewire Aotearoa and EECA, we have now completed the final business case for the Ratepayer Assistance Scheme (RAS). The RAS will be off-balance sheet, offering ratepayers low-cost finance for rates-like charges (rates postponement, household electrification, and development contributions) as well as providing a return to councils. Minister Watts has expressed support for the RAS, which has the potential to be a game changer like the Local Government Funding Authority (which LGNZ also spearheaded). We have been working towards the RAS for several years and a government decision is imminent.

We ensured that the Policy.nz online platform for nationwide candidate information would stand up for the 2025 election, thanks to funding from a number of supporter councils. The platform went live on 29 August 2025, containing bios for 1,340 candidates from across 67 local councils and 11 regional councils. Analysis shows more people used Policy.nz in 2025 than in any previous election.



## Champion

### Government relations

In the past week alone, we met separately with Local Government Minister Simon Watts, Labour Leader Chris Hipkins, and Green Party local government spokesperson Celia Wade-Brown to discuss recent proposals impacting local government. Ensuring local government input – so reforms are robust and enduring – was central to all these discussions.

Over the past three months, we have engaged in detailed discussions with Beehive offices, including the Prime Minister's local government advisor and advisors to Ministers Watts, Bishop, Mitchell, Upston, Seymour and Penk. We received advance briefings on the resource management, local government structure, and rates band consultations, enabling us to prepare for those announcements (outlined below).

We were also given early notice of Minister Penk's changes to building liabilities and the earthquake-prone building system. LGNZ strongly advocated for these reforms. This allowed us to publicly endorse the changes, which were reported in the media, as constructive collaboration between central and local government.

The Ratepayer Assistance Scheme (discussed further below) has been another key advocacy focus. LGNZ met with Minister Costello, Minister Penk, Under Secretary Simon Court, Cameron Luxton, Andy Foster, Jamie Arbuckle, and Dr David Wilson to demonstrate how RAS will deliver genuine cost-of-living relief for New Zealanders.

Next week, we will meet with RMA spokespeople from across political parties to assess the details of the recently released bill. And on 23 December (11.30am–12.15pm), LGNZ will host a webinar with Ministers Bishop and Watts, giving our members the opportunity to ask questions about the recent proposals they have released.

### Media

Media is a key advocacy tool for LGNZ to both inform the public and advocate to central government by building momentum around an issue. Since August 2025, LGNZ has responded to almost 300 media enquiries and released 26 media releases. We've also appeared in more than 200 media stories across radio, print, digital and television. The range of topics included rates capping, structure of local government, elections, elected member abuse and local government funding and financing. A detailed breakdown of coverage is published in *Keeping it Local*, our fortnightly email newsletter to all members.

We revisited the work undertaken by the Electoral Reform Working Group with media, resulting in an excellent explainer article appearing in the [Post](#), the [Press](#) and the [Waikato Times](#).

Candidate nominations and elections have been a focus of our proactive media. We provided a [local elections media guide](#), and run briefing sessions with media outlets to help build more stories, which resulted in substantial coverage around the elections.



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SuperLocal attracted media interest from across the country, with 18 journalists attending from 11 media outlets over the two days and covering a wide range of local government issues.

#### **Local government structure**

On 25 November, the Government released a proposal to replacing regional councillors with a board of all Mayors in that region – who would then develop a plan to reorganise all councils (and/or service delivery) in that region over the next two years.

Before the announcement went public, we had a confidential briefing from DIA and received embargoed details from the Government, which gave us time to prepare. We held a media standup, [issued a media release](#) and our points were covered by a wide range of media.

That same evening, senior advisors to Minister Bishop and Watts visited LGNZ. They are keen to keep engaging with LGNZ to work through the proposal in detail.

LGNZ has set up a zoom with Ministers Bishop and Watts for Mayors, Chairs and CEOs on Tuesday 23 December, to discuss structure among other issues.

LGNZ sees a significant opportunity to improve the proposal and get a better result for New Zealanders and local government, especially given the proposal lacks detail about how the new system will work in practice. The transition to any new structure will also be critical to the success of any new system.

National Council has agreed to set up a working group to make sure LGNZ's submission is driven by member input and these meetings will start from mid January.

#### **Rates capping**

The Government is consulting on the proposed formula and economic indicators for setting the target range, including whether 2-4% is appropriate.

DIA proposed a targeted consultation but we have convinced them that all councils should be able to submit, which they have agreed to.

The range proposed would apply to all rates (general rates, including the uniform annual charge, as well as targeted rates). It will exclude water charges and other non-rates revenue like fees and charges.

Councils would retain discretion over spending choices. However, they would need to comply with the new core services requirements and narrower purpose statement set out in the Local Government (System Improvements) Amendment Bill once this bill becomes law.

Extreme circumstances would allow exceptions to the target range. For example, global economic crises or recovery from natural disasters. There would be a regulator to review the cap, provide oversight over compliance and manage the variations process.

We are providing opportunities for members to engage with the Minister on 23 December and with DIA officials this Wednesday.

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National Council has agreed to set up a working group that will start meeting in mid January to inform LGNZ's submission, which will focus on what economic indicators the rates range should be based on.

### **Local government funding and financing**

#### **Ratepayer Assistance Scheme (RAS)**

The Ratepayer Assistance Scheme (RAS) is a broad-based ratepayer loan scheme that is off-council balance sheet. The RAS will provide enormous benefits to ratepayers, with low-cost finance for rate-like charges. It will help ease the cost-of-living pressures New Zealanders are currently dealing with while enabling housing development, improving our housing stock with property improvement loans, and provide relief to people on fixed-income with rates postponement. It will also have benefits for councils, given it will be off-balance-sheet and provide an ROI.

Rather than people having to pay rates, development charges and property improvement costs upfront, the RAS allows payments to be spread across a long period of time (up to 20-30 years for certain products). And because the scheme leverages the high security of rates and proximity to local and central government, interest rates will be lower than equivalent bank rates. Much of this saving will be passed on to ratepayers.

LGNZ has taken a critical leadership role in developing the Ratepayer Assistance Scheme (RAS), much as we did for the Local Government Funding Authority. Like the LGFA, it has the potential to be a game changer for local government. We have convened wider collaboration and been a consistent champion and driver.

The final business case is now with the Minister and sets up a "go/no-go" decision. The business case, while conservative, clearly demonstrates the viability of the RAS as well as the public benefit it would deliver, with significant savings.

LGNZ acknowledges these supporting councils:

- Auckland
- Tauranga
- Wellington
- Palmerston North
- New Plymouth
- Queenstown Lakes
- Hutt City
- Hamilton

Other partners include LGFA, Rewire Aotearoa and EECA.

The Strategic Advisory Group, chaired by Mayor Nick Smith, along with Cameron Bagrie and Stuart Henderson, complemented the wider project governance and has been invaluable in testing critical strategic issues. The Strategic Advisory Group has agreed to endorse the RAS to the Minister. This written endorsement accompanied the final business case.



### Infrastructure funding and financing

The Government has released two proposed changes to local government funding for consultation. These relate to Pillar 2 of the Government's Going for Housing Growth programme and will be of most relevance to growth councils, particularly those near their debt limits. They align with LGNZ's previous advocacy on funding and finance tools.

- The Infrastructure Funding and Finance Amendment Bill will streamline the levy approval process, broaden the scope of the IFF Act to let the other entities use this, and make other changes to improve the Act. The due date for submissions will be known when this bill passes its first reading, likely to be early 2026.
- The development levies consultation will inform legislation to be introduced early in 2026. This will replace the current development contributions system. It enables growth paying for growth infrastructure, given changes to planning requirements to enable 30 years of enabled housing supply. Councils will be able to change to development levies from 2027.

LGNZ will submit on both bills. As well as circulating drafts for member comment and use, we are engaging with member councils most likely to be impacted by the changes to development levies, and also with those who have the most experience with the IFF Act process.

### Local Government Quarterly Economic Insights

Our latest quarterly economic insights produced by Infometrics was shared with members on 11 December. This is a member-exclusive offering from LGNZ.

The [December edition](#) included the following insights:

- Data showing the increase of days spent in a state of emergency. Storm- and flooding-related emergencies are happening much more now than 10 years ago.
- The 8.8%pa average rise in rates in 2025 followed a 12%pa increase in 2024, and a 9.8%pa increase in 2023. The wider property rates and related services increase contributed 9.9% of total annual inflation, behind food (29% of total inflation) and household energy (12% of total). This data was specifically requested by members.

The [September edition](#) compared the cost of rates to taxes faced by households, presented historic information on council investment in three waters infrastructure, and looked into public transport data (comparing pre-Covid and current use).

### DIA metrics release (aka council profiles or report cards)

These profiles were released in July on DIA's [website](#). They cover a range of financial metrics for councils. LGNZ successfully advocated for improvements to DIA's approach, including the provision of contextual information and links to council websites. The profiles will be updated yearly, and future iterations will cover additional metrics including asset management, service provision, and governance performance.

LGNZ worked with media outlets to ensure both sides of the story were told, emphasising it would be better if these metrics [showed outcomes](#) as well as expenditure – which was picked up by [Stuff](#), [RNZ](#), the [Press](#) and other outlets. Councils like Gisborne District also used these key messages to [give local context](#).

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LGNZ four-monthly report for member councils: July-December 2025\* // 9



### **Regional deals**

We are still anticipating the first Regional Deal by the end of this year, with two more to be agreed next year. The Government has signalled that it may call for new proposals next year.

In July, the Government announced it had signed memorandums of understanding with three regions – Auckland, Otago Central Lakes, and Western Bay of Plenty, which allowed negotiations on deals for those areas to begin.

It also outlined what would be up for negotiation, including:

- Improved central government coordination
- Early collaboration with councils on system reforms
- Providing councils with new funding and financing tools
- Supporting regions to unlock growth sectors

### **Water services reform**

As of early December, 56 councils (individually, or as part of a joint entity) had their Water Service Delivery Plans approved, and implementation of these plans is now underway.

Previously the Minister has raised concerns with smaller councils that have chosen to go it alone about their financial sustainability. Councils have to demonstrate that their model is financially sustainable and will meet all required standards, and a failure to do so means that their Water Service Delivery Plan has to be rejected, opening those councils up to ministerial intervention.

Consultation on the Commerce Commission's draft decisions on information disclosure has concluded. The Commission will make final decisions by February, and the information disclosure requirements will apply to all regulated suppliers from this time.

The Wastewater Environmental Performance Standards have now been finalised and apply from 19 December 2025. These standards will replace all existing regional council rules and policies for public wastewater treatment plants and networks. We shared them with members in late November.

### **Resource management reform**

On 9 December, the Government introduced legislation to replace the Resource Management Act. Two new bills will create a more enabling, directive and simpler system, with the following features:

- Councils have less discretion and make decisions on fewer things.
- The public have less opportunity to have their say – and on fewer issues. Most public participation will be in plan development rather than consenting.
- If a council wants to place conditions on landowners that are more stringent than national direction in a specific range of areas, the council will need to compensate these landowners. The specific areas include heritage, outstanding landscapes or features, and sites of significance to Māori. Compensation could be through monetary payments, rate or fee reductions, extra development rights, land swaps or targeted grants.
- Transition arrangements will mean new consents will have to comply with parts of the new legislation before the full system comes into force.



- Urgent legislation will be passed by the end of this year to extend consents due to expire before 2031. The Government wants these consents to be considered under new regional combined plans: this means these consents will be extended till after 2031.
- The legislation will now go through a full select committee process. After the first reading, we'll know the deadline for submissions – but we expect this to be tight.

We held a media standup after the Government's announcement and issued [this media release](#).

LGNZ has established a Resource Management Reference Group comprised of a small group of elected members and council staff, which met for the first time on Tuesday 25 November. This will ensure member views are represented in LGNZ's RM policy and advocacy work.

LGNZ's RM submission will include expert legal support from Buddle Findlay. We also held an Ako Hour for elected members with Buddle Findlay Partner David Allen. [Register by logging into Ākona here](#).

In mid-August, the second Resource Management Act amendment bill, which introduces a range of "quick fixes" to the RMA while replacement legislation was being prepared, passed into law. This legislation was amended after the Select Committee stage, with changes including:

- The Government giving itself the ability to "modify or remove provisions in local council plans if they negatively impact economic growth, development capacity, or employment". We noted this was significant overreach and would not be subject to select committee scrutiny or consultation.
- Suspending the requirement for councils to complete 10-year plan and regional policy statement reviews, ahead of the RMA being replaced.
- Broadening what water discharges can be allowed as a permitted activity, in response to concern from some councils that some farms would require resource consents for "routine on-farm activities".

LGNZ submitted on (and largely supported) the proposed changes to national direction and the Going for Housing Growth (GfHG) discussion document. These complement the second amendment bill and will be implemented before the RMA is replaced (except for the GfHG changes, which will be introduced at the same time as the eventual replacement legislation).

### Transport

The Government introduced the Land Transport (Revenue) Amendment Bill to Parliament earlier in November. This will enable more flexible use of tolling for new (and in some cases, existing) roads, as the Government signalled earlier this term. It also modernises the Road User Charges (RUC) system, as a first step towards a new E-RUC system – something that LGNZ has long advocated for.

While tolling is unlikely to be used by councils directly, because local roads generally lack viable traffic volumes, we support greater use of tolling and included it in our funding and financing toolkit launched last year. We will be submitting on this legislation in support of both the tolling and RUC changes.

The Transport Forum had its final meeting before local elections in August. This gave an opportunity for the forum to reflect on its work over the last two years.



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Work is continuing on how LGNZ can shape the work the Government doing on emergency works funding, including how to better shift funding from reactive repairs to proactive mitigation works.

