



# LONG TERM PLAN

2021-31

CONSULTATION DOCUMENT

***Tell us what  
you think***

*Kō Pūtauaki te Maunga  
Kō Te Aotahi te Tangata  
Kō Te Takanga i o Apa te wai  
Kō Tūwharetoa te Iwi  
Kō Te Arawa te Waka  
Tihei Mauri Ora*

***We want to know  
what you think.***

*See page 30-31 for  
how to have your say.*



# KEY DATES

## CONSULTATION PERIOD

Open for feedback and submissions:  
**14 May to 14 June 2021**

## PUBLIC CONSULTATION HUI

- **Public Meeting**  
**Concert Chambers**  
**21 May, 5:30pm**
- **Check the Council website for more details of public meetings.**

## CONSULTATION TIMELINE

- 14 May 2021  
**LTP Consultation Document available**
- 14 May to 14 June 2021  
**Consultation period**
- 22 June 2021  
**Hearing – Submitters talk to their submission**
- 29 June 2021  
**Council deliberate regarding submissions**
- 27 July 2021  
**Council adopts Long Term Plan\***

\*Rates are set for the coming year

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# MESSAGE FROM THE MAYOR AND CHIEF EXECUTIVE

## Kia ora and welcome to the Long Term Plan 2021-2031 consultation document.

Our focus is on building a plan that enables us to create a resilient and sustainable Kawerau District that can meet the needs of the future.

Since the 2018 Long Term Plan we have completed major flood mitigation works, asset renewals, community space enhancements and supported regional economic growth.

We continue to build relationships with Iwi, particularly Tūwharetoa ki Kawerau Tangata Whenua. We wish to thank Council's Cultural Advisor Kaumātua Te Haukākawa (Boycie) Te Rire, Reverend Amorangi (Graham) Te Rire and Reverend Tumihitai (George) Raerino.

Our district has been fortunate in that we have remained isolated from the COVID-19 virus, although we acknowledge the impact on our community. Our focus was the provision of essential services during the 2020 lockdown and a Civil Defence response.

Despite the challenges of COVID-19, we were proud that our Three Waters team were recognised and awarded a national IXOM Operations Award at the Water New Zealand Conference in 2020 for their achievements last year.

We are proud of the sense of community being developed at our Porritt Glade Lifestyle Village and pleased that the continued demand for house and land packages at our Central Cove subdivision confirms our strategy for housing.

Looking to the future, our most important priorities remain the same - to provide essential services and to look after and invest in key infrastructure like our roads, pipes and community spaces.

The age of our district means we need to start replacing reticulation networks for water, stormwater and wastewater over the coming decades.

Therefore, one of our consultation items for this Long Term Plan is the acceleration of the drinking water pipe replacement programme. We are proposing to fast-track this project as the analysis of water pipe sampling shows faster rates of deterioration than expected.

We are also consulting on the use of proceeds from residential housing developments. Using these proceeds has helped to smooth rates increases and we suggest continuing this in the short-term.

Our third item for consultation is the provision for future growth. We are expecting steady increases in population and wish to look beyond our current developments to ensure we plan for more homes.

The Three Waters Reform is an issue we will work through and address in consultation with our community as it unfolds.

We look forward to talking with the community about these consultation items.



Malcolm Campbell  
**Mayor**



Russell George  
**Chief Executive**



# FUTURE ISSUES

## THREE WATERS REFORM

The Government's Three Waters Reform Programme is a three-year programme to reform local government three waters service delivery arrangements for drinking water, wastewater and stormwater services.

In 2020, Kawerau signed the Memorandum of Understanding with central government, opting in to the first stage of the reform and stimulus programme securing \$800,000 of funding. This funding is being used to upgrade the Wastewater Treatment Plant operating system, improve land disposal systems and to renew tobies (water shut-off valve).

Under stage one, Council has only committed to providing information to the review and considering any proposal from Government. During mid-2021, the Government is expected to make substantive decisions on the next steps for reform. Councils will be asked to participate in the new service delivery system in the form of an opt-out approach.

The Government plans to consult with communities on this proposed change in late 2021. We will also consult with Iwi and the community, so Council can make an informed decision about the best outcome for Kawerau.

Regardless of the outcome of the reforms, our Long Term Plan and Infrastructure Strategy includes three waters management and projects.