### **Climate change**

The Independent Reference Group on Climate Adaptation proposed a framework for climate adaptation in July 2025. The national adaptation framework is intended to establish an enduring, long-term approach to climate adaptation in New Zealand.

Recently the Government released its response. Its climate adaptation framework has implications for local government, including a new requirement to undertake adaptation planning in priority areas, and new requirements around decision-making on adaptation investments. Disappointingly the framework did not adequately address the question of 'who pays' for post event adaptation or the need for addressing existing development in high-hazard areas.

### **Other policy issues**

#### **Seismic strengthening**

In late September, the Government announced it would comprehensively reform the earthquake-prone building system, after strong advocacy from LGNZ. The changes will refocus the system on the highest risk buildings and remove low risk areas from the regime entirely.

While we still need to see the details of the legislation, LGNZ strongly supports this change and has worked closely with the Minister for Building and Construction and his officials to ensure the reforms work for councils. We will be drafting a supportive submission on the legislation once it is introduced.

#### **Electoral Reform Working Group**

The working group's final report was sent to MPs and Minister. The chair of the working group, Hon Dr Nick Smith, and other members met with Minister Watts on 13 October to discuss their proposals. Officials from DIA, at the request of Minister Watts, will engage shortly with the working group on proposals for potential changes to the electoral system ahead of the 2028 elections.

#### **Building system reforms**

The busy programme of building system reforms continues. Legislation to end the system of joint and several liability and allow for the easier amalgamation of Building Consent Authority (BCA) functions is expected early next year. Legislation allowing "granny flats" up to 70sqm to be built without the need for a building consent passed into law last month.

The Government has announced major, welcome changes to the building consent system, including replacing the system of joint and several liability with proportionate liability (which is used in New South Wales). This is a major win for local government and has been a long-standing advocacy priority for LGNZ.

Under the existing system, councils can be liable for all costs of building defects if other parties are unable to pay or have ceased trading. This has driven risk-averse behaviour due to the substantial financial risk that councils assume when signing off building consents and inspections.



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Under the new system, the Building Act 2004 will be amended to ensure each party will only be responsible for the share of the work they carry out. Further details will be provided in due course on what this will look like in practice, including how indemnity insurance and home warranties will work.

LGNZ has engaged regularly with Minister Penk and MBIE officials about these and other changes in the building and construction space, and we will continue to do so as further details are worked through. Legislation to amend the Building Act is expected to be introduced to Parliament in early 2026.

#### **Emergency management reform**

The Emergency Management Bill was introduced on 9 December. This legislation will replace the current CDEM Act. It will introduce minimum levels of service for local government, which could have significant implications for members. We will be producing a draft submission and sharing it with members in late January (we expect a February deadline for submissions).

#### **Advocacy priorities**

Having clear advocacy priorities set by members has helped LGNZ focus our effort in the right places. Now we're asking members to set our advocacy priorities for the new triennium.

Sector meetings in November [developed a longlist](#), which we sense checked with zone meetings, as well as emailing all members. The new National Council is clear that members must drive advocacy priorities. National Council will produce a shortlist from the member longlist at its February meeting, which members will rank in order of priority at the February sector meetings.

We have also produced a stocktake of achievements against our previous advocacy priorities as at October 2025. [Read the stocktake](#).



## Connect

### **SuperLocal25**

SuperLocal25 was held from 15-17 July at Te Pae in Christchurch with record attendance and very strong level of sponsorship.

We asked attendees to fill in a survey detailing their feedback and received a significant amount of anecdotal feedback. The survey's overall sentiment score lifted significantly compared to 2024, with a ratio of positive-to-negative comments of 6:1 (last year it was 4:1). Overall scores also lifted compared to 2024.

#### **What attendees liked most**

- Networking was a standout — especially 'connect and refuel' breaks.
- Praise for ministerial speakers, particularly Minister Seymour and Minister Bishop.
- High value placed on breakout sessions, especially practical and reform-focused content.
- Specific positive mention of Mayor Nick Smith's session on electoral reform

### **SuperLocal26**

Planning for SuperLocal26 in Rotorua is well under way, including our theme, sponsorship proposal, budget and programme format. We have decided to include the Friday morning (as well as the Wednesday and Thursday), so that we can accommodate Ministers in the programme (as it is a House sitting week).

We are working closely with RotoruaNZ on the attendee experience, tailored to Rotorua. This includes early engagement with mana whenua.

Potential sponsors and exhibitors have already begun enquiring about SuperLocal26.

### **2026 events calendar and forward planning**

In July, we circulated our draft events calendar for feedback then in December [shared an updated version](#).

### **Engagement at Zone meetings**

Four zones met in November and LT members attended these events, where we also ran advocacy priorities sessions.

- Zone 6 held a well-attended mini-conference in Dunedin with a broad range of speakers that received extremely positive feedback from attendees, and was attended by Director Member Services Amanda Wells and Director Policy Simon Randall.
- Zone 2 met in Karapiro with good turnout and a focus on upcoming reforms and changes for local government, and was attended by Simon and Principal Government Relations Advisor Paul Hunt.



- Zone 3 met in Palmerston North and was well attended, with LGNZ's reset top of mind along with local government reform and was attended by Interim CE Scott Necklen and Director Partnerships & Advocacy Ranjani Ponnuchetty.
- Zone 4 met in Kapiti, and handed over to new Chair Brady Dyer at this meeting, which Amanda attended.
- Zone 1 met online to conduct NC and Chair appointments, and we gave members the priorities survey for them to provide feedback. Scott and Paul joined the meeting.

### Sector meetings

#### Networking function

The night before the November sector meetings, our networking function drew a strong crowd of well over 100. DIA Secretary for Local Government Paul James was our guest speaker, delivering a short address and taking questions. We will continue to provide networking opportunities at our All-of-our-local-government meetings and sector meetings.

#### R&P

At its November meeting, the Rural sector selected Mayor Ben Bell as Chair while the Provincial sector selected Mayor Nigel Bowen as Chair. We have synthesised the priorities developed by R&P into LGNZ's long list of priorities, as discussed in the separate Advocacy priorities paper. We have met with Mayor Ben and Mayor Nigel to work through key themes discussed at the November meeting, to design a programme for the R&P meeting in February.

#### Metro

Mayor Grant Smith is the Metro sector chair for this triennium. Metro sector's November meeting's advocacy priorities discussion focused on LGNZ and membership-related priorities. Mayor Grant, Mayor Sophie and Mayor Mahé were meeting before Christmas to discuss Metro's longlist of advocacy priorities for the triennium, which will be used to inform our policy and government relations work.

Mayor Grant has been connecting with Christchurch and Auckland to discuss connection with Metro sector and membership.

In the future, Metro meetings will be themed and run on separate dates from Regional sector and Rural & Provincial sector meetings. The February metro meeting will focus on business and property issues.

#### Regional

There has been significant change around the Regional sector table, with two of the 11 regional Chairs having previously served as Chair. The Regional Sector's November meeting followed a very successful and well attended Chairs Induction (the previous day). This first meeting focussed on key upcoming reforms like resource management and rates capping. The sector also had a very engaged session on advocacy priorities.

We have worked closely with the new sector chair, Chair Deon Swiggs, to front and respond to the Government's proposal for structural reform. We held a briefing for regional council Chairs early the day after the announcement and have provided targeted comms to members.



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There was a second online meeting of our Regional sector on 10 December to discuss impacts of the upcoming resource management and rates capping announcements.

Before the elections, the Regional sector has had its final online meeting of the triennium. This covered water regulation through discussions with both the Commerce Commission and Taumata Arowai; reflections on key policy portfolios; and engagement with Minister Shane Jones and Minister Mark Patterson on regional development and their views on role and functions of regional councils into the future.

#### **Upcoming February All-of-local-government and sector meetings**

We are currently refreshing our theme for the February All-of-local-government meeting given the impact pre-Christmas reform announcements will have on council's work programme. We have requested Sir Brian Roche as a keynote speaker, to talk about where public services are best delivered and how central and local government can work together efficiently. Government representation will be a key part of this event, which will be hosted at Parliament.

We are mindful that the February AOLG will be the first time the whole sector has the opportunity to get together in a room, so we're aiming to strike a good balance between networking opportunities and policy content that members find useful and can take back to council tables.

Invites for February sector meetings will go out before Christmas.

#### **Elections 2025**

Policy.nz was stood up for 2025 thanks to LGNZ raising funds from councils to ensure it was viable. The site gave voters clear, accessible information about who is standing and what they stood for. It went live with local election content on 31 August and was supported by a nationwide campaign across the NZ Herald, The Spinoff, iHeart Radio, Phantom Billstickers and LGNZ's social channels.

In terms of other election-related work, we ran a social media campaign encouraging people to vote and engage. We delivered significant media engagement around the elections, including providing data to media.

#### **Te Maruata**

Feedback from Te Maruata members on the SuperLocal conference in July was positive. Particular highlights included the sessions on Māori wards and Te Ngana a Tū, Te Pou o Rongo – understanding leadership responsibilities and challenges within council from a Te Ao Māori perspective. Members also valued the opportunity to engage with other Māori councillors.

A Te Maruata Whānui hui was held on 30 July and included a presentation from the Local Government Commission on their review of the Code of Conduct. Te Maruata noted that greater consideration of Māori values was needed to guide conduct expectations. Moko Tepania has joined the Local Government Commission's stakeholder group on the review of the Code of Conduct.

The final Te Maruata Whānui hui was held on 27 August and the final Te Maruata Rōpū Whakahaere was held on 19 September. Agenda items include an update on inductions and onboarding following the elections in October, the elections process for the new Te Maruata Kōmiti, an update from



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Creative New Zealand on their Toi Ora Strategy and an update from LGNZ on current priorities and mahi.

An information pack on Māori Wards was prepared by LGNZ, in response to a request from Te Maruata. The information pack included LGNZ's position that all wards should be treated the same (based on agreed messaging from National Council), key messages, FAQs and useful links. While none of the information is new, the information pack brought together relevant information together in one document for easy access.

The election of the new Te Maruata governance group – Te Rōpū Whakahaere – took place in Wellington on 27 November 2025. The new co-chairs are Dinnie Moeahu (New Plymouth District Council) and Aubrey Ria (Gisborne District Council). Other Te Rōpū Whakahaere members are:

- Metro rep – Kylie Wihapi (Porirua City Council)
- Regional rep – Hinewai Ormsby (Hawke's Bay Regional Council)
- R&P rep – Aubrey Ria (Gisborne District Council)
- YEM – Bridgit Bell (Manawatū District Council) and Wahine Murch (Taupō District Council)
- CB – Irene Wakefield (Horowhenua District Council / Te Awahou Foxton Community Board)
- Wahine – Toni Boynton (Whakatāne District Council)
- Tane – Iwi Te Whau Jr (Bay of Plenty Regional Council)
- At large – Dinnie Moeahu (New Plymouth District Council), Iaeān Cranwell (Environment Canterbury), Bonita Bigham (Taranaki Regional Council), Arama Morunga (Northland Regional Council)

The first meeting of the new Rōpū Whakahaere was held on 5 December 2025. The agenda was focused on identifying priorities for the new term, understanding what support LGNZ can provide and confirming arrangements for future events and hui, including Waitangi 2026.

### **Young Elected Members**

YEM held a very successful pre-SuperLocal hui.

The election of the YEM Committee took place on Friday 5 December and the committee elected its chair on Monday 8 December.

Following the elections, the first meeting of the committee will be held before Christmas. Committee members include:

- Chair – Alex Crackett (Invercargill City Council)
- Deputy Chair – Bridgit Bell
- Zone 1 – Felicity Foy (Far North District Council)
- Zone 2 – Justin Ros (Kawerau District Council)
- Zone 3 – Charlotte Melser (Whanganui District Council)
- Zone 4 – Kaz Yung (Hutt City Council)
- Zone 5 – Megan Fitzgerald (Ashburton District Council, Methven Community Board)
- Zone 6 – Alex Crackett (Invercargill City Council)



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- Te Maruata – Bridget Bell (Manawatū District Council) and Wahine Murch (Taupō District Council)
- Community Board – to be appointed by CBEC in the New Year
- At large (two roles) – Fisher Wang (Rotorua Lakes Council) and Rebecca Ryan (Waitaki District Council)

#### **Community Boards**

The relationship guide we launched at SuperLocal attracted a lot of interest, with a strong stream of visitors to CBEC's stand in the exhibition space. We will continue to promote this resource to councils and community boards.

The election of a new Community Boards Executive Committee will occur in early 2026.

#### **Women in Local Government**

We held a very successful breakfast ahead of SuperLocal, with the Hon Tracey Martin an extremely well-received speaker. We will be looking to reengage with women elected members in the New Year.



## Support

### Ākona

All elected members have been loaded into Ākona and we encourage anyone having difficulties with access to get in touch. We relaunched the Ākona platform in October so that it would provide a better learning experience for elected members.

The most popular Ākona courses since the elections have been:

- Responsibilities of the Chair
- Council asset management
- Intergenerational costing
- Asset maintenance
- Asset management plans

There are now 24 catalogues of learning available, covering skills like dealing with media, public speaking and te reo pronunciation as well as the more technical aspects of elected members' roles.

Ākona also houses all LGNZ guides and is the source of all information and learning connected with local government reforms.

The first Ako hours of the triennium are now live and open for registration in Ākona. We had a record number of attendees at the first Ako hour of the triennium, on resource management with legal expert David Allen, a partner at Buddle Findlay (who will also be supporting development of our resource management submission).

Work on our new local government accreditations continues with Victoria University, and we remain on track for a 2026 launch.

Ahead of the elections, Alicia McKay released a very popular Ako hour. This event was a taster for the bespoke curriculum she is building for LGNZ, ready for release in the New Year.

### Induction

More than 400 elected members attended our range of induction events around the country, which were the result of months of planning. Registrations exceeded expectations and budget.

#### Mayors Induction

Mayors Induction on 20-21 November in Wellington was attended by 52 Mayors (and included non-member Mayors).

The Prime Minister joined us for lunch on the second day and we hosted an update and q+a with Minister of Local Government Simon Watts.

Session topics included:

- Managing the relationship with your CE
- Setting up decision making structures



- Dealing with emergency situations

We had exceptional feedback, particularly from new Mayors.

#### **Chairs Induction**

Chairs Induction was also well-attended and held in conjunction with sector meetings, after Chairs had been elected. Fourteen Chairs, Mayors or Deputy Chairs attended the day, which covered similar ground to Mayors School with a specific regional council focus. It also attracted very positive feedback with 100% of respondents either Very Satisfied or Satisfied with the experience.

#### **Elected Member Induction**

We delivered induction for elected members in 13 different locations around the country. Elected members have told us that this year's induction was outstanding and this is borne out by our feedback survey results, with an average satisfaction score of 4.6 out of 5. After attending induction, 91% of attendees felt either "very confident" or "confident" about their role.

LGNZ struggled to deliver quality inductions in 2022 and 2019, and received a lot of negative feedback about those events. This makes our 2025 results even more meaningful.

Inductions were the result of months of planning and significant commitment by staff during October-November.

#### **Pre-elected learning**

We made online learning modules freely available to anyone considering standing for council, so that they could understand how councils delivering for communities and what being a councillor actually entails. These pre-election resources were very popular, with over 2000 people accessing the site and 1,061 actively engaging in multiple activities.

#### **LGNZ Māori strategy**

Building our internal capability in te ao Māori to be effective for all our members has been a specific focus for LGNZ over the last three years. Establishing a Kaitohutohu Whakarae (Māori) - Māori Chief Advisor to provide cultural leadership and mentoring, lead our engagements with Te Maruata and manage our relationships with hapū, iwi and Māori communities has been a key pillar of our strategy.

We will continue to attend Waitangi. This is now an annual event for LGNZ, providing an opportunity to build relationships with iwi, Māori communities, Ministers and local MPs. In 2026, we are aiming to sign an updated relationship agreement with the Iwi Chairs Forum, highlighting our joint commitment to local democracy. Our delegation will include our President, VP, Te Maruata Co-chairs, Interim CE, and Director Partnerships and Advocacy. The week will include meetings with iwi, attending the powhiri, holding a stall at Waitangi to promote local government, meetings with MPs and participating in other activities such as providing breakfast to attendees of the dawn ceremony in partnership with Woolworths Waitangi and panel discussions.

#### **Te Korowai – CouncilMARK**

Te Korowai continues to strengthen its role as LGNZ's sector-led continuous improvement programme, providing councils with an independent, trusted assessment of organisational



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performance. It builds on the robust framework originally developed under CouncilMARK while moving away from its more audit-focused approach. By adding qualitative insights and narrative to DIA's mandatory benchmarking, the programme helps councils understand and to communicate the "why" behind performance and make stronger, evidence-based decisions.

Councils are navigating significant shifts in responsibilities, expectations, and financial settings given current and upcoming Government reform. These changes will require many to realign strategy and plans under increased public and political scrutiny. In this environment, Te Korowai is being positioned as a tool that enhances organisational resilience—providing a strong evidence base and high levels of transparency to help councils understand their capability, demonstrate sound governance, and work confidently through a rapidly changing landscape. Assessments, under the new model, have now been completed for six councils, with flexible engagement options ranging from the Integrity Survey through to full assessments.

At SuperLocal, we hosted two fully subscribed workshops (around 50 participants each), chaired by Mayor Tamah Talley (Central Otago District Council) alongside Sarah Stevenson (Independent Evaluation Panel Member) and Tanya Winter (CE, Ōtorohanga District Council). The workshops highlighted how Te Korowai helps councils focus and prioritise resources, while complementing DIA benchmarks.

We are currently working with a number of councils, who are at different stages of the process.

#### **Road Efficiency Group**

REG is a partnership between LGNZ, NZ Transport Agency Waka Kotahi and all road controlling authorities. It supports councils and transport partners with guidance, tools and insights that improve planning, investment and service delivery. It improves decision-making and systems and processes, allowing you to deliver transport services more effectively.

We have completed the first year of the 2024-2027 The Road Efficiency Group (REG) programme supporting a high-quality learning programme, including a greater focus on in-person workshops and Asset Management Plan reviews.

#### **Governance support**

We are currently supporting several councils to navigate sensitive issues. Alongside this work are the numerous calls we receive for general advice and support.

Work continues on updating LGNZ's suite of governance guides. The first products of the shelf were the Standing Orders' templates and the Standing Orders' Guide. The templates and Guide were updated to reflect legislative changes made over the last three years and to incorporate additional guidance where this has been requested, for example, information on workshops following advice from the Ombudsman and clarity on the new quorum rules.

We have also updated:

- Guidance for new Mayors and Chairs;
- The community boards' governance guide;
- The tax guide for elected members;



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- Elected Members' Guide to Governance and Local Government;
- Designing governance and decision-making structures;
- Elected Members' Guide to the LG (Rating) Act 2002;
- Standing Orders Guide

LGNZ has received a number of queries from councils about whether our Code of Conduct template will be updated. We had plans to streamline the Code of Conduct template, based on feedback from users. However, we will not be doing this as the Local Government (System Improvements) Amendment Bill will see the Secretary for Local Government able to adopt a code of conduct for all councils. The Local Government Commission has been charged with developing this model Code of Conduct by the end of 2025. We submitted on the draft code, and have engaged with the commission throughout the process.

A Guide to help councils determine governance and decision-making structures was developed and circulated to councils. This Guide is intended to assist councils to look at the pros and cons of different governing arrangements, such as the pros and cons of establishing committees, whether committees should have delegated responsibilities, or simply be advisory, and whether they should be committees of the whole, or not.



File No.: 25/715

## 8.1 Economic Development Services - Six Month Report July -December 2025

Author(s)	David McCorkindale <b>Group Manager - Vision &amp; Delivery   Tumu Rangapū, Matawhānui Haporī, Whakarite</b>
Approved by	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. For The Horowhenua Company Limited to present the six month Economic Development Services Contract Report for the period 1 July 2025 – 31 December 2025.

#### This matter relates to Going for Growth

Using Growth to position the District as a place to be and invest in

### RECOMMENDATION | NGĀ TAUNAKITANGA

- A. That Report 25/715 Economic Development Services - Six Month Report July -December 2025 be received and noted.

### BACKGROUND | HE KŌRERO TŪĀPAPA

2. The Horowhenua Company Limited (THCL) has prepared the Six Month Report for Economic Development Services for the period July–December 2025. The report outlines the key achievements, deliverables, outcomes, and impacts of THCL's delivery of economic development services on behalf of Horowhenua District Council during this period.
3. This is the first report for the new three year contract that commenced July 2025. The six-month report is a new report developed directly in response to findings and recommendations identified as part of the independent Section 17A review undertaken by MartinJenkins in the second half of 2024. The six-month report is intended to provide Council and the community with additional visibility to the progress and performance of the THCL against the contract. Under the previous three year contract, THCL had reported annually.

### DISCUSSION | HE MATAPAKINGA

4. No decisions are sought from Council through the presentation of this six-month report. Receiving this report provides Council with the opportunity to engage directly with THCL and seek clarification, ask questions and provide feedback against the performance of THCL during the first six months of the contract.

#### Confirmation of statutory compliance

In accordance with sections 76 – 79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,

b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

## ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO

No.	Title	Page
A <sup>1</sup>	THCL Economic Development Services Report 6 month report - January 2026	311

THE HOROWHENUA COMPANY LIMITED

JANUARY 2026

# 6 MONTHLY ECONOMIC DEVELOPMENT SERVICES REPORT

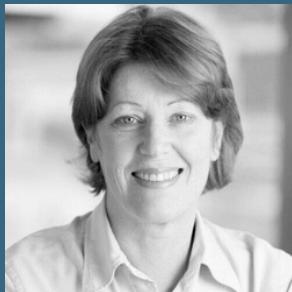
PREPARED FOR THE HOROWHENUA DISTRICT COUNCIL  
REPORTING PERIOD: 1 JULY 2025 - 30 DECEMBER 2025

PREPARED BY:  
THE HOROWHENUA  
COMPANY LIMITED

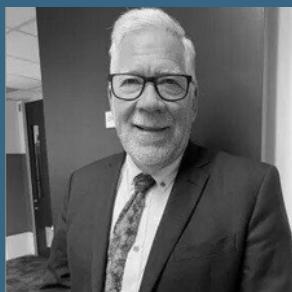




BRENDAN DUFFY, ONZM  
CHAIR



SARAH EVERTON



PHILIP HARPER



RON TURK



CAM LEWIS  
(RETIRIED DEC 2025)

## FROM THE BOARD

Kia ora koutou katoa,

We are pleased to present this first six-monthly report on delivery under the Economic Development Services Agreement 2025–2028 between Horowhenua District Council and The Horowhenua Company Limited (THCL). This report covers the initial six months of the three-year agreement and provides an overview of activity undertaken, progress made, and the foundations established across the agreed priority areas.

The past year has been economically challenging at both national and local levels. Many businesses across Horowhenua continue to operate in an environment of uncertainty, shaped by rising costs, cautious investment decisions, and ongoing labour market pressures. Current unemployment levels in the district, estimated at approximately 5.5–5.8%, reinforce the importance of supporting local employment and workforce readiness alongside broader economic development activity.

Against this backdrop, the first phase of the Services Agreement has deliberately focused on building readiness, strengthening coordination, and supporting businesses and partners through engagement and facilitation. A key area of focus has been supporting local businesses to employ locally wherever possible. Achieving this requires stronger alignment between employers, education providers, and employment support agencies. THCL's role is to operate between strategy and delivery, connecting businesses with existing support and working alongside agencies such as MSD to help enable access to programmes and initiatives already in place.

Delivery during the reporting period has been aligned with the Services Agreement and Council's strategic priorities: realising Ōtaki to North Levin (Ō2NL) opportunities, advancing land supply and development enablement, promoting Horowhenua as a great place to live, work and play, and fostering a diverse and vibrant community. As this is the first six-monthly report, the emphasis is on activity, momentum, and early indicators rather than fully realised outcomes. Much of the work undertaken reflects THCL's facilitative and enabling role and the early-stage nature of several initiatives.

Overall, THCL is on track in its first six months of delivery. We acknowledge the constructive and collaborative relationship with Council officers and elected members during this period. This partnership has been critical to progress to date and provides a strong foundation for the next phase of delivery, as initiatives continue to mature and move toward more tangible outcomes for the Horowhenua district.

Ngā mihi nui,  
Brendan Duffy  
Board Chair

# PRIORITY FOCUS AREAS

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THCL

JANUARY 2026

# REALISE ŌTAKI TO NORTH LEVIN OPPORTUNITIES

The Ōtaki to North Levin Expressway (Ō2NL) represents a major structural shift for Horowhenua's economy. It will reshape travel patterns, labour markets, and commercial behaviour during both the construction phase and the post-bypass period.

The project is expected to involve a large number of local businesses across both civil infrastructure and construction supply chains, logistics, accommodation, professional services, and supporting trades.

Ō2NL-related opportunities cut across Council, NZTA/Waka Kotahi, iwi, businesses, education providers, and government agencies over a long timeframe. THCL's role under the Services Agreement is to operate between strategy and delivery, translating a major infrastructure investment into practical business, workforce, and investment implications.

This coordination and facilitation role is most critical in the early and transitional stages of the project, when readiness decisions shape long-term outcomes.

During this reporting period, THCL focused on early-stage Ō2NL engagement and readiness. This included engagement with local businesses to understand capability and interest, creation of a tender-ready register, coordination with partner agencies to clarify likely timing and pathways, and initial workforce discussions with education and training providers.



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THCL

JANUARY 2026

## ADVANCE LAND SUPPLY AND DEVELOPMENT ENABLEMENT

Horowhenua is experiencing sustained population growth alongside an ageing demographic profile, increasing demand for housing, health services, and community infrastructure. Since 2018, the district's population has grown by more than 10%, placing pressure on service provisions and development capacity.

Health infrastructure is a particular priority in this context. in the HDC 2024 Resident Survey, access to health was identified as resident's number one priority concern. Growing and ageing populations increase demand for accessible, locally delivered health services, skilled workforces, and associated support industries. Investment in health facilities also contributes to broader economic outcomes, including employment growth and workforce retention.

More broadly, land availability alone is insufficient to support growth. Development outcomes depend on land readiness, infrastructure sequencing, investor confidence, and alignment across multiple stakeholders. Without active enablement, development can be delayed or diverted elsewhere.

While Council leads planning and regulation, development outcomes also depend on coordination between landowners, developers, service providers, investors, and workforce partners. These actors often operate independently, creating risk and delay.

THCL's role is to support development enablement through facilitation, coordination, and economic insight; helping align public and private interests, reduce uncertainty, and support informed investment decisions. This role is particularly important for complex developments such as health facilities, which involve long lead times and multiple dependencies.

During the reporting period, THCL supported land supply and development enablement through the delivery of the Te Pūtahi Ora Health Hub project. This included managing construction activity, acting as developer and property manager, securing tenants, overseeing internal fit-out, and managing the transition from construction to operational property management following the October opening.