In setting the Infrastructure Strategy, Council has given consideration to the Government's Three Waters reform and the preference to accelerate the water pipe replacement programme.

The key driver for continuing with the replacement programme is that the project needs doing and the community has indicated they wish Council to get on with it.

For more information of the government reforms visit [www.dia.govt.nz/three-watersreform-programme](http://www.dia.govt.nz/three-watersreform-programme)

## CLIMATE CHANGE

Council recently submitted to the 2021 He Pou a Rangi (Climate Change Commission) Draft Advice for Consultation Document.

The Kawerau District has a unique opportunity to position itself as a green economy with the renewable energy and process heat available for industry. Further opportunities exist for Kawerau, with the future addition of the Kawerau Container Terminal that will reduce carbon emissions by some 16,000 tonnes each year by transporting products by rail rather than the road.

Council will continue to take a proactive approach to supporting the community to become more sustainable and reducing emissions from our own operations. The first step has been to purchase an electric mower to service the district.

Protecting property and people from the effects of the unpredictable weather events associated with climate change, has been a focus for Council in the past three years.

In particular, Council has invested in flood protection measures in response to increased rainfall intensities that caused substantial damage to properties.

The risk of drought has been assessed and is considered low as the district's drinking water is sourced from underground springs which have provided sufficient quantities to meet the community's needs.

Rising sea levels due to climate change are unlikely to impact on the district due to its geographic location.

# OUR VISION

**To create a resilient and sustainable Kawerau District that can meet the needs of the future.**

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## OUR MISSION

- Represent the interests and aspirations of the Kawerau community, within and beyond the district
- Further the social, economic, environmental and cultural well-being of the Kawerau community
- Continue supporting established industries in the district and their supporting businesses
- Promote the advantages of Kawerau in order to increase the district population and encourage industrial investment and development
- Ensure independence of the district is maintained

## OUR COMMUNITY OUTCOMES

**Leadership** – Council advocates within and beyond the district and governs for community needs and interests.

**Equity** – Council embraces involvement from all sectors of the community in its democratic and decision-making processes.

**Activity** – Council facilitates a vibrant community life with opportunities for creative, cultural and recreational activity.

**Development** – Council works in partnership to attract people to visit, live and do business in Kawerau and to enhance economic and employment opportunities for our community.

**Environment** – Council sustainably manages Kawerau's environment through its stewardship, planning and consents.

**Regulation** – Council regulates, monitors and acts to protect public health and safety, to prevent harm and nuisance and to improve standards in Kawerau's residential, commercial and public environments.

**Services** – Council infrastructure and services are age and disability-friendly, effective, efficient and affordable, now and for the future.



# RELATIONSHIPS WITH MĀORI, TANGATA WHENUA AND IWI

**Kawerau District Council is committed to an open dialogue and working relationship with Māori, Tangata Whenua and Iwi and has taken steps toward growing its relationships.**

Key to this was re-invigorating the Iwi Kaumātua role on behalf of Tūwharetoa ki Kawerau Tangata Whenua.

During the past three years, Council has been privileged and grateful for the cultural expertise provided by Reverend Amorangi (Graham) Te Rire, Kaumātua Te Haukakawa (Boycie) Te Rire and Reverend Tumihitai (George) Raerino.

More recently, Te Haukakawa accepted the role of Council's Cultural Advisor with support from his brother and fellow Kaumātua Reverend Amorangi Te Rire and Reverend Tumihitai Raerino and Iwi.

Te Haukakawa believes the value and importance of the role relies on listening to one-another and kōrero kanoahi ki te kanoahi (talking face-to-face). The regular hui provides the opportunity for reciprocal sharing of information and matters.

Both parties acknowledge that the strength of the relationship is the on-going approach across all aspects of Council.

Gaining te ao Māori (Māori world view) enables Council to seek out Tikanga protocols and advice and for inclusive participation in decision-making processes.

Recent examples include naming the streets for Council's new developments. The historical name 'Piripiri' was shared to Council by ngā tūpuna o Tūwharetoa (Hingaia) and has been used to name the new road through the Porritt Glade Lifestyle Village subdivision. Piripiri means to keep close, close together, stick, cling, adhere. Piripiri in this context

is the gathering of rocks but more importantly the gathering of people.