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THCL

JANUARY 2026

## PROMOTE HOROWHENUA AS A GREAT PLACE TO LIVE, WORK AND PLAY

Horowhenua's economic resilience depends on its ability to attract and retain people, businesses, and investment. The district has approximately 3,000–3,100 registered businesses, around 0.5% of the national total, with a high proportion of small and micro-businesses.

Recent data indicates that local business numbers have remained flat or slightly declining, contrasting with modest national growth. Smaller business environments are more exposed to rising costs, labour constraints, and economic shocks, and often have limited capacity to invest in growth, promotion, or workforce development.

At the same time, strong population growth presents an opportunity that will not be realised without deliberate action. Without coordinated positioning, local businesses may struggle to scale or attract staff, workforce pathways may not align with employer needs, and the district's identity as a place to live, work, and invest may not keep pace with population growth.

This priority extends beyond marketing. It requires coordinated storytelling, business engagement, workforce alignment, and collective action. THCL's role is to facilitate this coordination, working directly with businesses, education providers, and partners to translate place narratives into practical economic outcomes.

This role is particularly important in a district dominated by small businesses, where shared visibility and coordination materially improve confidence and resilience.

Activity during the period focused on upskilling businesses via Regional Business Partners, positioning and storytelling, including local business promotion and preparation for future place-based initiatives



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THCL

JANUARY 2026

# PROMOTE HOROWHENUA AS A GREAT PLACE TO LIVE, WORK AND PLAY

## ECONOMIC SIGNALS SUPPORTING HOROWHENUA AS A GREAT PLACE TO LIVE, WORK AND PLAY

Indicator	Latest position	Why this matters
Population-serving spend	73.7% of Q3 spend from Horowhenua residents	Indicates strong local catchment reliance and importance of retaining and servicing residents locally
Hospitality activity	\$11.3m spent at cafés, restaurants & bars (↑ 8.9% YoY)	Signals resilience in social, lifestyle, and visitor-facing sectors that contribute to vibrancy
Business confidence	15% of businesses expect improvement	Reinforces need for coordinated promotion, engagement, and confidence-building activity
Employment conditions	Unemployment ~5.8%; employment -1.7% YoY	Highlights why place attractiveness and workforce pathways remain critical for retention and attraction
Housing affordability	Average house value \$489,565; rents ~\$510/week (stable)	Supports Horowhenua's relative affordability advantage for workers and families

SOURCE: THCL ECONOMIC DASHBOARD, SEPTEMBER 2025

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THCL

JANUARY 2026

## FOSTER A DIVERSE AND VIBRANT COMMUNITY

A diverse and vibrant community underpins Horowhenua's long-term workforce sustainability and economic resilience. The district has a significantly higher Māori population (27.7%) than the national average (~18%). Pacific peoples make up around 7.3% of the local population, compared with 8.9% nationally. These demographics shape current and future labour market dynamics and community needs are disproportionately represented in cumulative risk factors that constrain workforce participation and intergenerational economic outcomes. In Horowhenua:

- Youth disengagement: 18.7% of young people in Horowhenua are not in employment, education, or training (NEET) (September 2025), compared with 12.4% nationally.
- Cumulative disadvantage: Over 60% of children in Horowhenua experience multiple overlapping risk factors (including care experience, justice involvement, and long-term benefit dependence), compared with 32% nationally.
- Intergenerational impacts: 12.3% of children have a parent who has been imprisoned (6.8% nationally), and 10.7% have a parent who has been in state care (5.2% nationally), indicating persistent barriers to workforce participation.

Without intervention, these conditions limit labour supply and economic participation. With the right pathways and support, they represent a significant opportunity to lift productivity, participation, long-term resilience, mana and well-being.

Addressing these challenges requires relationship-led economic development that connects businesses, iwi, education providers, and agencies. THCL's role is not service delivery, but facilitation, coordination, and alignment - ensuring Māori economic development activity is guided by iwi aspirations and integrated with broader district priorities.

During the reporting period, THCL continued relationship-led engagement with iwi and Māori business networks, including Ngāti Raukawa and Muaūpoko. Engagement focused on trust-building, shared understanding, and positioning for future collaboration.



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THCL

JANUARY 2026

## LEVIN RETAIL TRANSFORMATION

Levin town centre is the district's primary commercial and civic hub but is experiencing structural change common to provincial centres. Early baseline analysis indicates approximately 14% vacancy across ground-floor commercial premises.

This level of vacancy represents both pressure and opportunity. Without intervention, vacancy risks becoming entrenched, undermining confidence and investment. With coordinated action, underutilised space can support new activity, business models, and experiences aligned with population growth and the Ō2NL context.

Town centre transformation requires more than planning controls. It depends on business confidence, coordination between retailers and landlords, and readiness for change. THCL's facilitative role supports these conditions by engaging businesses, aligning stakeholders, and contributing to Council-led place-based planning.

THCL commenced early-stage Levin Retail Transformation activity, including Phase 1 baseline and evidence gathering, engagement with town centre businesses, participation in reference group processes, and exploration of collective initiatives such as shared business space and coordinated activation. This work is laying the groundwork for future strategy development and implementation.



# PERFORMANCE OVERVIEW

DELIVERY AGAINST COUNCIL SERVICES AGREEMENT  
CORE DELIVERABLES AND PROGRESS (6 MONTH UPDATE)

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THCL

JANUARY 2026

**THIS SECTION OUTLINES DELIVERY AGAINST THE CORE DELIVERABLES SET OUT IN THE ECONOMIC DEVELOPMENT SERVICES AGREEMENT 2025–2028. AS THIS IS THE FIRST SIX MONTH REPORTING PERIOD OF THE AGREEMENT, PROGRESS TO DATE REFLECTS A DELIBERATE FOCUS ON READINESS, COORDINATION, AND FOUNDATION-BUILDING, RATHER THAN FULLY REALISED OUTCOMES.**

**CROSS-SECTOR COLLABORATION AND STAKEHOLDER ENGAGEMENT**

Facilitation of cross-sector collaboration and stakeholder engagement to support coordinated economic development outcomes across Council, business, iwi, education providers, and partner agencies.

Progress to date

- Maintained active engagement with Council officers across planning, economic development, and strategy functions.
- Continued to build working relationships with local businesses, education providers, government agencies, and sector partners.
- Continued THCL role as a convenor across public, private, and community stakeholders, including Business After 5 events, Women in Business events, and industry workshops.
- Supported cross-sector coordination associated with the Te Pūtahi Health Hub development, including transition planning ahead of the October opening, connections across health providers, and Council teams and economic development input to support service readiness and future expansion opportunities.
- Facilitated coordination across Council, NZTA Waka Kotahi, iwi, and businesses in support of early Ō2NL activities and workshops.
- Commenced scoping of a business register framework to support more consistent engagement and communication.

Status: On track (foundation phase)

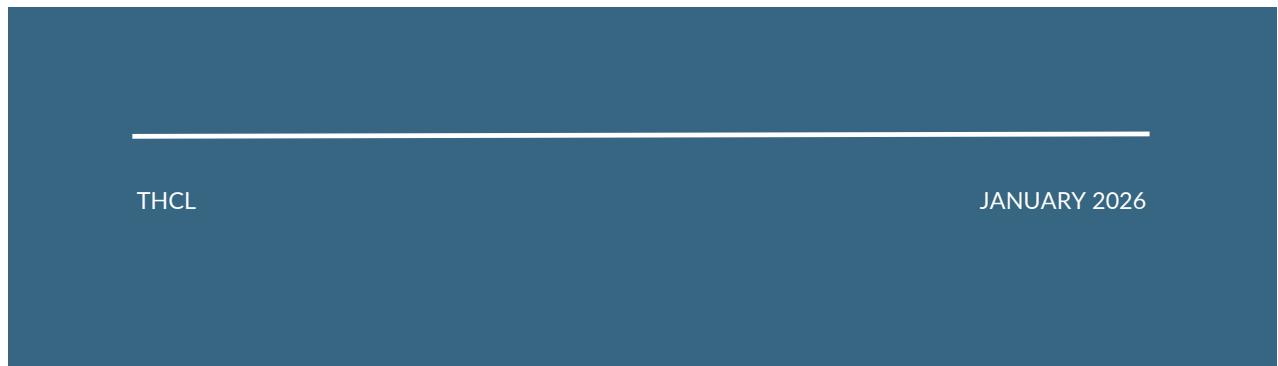
**BUSINESS DEVELOPMENT AND CAPABILITY BUILDING**

Business engagement, capability-building, and facilitation to support enterprise resilience, confidence, and growth across the district.

Progress to date

- Delivered regular business engagement through direct interactions and events, including Regional Business Partners (RBP) delivery, and industry workshops.
- Supported businesses through workshops, cluster discussions, and facilitated connections with partners and agencies.
- Established and maintained an Ō2NL tender-ready register to support local business visibility and procurement readiness. As at this reporting period, 301 businesses are registered, including 142 Horowhenua-based businesses and 159 out-of-region businesses, strengthening regional capability and positioning local firms to participate in upcoming procurement opportunities.
- Developed and distributed regular business communications, including newsletters and local business case studies, to share information, promote opportunities, and showcase local success.

Status: On track



### **STRATEGIC INVESTMENT PIPELINE DEVELOPMENT**

Development and stewardship of a strategic investment pipeline to support attraction and progression of priority investment opportunities aligned with Council objectives.

#### Progress to date

- Established the structure for an early-stage strategic investment pipeline, consistent with Board reporting.
- Engaged with prospective investors and partners to understand appetite, constraints, and opportunity areas.
- Applied pipeline development activity to investment-related opportunities, aligning business readiness, workforce considerations, and land-supply discussions.
- Provided economic development input to support longer-term investment considerations linked to health and community infrastructure expansion.
- Used the Te Pūtahi Ora Health Hub development as a reference point to inform future health and community infrastructure investment discussions.
- Facilitated partnership between Homestead and Te Pūtahi Ora tenants for facility promotional video.

Status: On track (early stage)

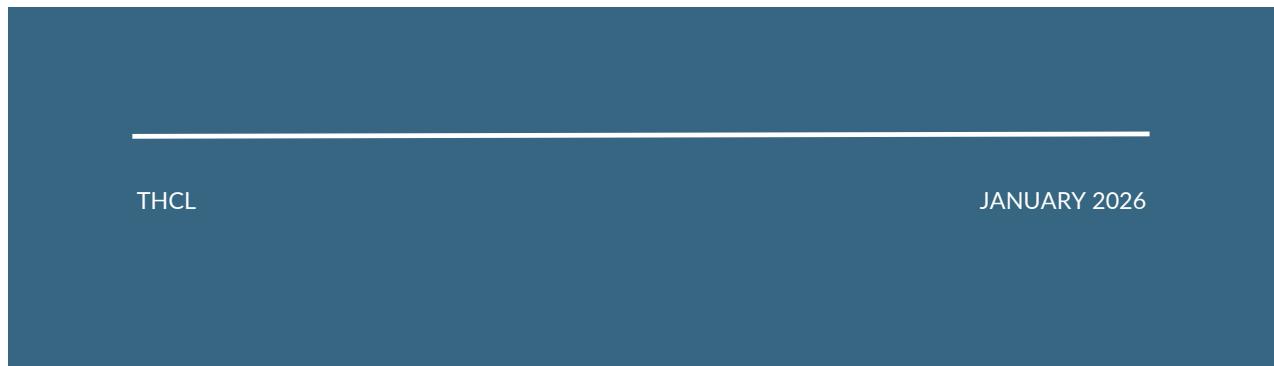
### **ECONOMIC DATA, INSIGHTS AND INTELLIGENCE**

Provision of high-quality economic data, insights, and intelligence to support Council decision-making, strategy development, and investment discussions.

#### Progress to date

- Published 2 x dashboards.
- Commenced development of improved economic data and insights to support Council decision-making.
- Began assembling baseline information to inform future dashboards, strategy development, and investment conversations.

Status: On track (baseline established)



### **SUPPORT FOR IWI AND MĀORI ECONOMIC DEVELOPMENT ALIGNMENT**

Support Council objectives relating to iwi and Māori economic development alignment through facilitation, coordination, and partnership-based engagement.

Progress to date

- Undertook relationship-led engagement with iwi and Māori business networks to support alignment, trust-building, and future collaboration.
- Ensured Māori economic development activity is guided by iwi aspirations and aligned with broader district economic priorities.

Status: On track

### **PREPARATION OF THE LEVIN RETAIL TRANSFORMATION STRATEGY**

Preparation and support of the Levin Retail Transformation Strategy, including evidence-gathering, engagement, and coordination with Council-led place-based planning.

Progress to date

- Commenced Phase 1 baseline and evidence-gathering work, including analysis of vacancy, business mix, and town centre dynamics.
- Established scope, methodology, and alignment with Council priorities and Ō2NL considerations.
- Began engagement planning with retailers, landlords, and key stakeholders to support subsequent strategy development.
- Engaged with Levin town centre businesses and supported reference group participation to build shared understanding and readiness.

Status: On track (Phase 1 underway)



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JANUARY 2026

## PERFORMANCE MEASURES TRACKED UNDER THE SERVICES AGREEMENT

### Summary Assessment:

Across the first six months of the Agreement, delivery against all core deliverables is assessed as on track. Activity during this period has appropriately focused on readiness, coordination, evidence-building, and stakeholder alignment, establishing a strong platform for more targeted delivery and outcome-focused activity in subsequent reporting periods.