Similarly, the name Tiwhatiwha Crescent in Central Cove was gifted by ngā tūpuna o Tūwharetoa (Hingaia). It recognises the Bowen and Hobson Street areas were part of the main route used by Tangata Whenua to cross the river. During the night, the glow worms would shine on the rocks guiding the way for travellers to cross the river safely. Tiwhatiwha refers to the guiding light that leads our people safely to their destination.

The Three Waters Reform and direction for our rohe is an important issue that Council will jointly work together with our Kaumātua and Tūwharetoa ki Kawerau Tangata Whenua and Iwi.

Council will continue to focus on improving relationships with Māori Tangata Whenua and reaching out to Iwi across the rohe.

*Kaumātua Te Haukakawa (Boycie) Te Rire completes the mihi whakatau (formal welcome) at the annual Mayors' Taskforce for Jobs event hosted by Kawerau District Council in 2020.*



# OUR GROUPS OF ACTIVITIES WHAT COUNCIL PROVIDES

## Democracy

- Representation
- Policy
- Democracy

## Economic and Community Development

- Economic Development
- Events Management
- Information Centre
- Community Development
- Youth Development

## Environmental Services

- Resource Management
- Building Control
- Environmental Health
- Dog Registration and Control
- Civil Defence

## Roading

- Roads and Footpaths
- Street lighting

## Stormwater

- Stormwater Drainage and Flood Protection and Control Works

## Water Supply

- Drinking Water

## Wastewater

- Sewerage and Sewage Treatment and Disposal

## Solid Waste

- Refuse Collection and Disposal
- Recycling Collection

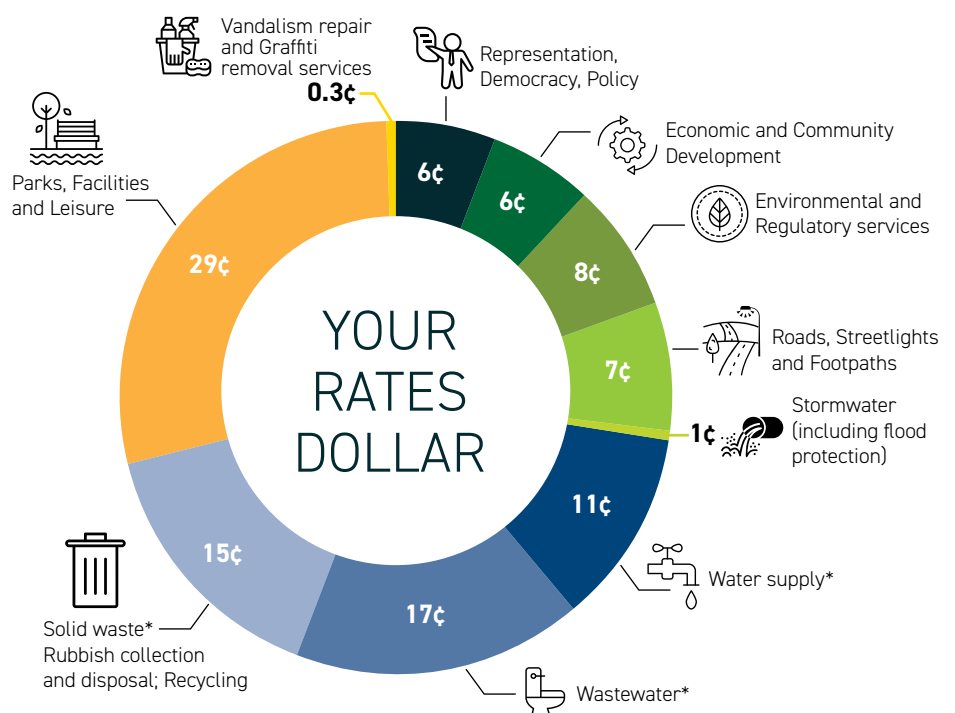
## Leisure and Recreation

- Maurie Kjar Memorial Swimming Pool Complex
- Public Library and Museum
- Firmin Lodge
- Public Halls and Facilities
- Skate Park and Playgrounds
- Parks and Reserves
- Sports Fields and Facilities
- Cemetery

## WHERE YOUR RATES DOLLAR GOES

This is indicative only for an average residential property.