	METRIC	3 YEAR TARGET	6 MONTH DELIVERABLE	STATUS
Facilitating investment	Economic value facilitated	\$15M-\$20M	Identified investment opportunities & worked with investors narrowing down to 4 shovel ready opportunities. Supplied investment prospectus for consideration	
Business engagements	Events and interactions	22+ in person events, 120+ non face to face p.a	Delivered 5 Business After 5 events, 2 Women in Business events, 4 O2NL-related workshops, and 4 industry workshops, engaging approximately 560 participants. Delivered 27 Regional Business Partner (RBP) industry engagements.	
Strategy delivery	Business register framework	Framework delivered by March 2026	Commenced scoping and design of a business register framework to support more consistent business engagement and communication	
Economic insights	Quarterly economic dashboard reports	4/year	Published 2 economic dashboards (September & December 2025)	
Business confidence	Business confidence index	Baseline established Year 1; trend tracked	Initial groundwork undertaken through regular business engagement, events, and communications to inform future development of a business confidence baseline.	
Council strategy support	Evidence based inputs	Delivered as required	Provided ongoing economic development input and advice to support Council planning, land supply discussions, O2NL readiness, health infrastructure development, and place-based initiatives	
Community/Iwi	Strategic Māori development opportunities and initiatives	Māori Economic Development Plan developed by March 2026	To be scoped	
Regional Collaboration	Cross-agency/funder engagement	Evidence of active support for multi-party funding bid	Facilitated cross-agency coordination with Council, NZTA Waka Kotahi, Iwi, education providers, health partners, and businesses to support O2NL readiness, health infrastructure delivery, and future funding and investment opportunities.	

THCL

JANUARY 2026



## PRIORITIES FOR THE NEXT SIX MONTHS

### Ōtaki to North Levin (Ō2NL) Opportunities

- Defining scope, sequencing, and actions for Phase 2 of Ō2NL delivery, including a structured engagement plan.
- Continuing relationship management and coordination with key stakeholders, including Alliance partners, local businesses, iwi, education providers, and government agencies.

### Land and Supply – Integrated Growth Focus

- Scoping next-stage opportunities and other priority growth areas.
- Supporting Council with data, advice, and economic insight to inform pipeline planning, zoning readiness, and investor attraction.
- Continuing engagement with developers and landowners to support informed decision-making, sector understanding, and alignment with district growth objectives.

### Promote Horowhenua as a Great Place to Live, Work and Play

- Recruiting and onboarding the Business Development Adviser and commencing a refreshed programme of business engagement and support across the district
- Advancing positioning and destination storytelling that highlights local businesses, sector strengths, and emerging opportunities.
- Launching refreshed Business After 5 (BA5) and Women in Business (WIB) programmes to support connection, visibility, and business confidence.
- Continuing development of economic data, insights, and performance reporting to support evidence-based decision-making and promotion.



## PRIORITIES FOR THE NEXT SIX MONTHS

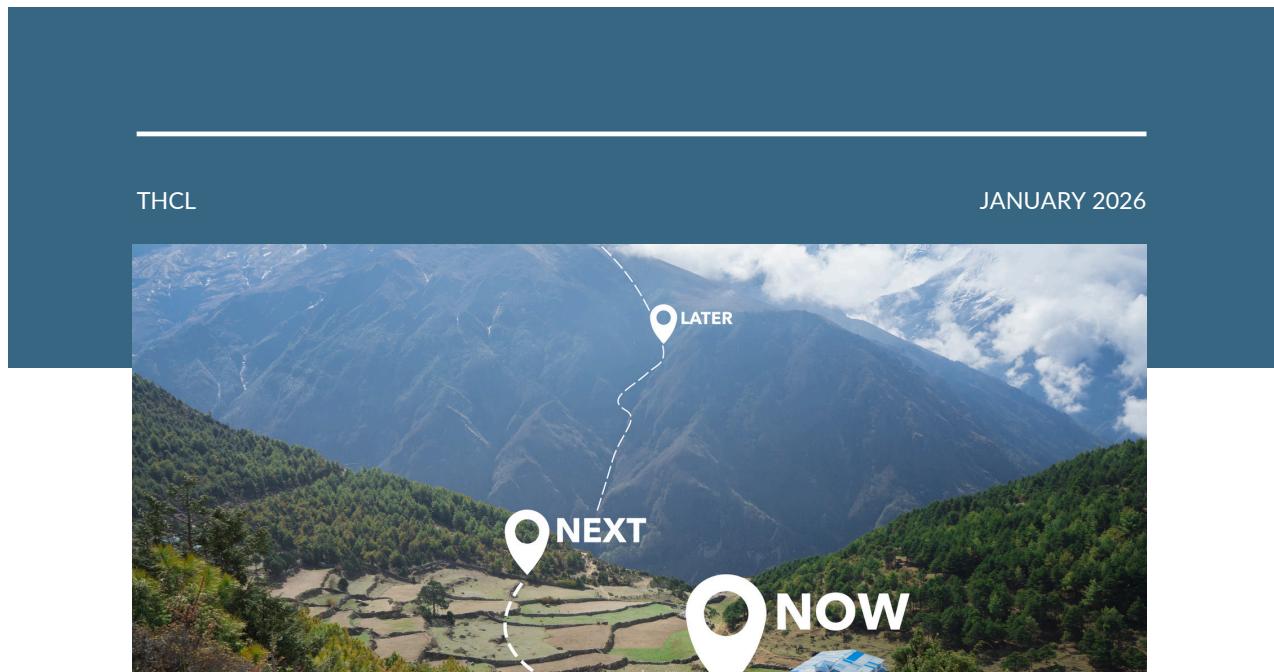
### Foster a Diverse and Vibrant Community

- Supporting Council in the development of a Māori Economic Development Plan (target March 2026), through facilitation and alignment rather than service delivery.
- Continuing relationship-led engagement with iwi and Māori business networks to support trust, shared understanding, and future collaboration.
- Supporting workforce and enterprise pathways that improve participation and long-term economic resilience, particularly for rangatahi and Māori.

### Levin Retail Transformation

- Completing the Data and Insights phase, establishing a clear and shared evidence base.
- Progressing strategy development, including future role, positioning, and activation directions for the town centre.
- Finalising the Retail Transformation Strategy and implementation roadmap, aligned with Ō2NL, population growth, and Council priorities.
- Continuing engagement with retailers, landlords, and stakeholders to support readiness for implementation and future activation initiatives.





## LOOKING FORWARD

THCL looks forward to continuing its partnership with Horowhenua District Council as the district moves into a period of significant change. The next phase of work builds on the foundations established during the first six months and shifts focus from readiness toward more targeted delivery and visible outcomes.

Transport investment, population growth, and town centre change are converging to reshape Levin and the wider district. Improved connectivity will influence where people live, work, and invest, creating new opportunities for local businesses, employment, and place-based activity. Realising these benefits will depend on coordinated action and preparedness across the district.

At the end of the reporting period, THCL recorded a change in Board composition with the resignation of Board member Cam Lewis. The Board acknowledges Cam's contribution and thanks him for his service. The Board is now actively progressing the recruitment of a new Board member through a competitive and transparent process.

Looking ahead, THCL will continue to play a facilitative role, building trusted relationships with businesses supporting coordination, readiness, and confidence among businesses, partners, and stakeholders. The emphasis over the coming period will be on translating groundwork into practical outcomes that support sustainable economic growth and long-term resilience for Horowhenua.

THCL

JANUARY 2026



File No.: 26/37

## 8.2 Interim Organisation Performance Report - February 2026

Author(s)	Sue Fifita-Tovo <b>Executive Officer   Āpiha Mātāmua</b>
Approved by	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. This report presents the Interim Organisation Performance Report for February 2026.

#### **This matter relates to Delivering everyday**

While navigating a period of significant change, we will continue to deliver our services to our community effectively, efficiently, and reliably, maintaining strong business-as-usual performance as we implement our Council priorities.

### RECOMMENDATION NGĀ | TAUNAKITANGA

- A. That Report Interim Organisation Performance Report - February 2026 be received and noted.

### BACKGROUND | HE KŌRERO TŪĀPAPA

2. This Interim Organisation Performance Report is prepared for every second Council meeting and aims to provide an overview of progress on Council's Top Priorities which were adopted in December 2025. The report also includes a financial Performance Dashboard and Values highlights on the response to the severe wind event prior to new year's, and a local government fellowship visit.

### DISCUSSION | HE MATAPAKINGA

3. The intent of the report is to prompt open, transparent and constructive discussion both around the Council table and within the community. It is a record of work undertaken by the organisational arm of Council and outlines progress against actions which align with the Council's vision and the community's expectations.

### **Confirmation of statutory compliance**

In accordance with sections 76 – 79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

## **ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO**

<b>No.</b>	<b>Title</b>	<b>Page</b>
A 	Interim Organisation Performance Report - 4 February 2026	331



# Horowhenua District Council Interim Organisation Performance Report

4 February 2026



## Nā te Kaiwhakahaere Matua Executive Summary

I am pleased to present the Interim Organisational Performance Report (OPR) to 4 February 2026.

This report reflects a refreshed approach following Council's adoption of new Top Priorities — focusing on Going for Growth, Future Fit Council and Financial Discipline. These priorities streamline organisational focus to ensure that Council's work programme remains aligned with the needs and expectations of Council and our community.



While only adopted and endorsed in December, we have used the refined direction to adapt the Organisation Performance Report to reflect these priorities. Elected Members can anticipate the performance reporting will become further refined as Elected Members set Chief Executive KPI's and provide further specificity on outcomes and objectives.

The purpose of this report is to provide transparency and accountability while supporting open, constructive dialogue between Council and the community. It presents a snapshot of organisational performance, key achievements and progress against Council's strategic direction, noting an interim report is a brief check in with Elected Members.

This period has seen continued progress on key initiatives, with the new Top Priorities guiding the organisation's work. Two Values Highlights are featured in this report, demonstrating how our organisational values are being lived through action:

- **Tiakitanga** – Following the high wind event that occurred just before New Year's, Council teams and contractors worked swiftly and collaboratively to support affected communities, particularly in the northern townships of Tokomaru and Shannon. The response reflected the dedication and care that underpin our service to the district.
- **#arohātomahi** – In December, we welcomed Cole Hesleip who was visiting New Zealand on an international local government fellowship programme. Cole's visit reinforced the importance of shared learning, innovation and connection within the global local government community.

As we look ahead, the focus remains on embedding the new priorities, supporting elected member induction, and sustaining momentum across key projects and service delivery.

The refreshed format of this report reflects our ongoing evolution as we continue to build a confident and resilient future for Horowhenua.

Monique Davidson  
**Chief Executive**

## **Ngā Ihirangi**

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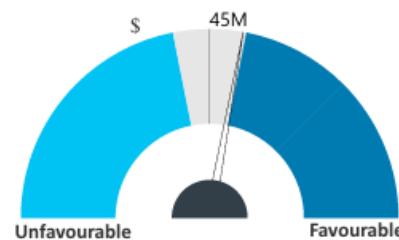


## Organisation Performance Dashboard

### Organisational Performance

YTD Ending 31 December 2025

This dashboard shows a snapshot of how we are tracking against our performance measure targets, our financial performance overall and activity financial information.

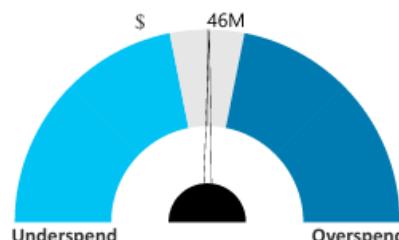


### Financial Performance

#### INCOME

YTD Actual:	\$47.31M
YTD Budget:	\$45.25M
Full Year Forecast:	\$93.37M
Full Year Budget:	\$89.92M
YTD Variance:	\$2.06M, 4.5%

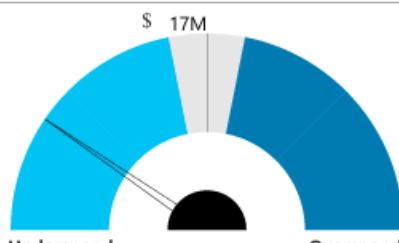
● on target



#### OPERATING EXPENDITURE

YTD Actual:	\$45.96M
YTD Budget:	\$45.84M
Full Year Forecast:	\$92.83M
Full Year Budget:	\$92.87M
YTD Variance:	-\$0.12M, (0.3%)

● on target



#### CAPITAL EXPENDITURE

YTD Actual:	\$12.94M
YTD Budget:	\$17.19M
Full Year Forecast:	\$41.23M
Full Year Budget:	\$52.58M
Variance:	\$4.25M, 24.7%

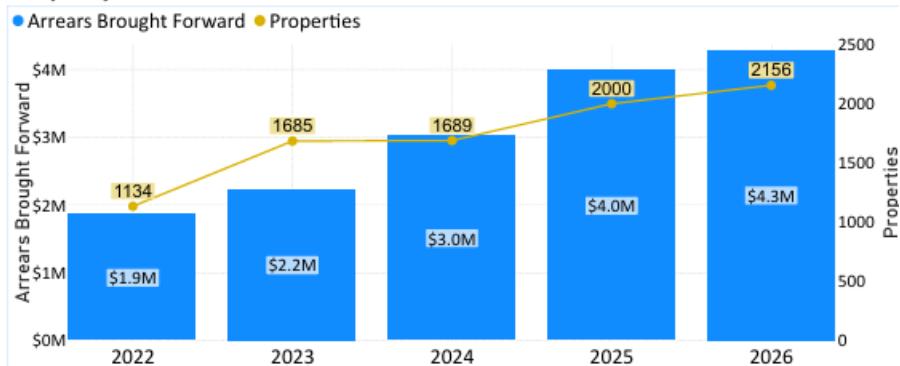
● below target

Our operating income is tracking higher than planned predominantly due to additional waste rebate levy. Some of the additional waste levy will be transferred to a reserve to use for waste minimisation work in future years. Additional revenue is also expected in Solid Waste activity including tipping fees and commercial tolls from the transfer stations, and rubbish bags sales. Our operating expenditure is tracking to budget.

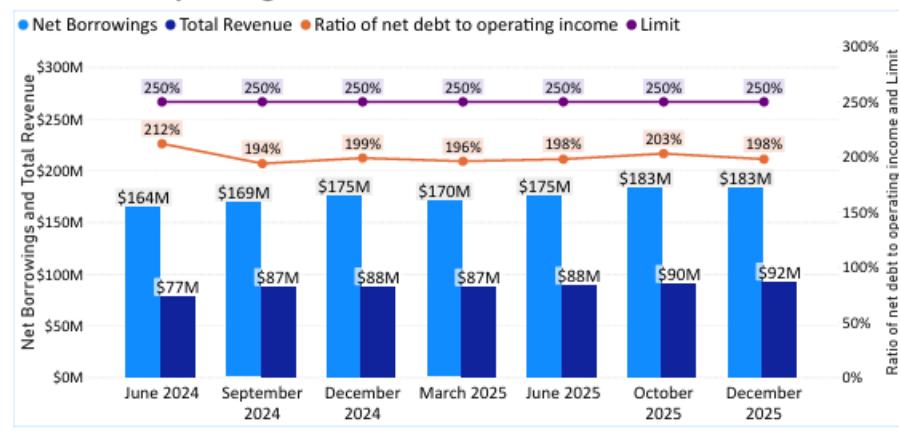
Overall operating results is tracking as planned to the end of December 2025. We continue to monitor spending closely to achieve the \$1m underlying operational savings target.

We have completed nearly \$13m for the capital programme to the end of December 2025, against the total capital budget of \$52m which includes \$4.8m carryforward projects. Project managers focused on project planning in the beginning of the financial year and we are forecasting a revised capital spend of around \$41m. The reduction is mainly due to the timing change of the Headworks project for the Levin Wastewater Treatment Plant.

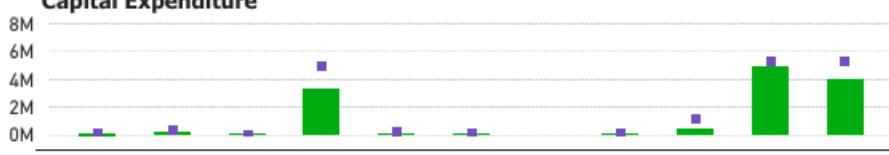
### Property Rates Arrears



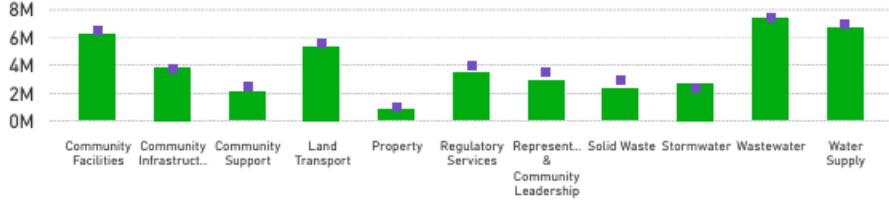
### Net Debt to Operating Income



### Capital Expenditure



### Operating Expenditure



## Ngā Whainga Matua Council Priorities

**Leading to get the best outcomes for Horowhenua, shaped by community voices and partnerships.**

### Priority 1 – Going for Growth

**We see the opportunities that come with growth and want to ensure a return on investment that contributes to Horowhenua's liveability and prosperity.**

**Integrated growth planning informs infrastructure investment and key moves. And ensuring Growth delivers essential services communities can rely on and afford.**

Elected Members were briefed on the Tararua Road Master Plan and support to launch this piece of work was given. Early steps include pulling together a team of technical advisors which, will commence as a matter of priority. Also related to the Tararua Road Master Plan work was a meeting held the week prior to Christmas between a key landowner, NZTA and HDC to make important connections and start building some integration between key stakeholders. NZTA are commencing their engagement over Tararua Road designs with landowners at the end of January; this will likely prompt further community interest in Council's work.

Although evolving with the incidence of ongoing government reform, the review and establishment of the vested assets recovery concept and wider value capture for our community is ongoing. This initiative seeks to provide further clarity for growth and infrastructure investment, and the potential mechanisms available to optimise outcomes for our community. The establishment of the new water entity, the provision of the new development contribution direction, the desire to embrace private funding and the shared national/local focus on growth provides scope to redefine council's role in growth and associated infrastructure investment.

### Delivery of 3W capital programme

The Three Waters capital programme has a total budget of \$29.1 million, with a \$9.7 million spent to date and a forecast total spend of \$20.7 million. The majority of the forecast underspend, \$7 million in wastewater, driven by timing shifts for the Headworks procurement at Levin Wastewater Treatment plant. Physical works now unlikely to commence until the 2026/27 financial year.

The programme continues to progress across the district, with a number of projects now under construction, nearing completion, or moving through procurement and design.

Key highlights this period include:

- Completion of major works at Foxton Beach and Foxton Water Treatment Plants, with final close-out activities underway.
- Good progress on districtwide water metering installation.

- Continued construction on the Levin wastewater bulkmain upgrade.
- Advancement of procurement for priority stormwater and wastewater projects.
- Ongoing technical investigations to better understand future water supply resilience risks, particularly at Lady's Mile Bore in Foxton.

While progress is being made, the main constraints with programme delivery relate to resourcing, consenting processes, and the need to align future projects with updated water and wastewater master planning, particularly in Levin and Foxton.

The focus over the next quarter will be on confirming contract pricing for priority projects, progressing tenders, clarifying project scopes where required, advancing master planning, and closing out completed works.

### **Delivery of Land Transport Capital Programme**

#### ***East West Arterial***

Progress is continuing with land acquisition and is expected to be completed in the first quarter of 2026, with land transfer, legal processes and final claims underway. Council lodged its Notice of Requirement (NOR) in July 2025 and is continuing to progress with iwi engagement being the key matter influencing the timing of the programme.

#### ***Tararua Road Improvements***

Work has started on the Tararua Road Improvements Detailed Business Case, expected to be completed by end of March. Several concept designs are in development to assist workshops with Council in February. The project is indicatively planned for construction in 2027-28 FY.

#### ***Pavement Rehabilitations***

Three pavement rehabilitations are planned this financial year:

- CD Farm Road, 500m north of Joblins Road
- Bruce Road, from Buller Road to Boulton Road
- Whirokino Road, approximately 1km length.

Construction of the CD Farm Road Pavement rehab is expected to start shortly.

#### ***Resurfacing Programme***

The annual resurfacing programme is around 80% complete and will be completed in February.

#### ***Minor Safety Improvements***

Speed humps have been installed on:

- Fairfield Road (Fairfield School entrance)
- MacArthur St (Fairfield School entrance)
- Thomas Place (Foxton Beach School entrance).

Further speed humps are planned at:

- Trafalgar St (early childhood education centre)
- Perth St (Solway Park).

Intersection Safety Improvements are planned at:

- Kawiu Road and Tiro Tiro Road intersection
- Seabury Ave and Nash Parade intersection.

**Levin Town Centre transformation acts as a catalyst.**

Council approved the Bath Street/Salisbury Street Carpark Expression of Interest process to progress to the next stage of inviting three respondents to participate in a Request for Proposal (RFP) process. The RFP will be open for four months. Introductory meetings were held prior to Christmas with each of the three successful respondents asked to clarify outcomes and expectations ahead of each commencing the RFP process.

The Let's Talk Access and Parking campaign went live via Let's Korero asking the community to help shape access and parking in Levin's Town Centre. The survey asked four questions and closed on 16 January 2026 with 283 responses received. The feedback provided from the survey will inform the final Levin Town Centre Access and Parking Strategy. A Council briefing was held on 28 January to present the responses.

Officers received the draft video from Arterra Interactive to share with Council in December. The video comprises a combination of digital twin technology, animation and 3D modelling to showcase the future vision and possibilities to inspire the community to 'imagine' the future of the Levin Town Centre. The video is receiving some final edits prior to being launched.

The procurement process for stage one of the Thompson Garden improvement works is being finalised. Stage one works include tidying up the former bowling green area and surrounding gardens, adding three pergolas and pathways to the area and removing the adjacent fencing to create easier access to the other areas of Thompson Gardens. It is pleasing to see this space already being activated and utilised with Pilates classes being held on the former bowling green space.

The Levin Town Centre landing page on the HDC website underwent a refresh with further improvements to follow [Levin Town Centre Transformation - Horowhenua District Council](#)

**Using Growth to position the District as a place to be and invest in.**

The Destination Management activity has been focused on strengthening Horowhenua's visitor profile, enhancing the visitor experience and supporting sustainable event growth through targeted marketing and partnerships.

The summer campaign was rolled out in partnership with See Me Media, featuring digital billboard advertising at Wellington's Sky Stadium over November and December, transitioning into cinema advertising from January to February 2026. The campaign targeted

families and short-break travellers seeking an easy escape from the city, building confidence in Horowhenua as an accessible, family-friendly destination.

A refreshed Visitor Map pocket guide was delivered, showcasing 10 curated listings across food and beverage, retail and arts and culture. The reverse side included district maps highlighting key visitor amenities. The guide was distributed through the iSite, accommodation providers, cafés, and other key touchpoints to help visitors navigate the district more easily while supporting local businesses.

The partnership with Neat Places continued, featuring destination content that showcased the best things to do in Foxton, alongside highlight features of Lewis Farms and De Molen. This content reinforced the district's strength in food, culture and visitor experiences.

Two applications to the Horowhenua Major Event Fund were progressed during this period, with funding allocated to Ales & Eats and the Waitārere Forest Run. The latter secured multi-year funding, supporting both event sustainability and repeat visitation.

The 2025 Visitor Survey was also completed during this reporting period, with findings to be reviewed in the new year. These insights will help inform future campaign targeting, content development, and improvements to the clarity and practicality of visitor information.

During this reporting period, the Economic Development activity focused on advancing strategic investment readiness, progressing key transport infrastructure projects, and ensuring robust engagement and advocacy through the Ōtaki to North Levin (Ō2NL) Expressway and related revocation processes.

The Horowhenua Company Limited (THCL) established the framework for an early-stage strategic investment pipeline, engaging with prospective investors and partners to better understand investment appetite, constraints, and opportunity areas. This work supported the development of a targeted investment approach, aligning business readiness, workforce considerations, and land-supply planning with potential opportunities. THCL subsequently identified several investment prospects and worked with investors to narrow these down to four shovel-ready projects. An investment prospectus was supplied to interested investors for consideration, positioning the district for future growth and partnership opportunities.

**Ōtaki to North Levin Expressway anchors our leadership and advocacy as we secure a fair revocation deal.**

#### **Revocation**

As part of the Ōtaki to North Levin Expressway work, Council continues to drive efforts to secure a fair revocation deal for the district. Discussions have taken place with NZTA and their consultants regarding the proposed functions for each section of road under consideration for revocation. This work focuses on clearly defining the intended function of the existing state highway network at the time of handover to inform future network planning and operational responsibilities. NZTA has provided a revised principles document outlining their proposed approach, which includes notable exclusions and differs from earlier understandings. Legal advice has been sought to support Council's assessment of this

approach and to ensure appropriate consideration of associated risks, responsibilities, and implications.

### **Project Operations**

Project operations remain focused on supporting the delivery and integration of the Ō2NL project with Council's infrastructure and networks. Council input into project design continues to prioritise local road connectivity, safety, resilience, and alignment with Council's standards and long-term community outcomes. Design reviews for key project elements are largely complete, with most packages either fully finalised or issued for construction, and officers are progressing associated engineering approvals as required.

Council officers are actively engaged in discussions relating to utilities and road geometry design to support effective risk management and long-term network performance. Regulatory and compliance activities have now transitioned into a monitoring phase, with some consent documentation still pending review as it is received. Officers continue to work closely with the project team to ensure robust community engagement and transparent communications, ensuring affected residents, landowners, and stakeholders remain well informed about project progress and any proposed changes.

Council also maintains representation across multiple workstreams, including the legacy outcomes working group, to support the Ō2NL project in achieving its social, economic, cultural, and environmental objectives. Positive progress is evident in local employment, training, and procurement outcomes, reflecting the broader benefits of the project for the Horowhenua community.

Of specific focus at the moment is reviewing our current capability to manage an increase in customer queries related to compliance and community impacts of the project.

### **We have invested in existing community facilities to ensure they are maintained at a standard that supports future growth and demand.**

In April 2026, Levin Aquatic Centre (LAC) will close for a four-week period to undertake its programmed maintenance project. Aquatic facilities typically undergo planned closures every five years to enable investment in both critical plant equipment and general facility maintenance, including painting, flooring, and pool surface treatments.

At LAC, the programmed works will include the replacement and maintenance of key pumps that are critical to the ongoing operation of the facility. The project also includes repainting throughout the facility to refresh internal spaces and renew surface finishes, the installation of new pool liners in most pools, and floor treatments across the site to improve durability and ensure surfaces remain fit for purpose.

In addition to these major works, a number of smaller maintenance activities will be completed during the closure period to maximise the value of the downtime and minimise future operational disruption.

### **Baseball**

Council has continued to support strong growth in baseball participation, enabling emerging sports to expand while managing impacts on the surrounding community. Western Park remains the primary base for baseball, and Council recently installed the extension to the foul ball netting reducing impact to neighbouring properties where balls were landing. This work has largely resolved those issues and allowed activity at the site to continue to grow. In addition, the summer national baseball tournament that is held in Levin at the beginning of summer expanded to the Levin Domain this year. This demonstrated the adaptability of our sportsground network and our ability to respond to growth opportunities in sports such as baseball, while also providing a platform to showcase the sport and the district at a regional level.