\*These rates comprise a uniform annual charge per property and the remainder of this charge is based upon property value.





# WHAT WE HAVE ACHIEVED SINCE OUR LAST LONG TERM PLAN 2018–2021

A lot has happened since 2018. Following are updates of what we said we would do in 2018. There's too much to include everything here. You can find more details in our Annual Reports on our website [kaweraudc.govt.nz](http://kaweraudc.govt.nz)

## ECONOMIC AND COMMUNITY DEVELOPMENT

### REGIONAL ECONOMIC DEVELOPMENT

As a founding member, Council continues supporting Industrial Symbiosis Kawerau (ISK) a partnership with Iwi, Kawerau Industries and our Eastern Bay neighbours to develop viable, interconnected businesses and relationships that balance social, environmental and economic drivers.

Kawerau also joined with other Eastern Bay Councils as part of the Eastern Bay of Plenty Regional Development Project, which forms the district's economic development strategy.

One of the outputs was the Kawerau Pūtauaki Industrial Development, forecast to bring 300 direct jobs to Kawerau by 2030\*. The Government's Provincial Growth Funding has fast-tracked this development which comprises:

- **Pūtauaki Industrial Land Development** – the installation of a roundabout on the State Highway and internal roading into Pūtauaki Trust's 80 hectare industrial site;
- **Kawerau Container Terminal Development** - Rail siding and related infrastructure, currently at planning and design phases;
- **Off-Highway Road Development** – Linking the Container Terminal to existing industry, the Pūtauaki industrial area and plantation forests. Resource consenting phase underway with Bay of Plenty Regional Council and Kawerau District Council.

\*EBOP Regional Development Report September 2018

*The roundabout and internal roading being constructed by Pūtauaki Trust links Pūtauaki Trust's 80 hectare industrial site to the State Highway and other industry.*

### KAWERAU PATHWAYS TO WORK

Core to ISK's philosophy is raising the prosperity and resilience of the community through training and other initiatives aimed at developing a skilled workforce and increasing work participation rates.

With assistance from Provincial Growth Funding the KPtW team have established an infrastructure to facilitate cadetships, apprenticeships, full-time entry level employment, study groups, driver licencing (for in-work candidates) and develop a student pathway to industry programme.

All initiatives are the result of strengthened relationships with Government Agencies, Regional Economic Development Agencies, Training Organisations, Iwi, Tarawera High School, Industry and the community.



## RESIDENTIAL DEVELOPMENTS

Three housing developments are being progressed to meet the district's current needs for housing.

### CENTRAL COVE

Council spent \$1.1m to develop the 31-section subdivision on the old Central School grounds. Seven house and land packages have been sold. Another five are in progress. Council has made \$748,000 from sales to date and breaks even with the development costs when 10 sections have sold.

### PORRITT GLADE LIFESTYLE VILLAGE

A high-quality independent living retirement village for people over 60 years that frees up larger family residences to the housing market.

Six units are completed and have residents living in them after purchasing a 'Right to Occupy'. Another six units will be finished by 30 June 2021. Five of these are under contract.

Council recoups the land development and unit construction costs once Occupation Right Agreements are in place for all 29 units. The complex is due for completion by 2023.

### BELL STREET AND TE ARIKI PLACE

A subdivision on the former reserve area was developed with services in place at a cost of \$127,113. A focused marketing campaign of these sections is planned. The sale of one section is required to break even.

## TOWN CENTRE

Providing a safe and open thoroughfare for pedestrians was the main focus of the first stage of the Town Centre redevelopment. Work on stage two, opposite the Skate and BMX park is underway. Further improvements for stage three will be considered in conjunction with existing businesses and the community.

## TOURISM - KAWERAU TRAILS TRUST

Council lead the Kawerau Trails project by accessing grants to progress the early stages of the initiative. In late 2020, the Kawerau Trails Trust was formed comprising representatives from Iwi, the Kawerau community, local landowners, the Bay of Plenty Regional Council, Kawerau businesses and recreational groups and the manager appointment continued.

The aim is a network of recreational cycling and walking trails in and around the district to benefit the Kawerau community and leverage the growing domestic tourism market in trail use.