*View of Western Park.*

### **Ōhau Domain**

Officers have been working with representatives of a new club that has formed in Ōhau, to establish a Football Club at Ōhau Domain. The Ōhau Pavillion building on this site is to be leased out to the club as their headquarters/clubrooms, and Council's Open Space Contractor will utilise their extensive turf skills to bring this under-utilised sportsground up to playing standard. The community response to this club forming has been positive, and Council's involvement to assist in bringing this to fruition aligns strongly with the growth occurring (and projected to continue) within the Ōhau area. Council officers and Club members have met with Capital Football (the Regional Football Association) to communicate the plan which has now been approved. The aim is for the club to debut this season, from March 2026.

## **Priority 2 – Future Fit HDC**

**We will foster an agile, high-performing Council ready to meet future challenges of government reform while delivering fit-for-purpose services to our community.**

**Adapt to legislative and structural changes that redefine Council's role, scope, and size across reforms (Local Water, Resource Management, Simplifying Local Government, Rates Capping, Systems Improvement).**

Consultations are open from now and over February on the Planning Bill and Natural Environments Bill, Simplifying Local Government, Rates Capping Model, and the Local Government (Infrastructure Funding) Amendment Exposure Draft and Infrastructure Funding and Financing Amendment Bill (which brings in Development Levies).

Council was briefed on Resource Management Reform (specifically, the Planning Bill and Natural Environment Bill) and Development Levies in January and provided direction for their submission. A draft submission will be considered at the 4 February Council meeting, ahead of lodging a submission prior to 13 February for the Planning Bill and Natural Environment Bill and 20 February for Development Levies.

Council also discussed the Rates Capping Model and Simplifying Local Government proposals on 21 January 2024. A draft submission for this consultation will also be considered at the 4 February Council meeting, prior to submitting that same day. The Council agenda of 4 February reflects the significant amount of work currently being undertaken around responding to proposed government reforms.

Steps are being taken for regional submissions to be prepared and signed by the Councils in the Horizons' region. It is anticipated these will be approved through the Regional Mayor forum.

Meanwhile focus remains in the organisation on preparing for transition to Central Districts Water in July 2027. At a governance level, Council have approved the Shareholding Agreement and Constitution and are preparing for decisions to appoint the Shareholding Council and recruit directors to the Central Districts Water Board.

Specific to the cumulative impact of government reform, a project has been established internally to prepare comprehensive advice, and models inform future decisions on the impacts of government reform and transition. Titled "Navigating Change". The project seeks to:

- re-define Council services using the new core and non-core services as part of the service definitions.
- identify the cost of each service, the total 'corporate costs' of Council and review the attribution of corporate costs to each service.
- Quantifying and managing stranded costs and assets due to government reform and modelling the financial impacts of rates capping scenarios on revenue, capital investment, debt and cost reductions.

- Preparing roadmap options for Council to consider as part of the upcoming Long-Term plan.

**Position HDC as a leader in reform opportunities for funding and collaboration.**

Officers are working intentionally and deliberately with council planning colleagues in the Horizons' and Wellington region on preparation for reform, participating in monthly meetings to cover matters such as submission content and programme planning for transitioning to the new systems.

**Ensure governance and decision-making frameworks remain robust and future-proof to support community voice.**

Council continues to strengthen its governance and decision-making frameworks to ensure they remain robust, transparent and responsive to the evolving needs of the community.

A key focus has been enhancing opportunities for community voice to shape planning and policy decisions. The development and implementation of the Foxton and Shannon Community Plans exemplify this approach, embedding local aspirations into Council's long-term planning and investment frameworks. These plans were shaped through extensive engagement and submissions, ensuring that decision-making reflects the priorities of the communities they represent.

The Foxton Futures Group will meet on 12 February where officers will share a draft Community Plan which incorporates the actions identified by each workstream. Further work will follow this discussion.

The Shannon Community Plan Working Group will also meet on 12 January where updates on workstream progress will be shared. The Group has discussed including other key Shannon groups not currently part of the Plan. Officers are working to progress this before the meeting on the 12th.

Council also continues to listen to the voice of the community through formal submission processes and informal engagement initiatives.

There will be formal consultation on the Resource Management Fees proposed for 2026/27, alongside sharing information about the Annual Plan process.

Beginning in February, 'Cuppa with a Councillor' sessions will be held regularly at Te Takeretanga o Kura-hau-pō, Te Awahou Nieuwe Stroom, and the Shannon Library, providing residents with accessible opportunities to engage directly with elected members. An additional evening session will also be introduced at Te Takeretanga o Kura-hau-pō aimed to accommodate a wider range of participants.

These initiatives collectively support a governance framework that is both future-focused and grounded in authentic community participation.

### **Priority 3 – Financial Discipline**

**We will manage rates and funding wisely to keep services affordable and investments sustainable.**

**Strict budget monitoring and compliance with financial strategy, and balanced budget goals.**

#### **2026/27 Annual Plan**

The first draft of budget requirements for 2026/27 and budget options from Dragon's Den findings was presented to Council in a workshop on 3 December 2025. More budget details (capital programme, fees and charges, activity cost drivers) were presented to elected members on 10 December 2025.

On 17 December, direction was sought from Council on the 2026/27 Annual Plan to understand consultation/engagement appetite. Council signalled that officers should prepare the draft Annual Plan budget with an overall proposed rates increase of 5.8%. The forecast rates increase for 2026/27 from Council's Long-term plan is 10.1% after growth.

Consultation is needed on Resource Management fees. A report is being prepared for the 4 February Council Meeting to seek endorsement of draft Annual Plan budget and proposed rates increase, and of the proposed schedule of Fees and Charges 2026/27.

#### **2025/26 results and forecast**

A \$1m operational savings target is set for the current financial year. Officers are working hard to re-negotiate contracts and maximise operational efficiencies to achieve this position and we are on track to achieve this.

**Procure wisely and strategically, to prioritise spending on essential services and projects that deliver the highest value to the community.**

Over the period, as outlined above, a number of significant capital projects progressed or reached completion during this time.

There were two Procurement Review Group meetings held discussing a range of procurement activities.

Key approvals above \$200,000 during the period included four contract variations, four approvals to enter into contract, and one approval for a variation to an agreed procurement approach, ensuring projects could continue to progress efficiently while maintaining appropriate governance and value-for-money considerations.

**Review funding policies and settings to consider if rates and user fees and charges could be shared differently.**

As part of preparing for the 2026/27 Annual Plan, we reviewed the Public/Private Splits and presented the results to elected members in the 17 December 2025 Annual Plan workshop. Changes to the proposed fees and charges for 2026/27 are included in the information for 4 February Council meeting.

In the current reporting period Officers have reviewed and provided advice to Elected Members on changes to the Development Contribution Policy to ensure revenue objectives are not missed due to government reform.

More detailed reviews will be completed for the LTP

**Advocacy for fair funding models and external investment opportunities.**

**Investment (property) portfolio**

Council currently holds commercial properties generating lease income of \$182,733 p.a. as part of the Levin Town Centre Project.

We continue to advocate for Local Government through submissions.

As we renew external contracts, we are making significant gains in reducing the cost impact on Council. This is predominantly in Solid Waste.

**Chase external funding opportunities.**

A systematic approach to pursuing external investment has been implemented through the development of an External Funding Opportunities Tracker. This tool enables a coordinated and transparent process for identifying, assessing and aligning funding opportunities with Council and community priorities.

Once a project or workstream is identified as requiring external funding (due to not being funded through the LTP) and meets the established eligibility criteria, the tracker can be used to identify the most appropriate funding source to support delivery. This approach ensures a more strategic approach to funding opportunities as most funders accept one application per year from each entity, therefore a priorities hierarchy needs to be considered.

External funding is currently being pursued for two projects: Levinable and The Farm Track. The Levinable initiative represents a significant community-led effort to transform Lincoln Place Reserve into an inclusive and accessible playscape for all whānau, tamariki, rangatahi and kaumatua. Developed in collaboration with partners including the IHC, Muaūpoko Tribal Authority, Connect+Co, Pasifika for Tomorrow, Childspace Early Learning and Council, the project is a model of community collaboration and inclusive design.

The Farm Track project, developed by a community group with Council support, seeks to extend the existing shared pathway which commences at Donnelly Park and goes along Hokio Beach Road to Hokio Sand Road. Stage II will see the pathway extend from Hokio Sand Road to Moutere Road, with future stages potentially heading towards Hokio Beach and Waitārere Forest. An application for funding for Stage II is currently underway.

## Organisation Values Highlight

### Living Our Values

#### Tiakitanga

*We proudly and professionally contribute every day to the care of our community and whenua with courage, positivity and mana - leaving a legacy which will protect a future that matters.*

#### High Wind Event - Caring for our people, our places, and our future

On 29 and 30 December, a significant wind event affected parts of the Horowhenua, with Shannon, Tokomaru and Opiki particularly impacted. The storm caused power outages, fallen trees, and damage that disrupted homes, roads and communities.

The event occurred during the holiday period, when many staff were on leave and communities were dealing with the impacts as they unfolded.

As issues emerged, Council staff supported vulnerable community members as we became aware of their situations, responded to customer enquiries, and worked alongside contractors to address hazards and restore access. A number of staff changed or cancelled personal plans, left their families and worked from wherever they could to stay connected. In some cases, this meant finding a café or other location with power and internet so that information could be shared, enquiries could be answered, and communities could be kept informed.

Contractors also worked extended hours to clear debris, make sites safe, and reinstate power and access in difficult conditions, helping to reduce further risk while essential services were being restored.

We received a wide range of feedback from the community, including both criticism and positive acknowledgement of the efforts made by staff and contractors during the event. This feedback has reinforced that tiakitanga is not only about responding when things go wrong, but about being well prepared, well coordinated and clear in how we communicate before and during an event.

The experience is now informing how we strengthen our systems and build community preparedness and resilience for future weather events. In that way, the response was not just about managing the immediate impacts, but about building a more resilient district and a stronger foundation for the future.

## #arohatōmahi

*We love our work and know that our work matters. That is why we do what we say we will do and apply energy and enthusiasm across our mahi.*

### **Hosting Cole Haselip - Sharing Our Mahi and Our Place**

In December 2025, we had the privilege of hosting Cole Haselip from the City of Wheat Ridge, Colorado, who spent time experiencing life in local government at Horowhenua District Council and Queenstown Lakes District Council through a Tranter-Leong Fellowship.

During his time with us, teams across the organisation shared their work, knowledge and perspectives, reflecting the Arohatōmahi they bring to their roles and the pride they take in the mahi they do. This gave Cole insight into how we approach local government in Aotearoa, across a wide range of areas, from growth and governance, to community facilities and wastewater treatment plants, through to cultural experiences unique to our place.

Cole was welcomed through a Mihi Whakatau and supported throughout his visit, experiencing the whānau-centric way we work and the importance we place on relationships. Alongside time spent with our teams, Cole also had the opportunity to experience Horowhenua beyond the workplace. While we can't rival Queenstown's adventure tourism, he enjoyed a local taste trail (including plenty of strawberries), stunning beaches, the best fish and chips in town, and some of our beautiful places and spaces, including an early-morning river swim and karakia with our River Crew and Executive Leadership Team members.

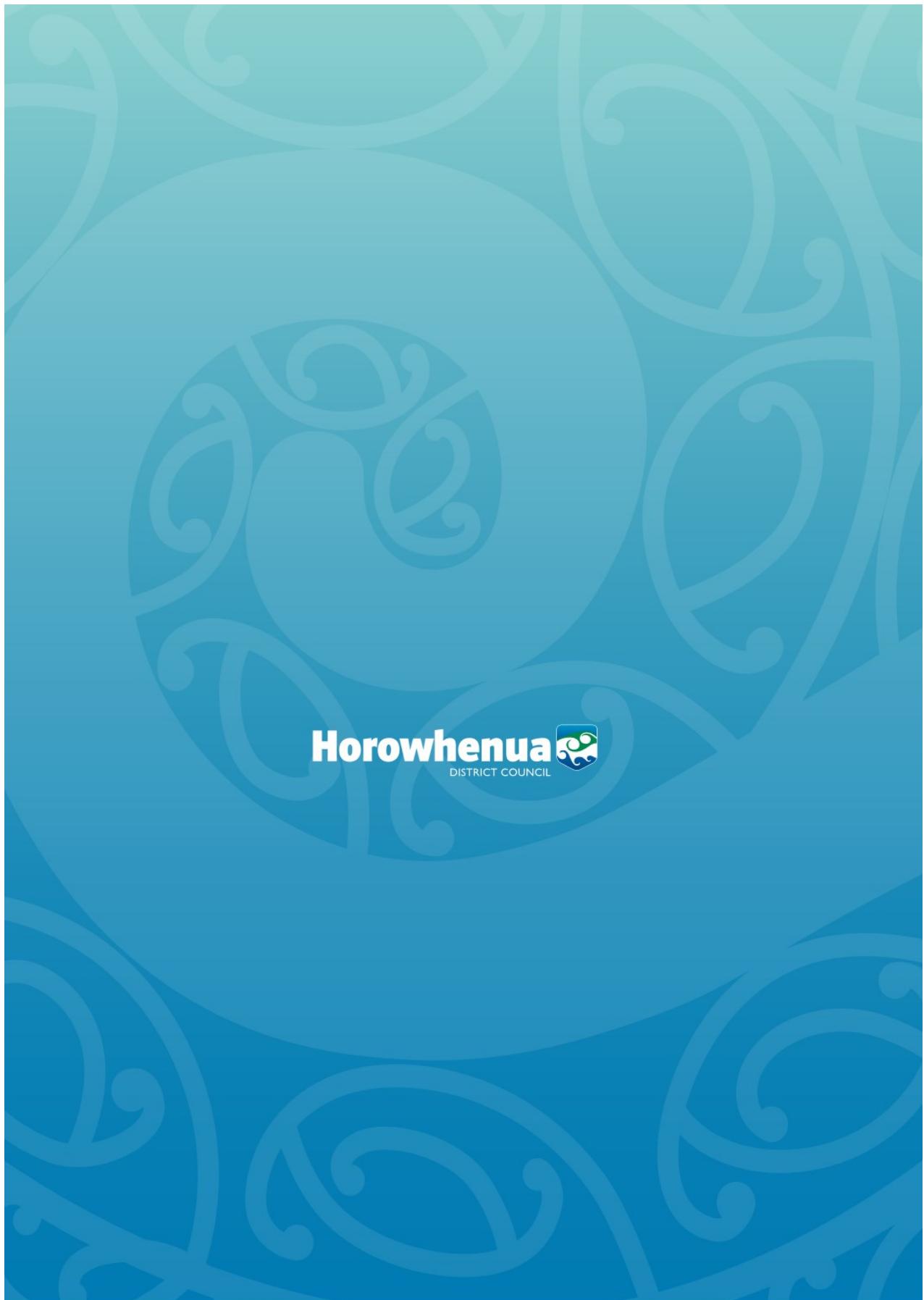
The exchange highlighted the professionalism, care and commitment our people bring to their work, and the value of building connections that extend beyond our district. It also reinforced the importance of sharing knowledge and learning from one another in ways that support a future that matters for our communities.