## TOURISM - VISITORS

The worldwide COVID-19 pandemic has changed the visitor sector. Steady numbers of domestic tourists are catered for with the district's freedom camping areas, Firmin Lodge, attractions, and a range of services available via the Kawerau i-SITE.

## YOUTH DEVELOPMENT

The Council continues to provide opportunities to increase the capability of young people as per the Youth Strategy. The Kawerau Youth Council offers leadership development and in turn provides inclusive events for youth in the district. The annual Young Achiever Awards acknowledge the achievements of youth across cultural, sporting and academic areas.



*Left: Mayor Malcolm Campbell officially opens the Porritt Glade Lifestyle Village with inaugural residents Kath Cook, Averil Edhouse and Zita King.*

*Right: Another new home at Central Cove, Council's residential development on the grounds of the former Central School.*

# ENVIRONMENTAL SERVICES

## IMPROVED LEVEL OF DOG CONTROL SERVICES

Animal Control services are in place 24 hours, seven days a week, utilising Council staff and contractors. In addition, the Council has installed additional bins and dog disposal bags in some of the popular dog walking areas.

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## ADDITIONAL CLEANING OF STREETS AND COUNCIL FACILITIES

Feedback has been positive about the results of extra street cleaning services that have improved the district.

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## COVID-19

Council kept essential services operating during the COVID-19 lockdown, while also running a Civil Defence emergency operations centre and ensuring residents were kept up-to-date with information and health advice.

# STORMWATER

## FLOOD PROTECTION WORK

Protecting residential property and people was the aim of four large detention basins constructed in three main flood pathways in the Beattie Road, Hardie Avenue and Upper Fenton Mill and Valley Road areas.

The replacement of culverts to prevent flooding in the River Road area at the Cobham Drive intersection has been finished. Culvert replacement at the Pumphouse area of River Road is underway.

# WATER SUPPLY

## DRINKING WATER PIPE REPLACEMENT AND RISER MAIN UPGRADE

New drinking water pipes have recently been installed in Te Ariki Place, Massey, Bell, Short, McKenzie and Hinemotu Streets. The upgrade of the Riser Main (feeder pipe) from the Pumphouse to the reservoir at the Monika Lanham Reserve has also been completed.

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## CLEANING THE NETWORK

Chlorine introduced to meet Ministry of Health drinking water quality requirements on 1 July 2018 caused significant problems with “discoloured water” due to the buildup of manganese and iron in pipes. The entire reticulation network was “flushed” and pressure cleaned using air scouring techniques to clean the pipes in 2019. This will be repeated in 2021/22.

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## IXOM AWARD FOR THREE WATERS TEAM

The Council’s Three Waters team was awarded the IXOM Operations Award at the Water New Zealand Conference and Expo in Hamilton last year. The award recognised the team’s “resourceful solutions-oriented focus to improve their processes and operational outcomes during the COVID-19 pandemic”.



*One of the four engineered detention basins at Valley Road to manage water flows during extreme rainfall events.*



# LEISURE AND RECREATION

## COBHAM DRIVE PLAYGROUND UPGRADE

A major upgrade of the Cobham Drive playground was completed with a half basketball court, toddlers' and children's play equipment, new fencing and seating.

## CEMETERY DEVELOPMENT

The first stage of the expansion of the Kawerau Cemetery was completed with the removal of the hill and trees. Council continues to extend the cemetery with 40 new plots each year. This will provide the district with sufficient burial sites for the next 40 years. Ongoing beautification work will continue with fence renewals and garden upgrades.

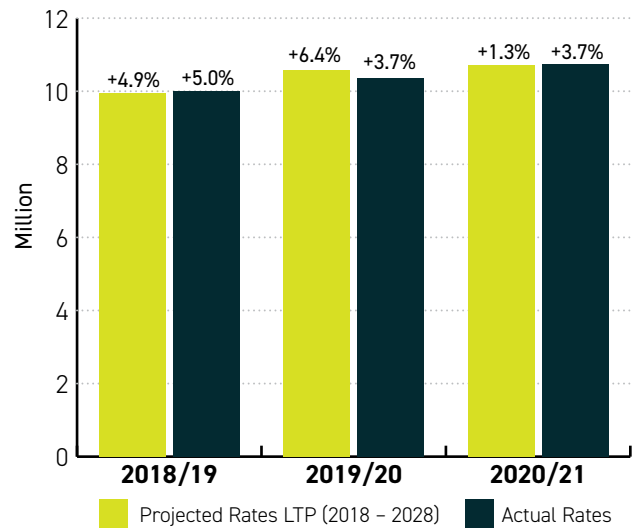
## MAURIE KJAR MEMORIAL SWIMMING POOL COMPLEX