*A mihi whakatau was held to welcome Cole to HDC.*



*Cole visited local growers and businesses.*



File No.: 26/43

## 8.3 Council Resolution and Actions Monitoring Report December 2025

Author(s)	Alice Petersen <b>Support Officer - Democracy   Āpiha Tautoko - Manapori</b>
Approved by	Monique Davidson <b>Chief Executive Officer   Tumuaki</b>

### PURPOSE | TE PŪTAKE

1. The purpose of this report is to present to Council the updated monitoring report covering resolutions and requested actions from previous meetings of Council.

#### **This matter relates to Delivering everyday**

While navigating a period of significant change, we will continue to deliver our services to our community effectively, efficiently, and reliably, maintaining strong business-as-usual performance as we implement our Council priorities.

### RECOMMENDATION | NGĀ TAUNAKITANGA

- A. That Council receive and note Report 26/43 Council Resolution and Actions Monitoring Report December 2025.

#### **Confirmation of statutory compliance**

In accordance with sections 76 – 79 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their advantages and disadvantages, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

### ATTACHMENTS | NGĀ TĀPIRINGA KŌRERO

No.	Title	Page
A1	Council Actions Monitoring Report - February 2026	350

## Council Actions Monitoring Report February 2026

Completed
In progress
Transferred
Waiting on third party
Off track

Reference	Resolution/Action	Officer	Due date	Status	Officer Update
CO/2023/146	That Council direct the Chief Executive to meet with executive leaders of Horizons and other parties including the Manawatu Marine Boating Club, Department of Conservation and Iwi/Hapū within the next three months to progress commitment to undertaking a structural assessment of the Foxton Wharf.	B Harvey	21/09/2023	In progress	Initial discussions with the Department of Conservation in 2025 have indicated an interest in vesting the land to Council. Local iwi and hapū have also expressed interest in the site. Officers will prepare a report for Council consideration later in 2026.
CO/2023/251	That the Council review the Road Naming Policy, and in the interim Council delegates to the Chief Executive authority to	D McCorkindale	30/12/2024	Off track	Still awaiting contact with Raukawa and have followed up in this regard. No new updates otherwise.

Last Updated: February 2026

	make all decisions on road naming in accordance with the current policy.				
20	Council to continue to lobby Central Government in relation to the River Loop as it was not a Council decision initially that gave rise to this issue.	D McCorkindale	On-going		No new updates, the funding support request for the River Loop project currently sits with Ministers. Council support has been through the support provided by The Horowhenua Company Limited in assisting with liaising with DIA officials and guidance on the funding applications to Government and other external funders.
	THAT the Horowhenua District Council supports officers to discuss with local iwi, a potential Te Reo name for the River Loop Reserve, with a view to undertaking wider consultation with the community concerning the proposed name.	S Hester	Jan 2023		Te Tūmatakahuki have presented Council with 4 options. Officers will liaise with Rangitāne before taking it to the Te Awahou Foxton Community Board to get direction on next steps.
<b>Resolution Number</b> <b>CO/2025/103</b>	That Council extends the foul ball netting at Western Park with a structurally engineered extension, seeking	L Winiata	30/06/2025		This has now been installed, with a successful baseball competition held in early January.

Last Updated: February 2026

	external funding to pay for this. However, if unable to source external funding by 30 June 2025, will utilise the Sportsground renewal budget.				
<b>Resolution Number</b> <b>CO/2025/115</b>	That Council replaces the Waikawa Pedestrian Bridge with a 20 load capacity suspension bridge, following further conversations with the private landowners with a confirmed long term agreement in place.	L Winiata	30/06/2026		Officers are awaiting confirmation from the private landowners on how to move forward.
<b>Resolution Number</b> <b>CO/2025/117</b>	That Council request officers continue to support and work alongside the community group and Ngāti Wehi Wehi to explore a potential access option, and report back to Council with updates on progress, including any new developments that may influence the feasibility or direction of	B Harvey L Winiata	30/06/2026		Officers presented options, including the views from the community group and Ngāti Wehi Wehi at the December 10 2025 Council meeting with Council deciding.

Last Updated: February 2026

	any future access arrangement. This includes ongoing assessment of the viability of both controlled access and no access options.				
<b>Resolution Number</b> <b>CO/2025/119</b>	That Council liaise with relevant agencies and landowners with the goal of addressing the need for dog control measures in the Manawatū Estuary.	V Miller	30/06/2026		Engagement with landowners and partner agencies is underway, with current efforts focused on education initiatives and improvements to signage. As the estuary land is not Council-owned, officers are assessing potential options to support improved dog control; however, available enforcement and regulatory levers are limited. Officers will continue working collaboratively with stakeholders to identify practical and achievable measures.
<b>Resolution Number</b> <b>CO/2025/171</b>	That Council endorses the Levin Closed Landfill Management Plan (CLMP) [in principle]. The CLMP is an aftercare plan, setting out management, maintenance and operation of the Closed Levin Landfill. This is a living document that includes monitoring and proposed operational	D Haigh	30/06/2026		<p>As agreed with NLG and PMG, a draft copy of the revised consent conditions (needed to support a closed landfill) have been circulated for feedback. Officers have also met with the NLG to discuss the revised conditions. A NLG has been scheduled for 3 March 2026 to go through feedback to the revised conditions. As a living document officers will continue to work with the community in adapting the CLMP ensuring improved environmental outcomes.</p> <p>T&amp;T Completed the Review which has been presented to the NLG, PMG and Elected Members. The agreed focus now turns towards:</p> <p>1. Development of an Enhanced Monitoring Framework – T&amp;T commissioned to develop draft</p>

Last Updated: February 2026

	requirements for Leachate BPO projects that will continue to be developed alongside Iwi partners, owners, PMG and NLG.				framework that provides fit for purpose monitoring of groundwater and leachate plumes. 2. Investigate and initiate opportunities to support the performance and enhancement of the existing wetland. Council currently working with T&T to engage a wetland specialist to lead design accurate enhancement strategies. 3. Procurement of Tatana Block to assist with the new fit for purpose monitoring framework, wetland enhancement and ongoing environmental improvements. Council have secured this property.
<b>Resolution Number</b> <b>CO/2025/172</b>	That Council endorses approach to continue enhancing the monitoring framework related to leachate from the old Levin landfill to inform ongoing analysis and decisions on mitigation requirements to maintain compliance with consent conditions, and the Landfill Agreement.  That Council notes funding to continue researching and validating alternate opportunities including	D Haigh	30/06/2026		The Closed Landfill Monitoring Framework Group are currently working with T&T to adopt an Enhanced Monitoring Framework.  This framework is pivotal to informing the direction or investment in any BPO opportunities that also includes wetland enhancement and investigating extraction/treatment options.

Last Updated: February 2026

	onsite treatment of leachate, additional capping of the Old Levin Landfill or wetland planting will come from the approved existing Best Practicable Option (BPO) funding.				
<b>Resolution Number</b> <b>CO/2025/173</b>	That Council notes Officers will be presenting back a report in December 2025, which takes on board expert peer review and iwi and community advice and voice, to set out the detailed delivery of landfill aftercare actions, as provided for in the Landfill Agreement and the Levin Closed Landfill Management Plan. This will provide recommendations to Council specifically on leachate intervention, capping of the old landfill and potential	D Haigh	31/12/2025		As indicated above the Report with T&T Review Findings delivered to Council in December 2025. Officers continue to work with PMG and NLG on key action points

Last Updated: February 2026

	purchase of adjoining land for wetland creation.				
<b>Resolution Number</b> <b>CO/2025/174</b>	That Officers report back the monitoring framework following engagement with PMG and NLG, that provides assurance to Council on the ongoing commitments to testing of the Hokio Stream.	D Haigh	30/06/2025		Engagement meetings with PMG and NLG were undertaken in November & December 2025. Officers continue to work with the PMG/NLG as we look to finalise the updated monitoring framework and programme February/March 2026.
<b>Resolution Number</b> <b>CO/2025/238</b>	That Council requests Officers seek an easement with DoC and provides vehicle access to the beach across reserve land between 47-49 Manga Pirau Street Waikawa Beach.	B Harvey / L Winiata	31/12/2026		Officers have had an initial conversation with DoC which was positive and they are expecting the easement application in the coming weeks.
<b>Resolution Number</b> <b>CO/2025/240</b>	That Council requests Officers implement the following measures to support safe and considerate vehicle	B Harvey / L Winiata			Initial signage has been erected for the summer period. Officers will be working with the Community Group to finalise the more permanent signage.

Last Updated: February 2026

	<p>access via the existing track:</p> <p>Installation of appropriate signage, similar to signage at other beach access location across the district, with signage also providing guidance on the suitability of the track for certain vehicle types only and other information relevant to the safe and appropriate use of the track.</p> <p>That Council requests Officers to work directly with neighbouring residents to identify and implement suitable privacy measures, such as screening, planting, fencing, and parking controls, and that a portion of the existing budget be allocated to support agreed mitigation actions</p>				
					<p>Officers are working with the neighbours. Signage has been provided and we are working on appropriate planting locations and potential fencing solutions.</p>

Last Updated: February 2026

	<p>That Council notes that the existing track, even once formalised with an easement on DoC land, will either:</p> <ul style="list-style-type: none"><li>• be replaced by an alternative long-term access option in another location once confirmed by Council; or</li><li>• be subject of further work, including survey work, consenting and physical improvements, should Council determine it appropriate to retain the existing track as the only viable permanent long-term option for beach vehicle access.</li></ul>			<p>Officers have yet to look for an alternative outside what has already been done nor is further work required at this stage.</p>
	<p>That Council confirms that the existing 2024-2044 Long Term Plan capital budget</p>			<p>This will be done.</p>

Last Updated: February 2026

	allocation for investigation and delivery of a long-term vehicle access solution for Waikawa Beach be maintained as a placeholder until such time that the direction is reconsidered as part of the 2027 Long Term Plan process, with options for carry over of an appropriate budget being presented at that time.				
	That Council requests that if maintenance or safety issues arise on the existing track prior to a long-term solution being identified or implemented, Officers are authorised to take only the minimum necessary actions, consistent with maintaining safe passage of users, noting that any actions likely to trigger the requirement for a			No maintenance or safety issues have arisen at this point.	

Last Updated: February 2026

	resource consent under the One Plan must be brought back to Council for direction.				
	That Council requests Officers report back to Council by 30 October 2026 with the proposed scope and purpose of a Beach Bylaw development process, including estimated costs and a potential work programme for consideration as part of the 2027 Long Term Plan process.		30/10/2026		Officers have this within their work plan.
	That Council notes that planned capital works relating to the pedestrian footbridge are unaffected by the vehicle access resolutions, but also notes that any final approval or permission from the adjoining private property owner - who currently permits				Officers have reached out to the private landowners to confirm works can continue for the pedestrian bridge.

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	pedestrian access beyond the bridge – may be contingent on certainty around future vehicle access arrangements at Waikawa Beach.				
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## Exclusion of the Public : Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following part(s) of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

### C1 Levin Town Centre Transformation - Oxford Street Properties - Future Options

<b>Reason:</b>	The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
<b>Interests:</b>	s7(2)(h) - The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.
<b>Grounds:</b>	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
<b>Plain English Reason:</b>	This report contains commercially sensitive information on the future options relating to the six Council owned properties on Oxford Street, Levin.

### C2 Civic Building Capital Works

<b>Reason:</b>	The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
<b>Interests:</b>	s7(2)(h) - The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.
<b>Grounds:</b>	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
<b>Plain English Reason:</b>	This report includes commercially sensitive information relating to procurement approach, cost estimates, and sequencing of capital works, the disclosure of which could disadvantage Council in future contractual negotiations.

### C3 Council Resolution and Actions Monitoring Report December 2025

<b>Reason:</b>	The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
<b>Interests:</b>	s7(2)(c)(ii) - The withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to damage the public interest.

	s7(2)(h) - The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.
<b>Grounds:</b>	s48(1)(a)  The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
<b>Plain English Reason:</b>	These actions relate to potential or actual sales of property, and contract negotiations. The public release of these actions at this time may affect sales prices or disclose negotiation points.