Council continued to invest in the high-quality pool complex with support from national funding agencies. Improvements in the last three years include:

- Refurbishments of the complex.
- Upgrade of the covered barbeque and seating area.
- Conversion of the old changing rooms into new clubrooms. An upgrade of the front entrance and office area and new fencing is currently underway. Community feedback supported this project during the 2020/21 Annual Plan process and Council subsequently received a grant of \$500,000 to complete it.

# RATING FOR THE LAST THREE YEARS

Overall, the actual rate charge for the past three years is close to what was projected which is positive as Council improved its level of service for some activities as outlined.



Below left: The new covered barbeque and seating area is popular with users of the Maurie Kjar Memorial Swimming Pool complex.

Below right: Council's Parks and Recreation Manager Bernie Tientjes and resident Ruth Montgomery who was the driving force behind the playground upgrade.



# ***What does the future look like?***

Our focus is on building a plan that enables us to create a **resilient** and **sustainable** Kawerau District.

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The major areas being considered for the 2021–2031 Long Term Plan are:

**Consultation Topic 1:** Drinking water pipe replacement

**Consultation Topic 2:** Proceeds from residential sales

**Consultation Topic 3:** Growing our District

This section outlines the proposals and provides options for residents to give us feedback on.

***We want to  
know what  
you think.***

## CONSULTATION TOPIC 1

# DRINKING WATER PIPE REPLACEMENT

The Kawerau District has one water supply network that distributes potable (drinking) water to:

- 2,751-plus households
- Five large industrial plants
- 175 (approx.) businesses

The network comprises springs, pumps, reservoirs and pipes. Most of Kawerau’s water supply pipes were installed from 1956 through to 1986.

The three materials which the 77km water pipes consists of are steel (44%), asbestos cement (AC) (37%) and plastic PVC (19%).

Water pipes in the Newall, Galway and Domett streets area were replaced in 2010 with PVC (plastic) pipes. The pipes in Te Ariki Place, Bell, Massey, Short, Hinemotu and McKenzie Streets area have just been replaced.

Council's practice to date has been to replace water pipes when breakages occur or when the pipes are known to be at the end of their useful life. This practice avoided unnecessary costs resulting from pipes being replaced early.

However, Council is proposing to replace all old steel and asbestos cement pipes over the next six years due to:

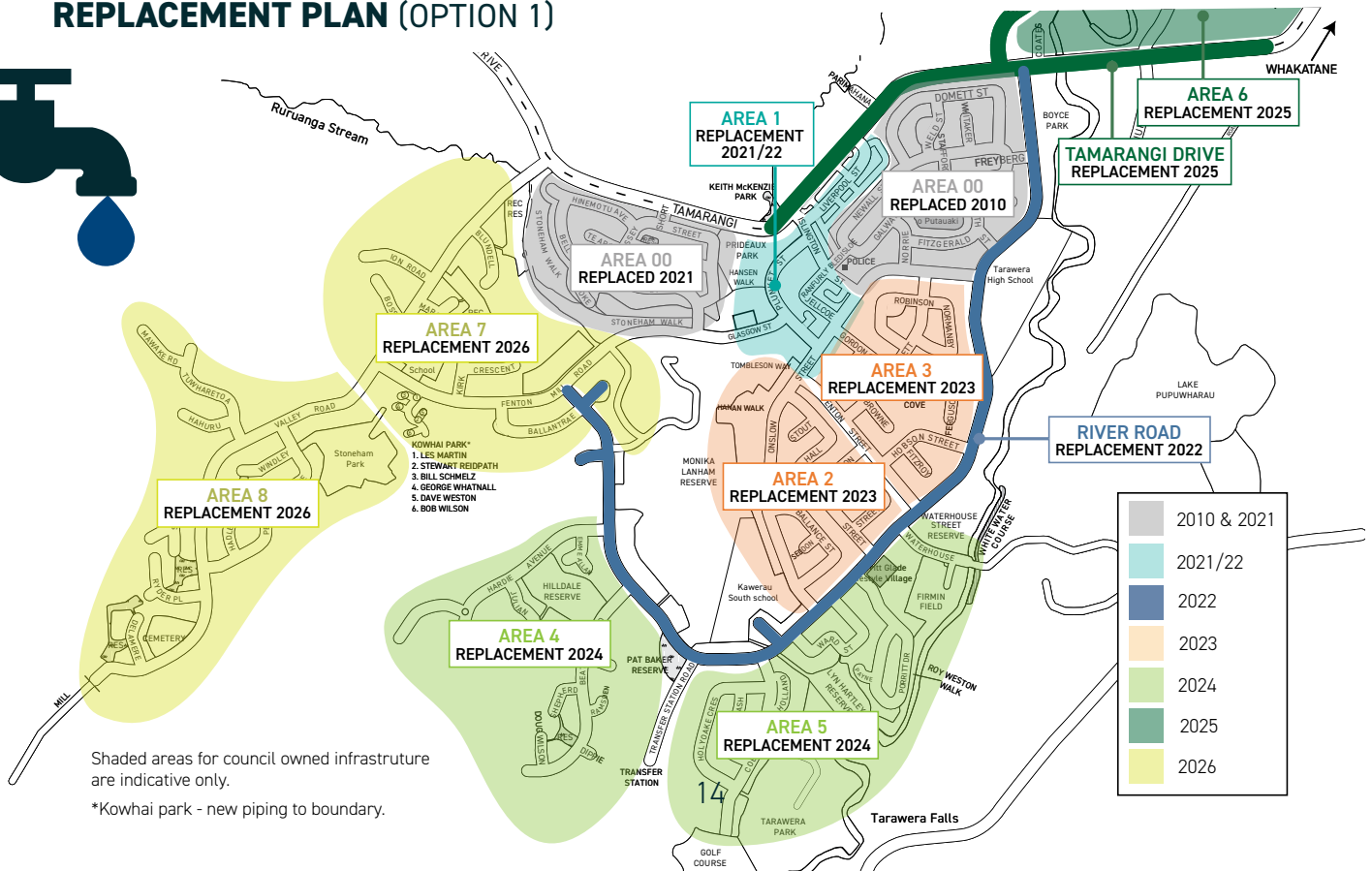
- Pipes deteriorating faster in some areas due to geothermal and water acidity.
- Overall, pipes in Kawerau deteriorate 24% faster than the national average.
- Nearly half of the water supply pipes consist of asbestos cement.
- On-going discoloured water issues due to the build-up of manganese and iron in existing pipes.

This will cost \$2.0 million each year for a total cost of \$12 million.

Council believes it is prudent with the current low interest rates to start this accelerated replacement programme now and fund it from loans from the Local Government Funding Agency (LGFA).

The lifetime of the polyethylene pipes (PE) which is a new generation PVC pipe is 100 years. The loans would be taken out for a period of 90 years, which means current and future residents who benefit from the new asset, will contribute financially. The loan period will allow the next pipe replacement to be started and completed with the pipe's 100 year lifespan.

## DRINKING WATER PIPE REPLACEMENT PLAN (OPTION 1)



Shaded areas for council owned infrastructure are indicative only.

\*Kowhai park - new piping to boundary.



Council's preferred option

## Option 1

Replace 48km (which excludes the Riser and Gravity Mains) of old pipes in a planned and staged approach over the next six years with polyethylene pipes. Council will fund this replacement programme by loans of \$2 million per year for six years. The loan term would be for a period of 90 years. This is Council's preferred option and is included in the proposed budget.

### Impact on level of service

- Reduces 'discoloured water' issues.
- Removes all asbestos cement pipes from the network.
- Future generations benefit and contribute by repaying loans.

### Impact on rates

Total Rates for Water:

- 2021/22 \$1,341.4k
- 2022/23 \$1,480.1k
- 2023/24 \$1,551.3k

Loan interest payable to service the debt:

- 2021/22 \$25,040
- 2022/23 \$74,930
- 2023/24 \$124,660
- 2024-2031 \$174,230 to 296,920 each year

Impact on the average property is \$4.50 to \$53.00 per annum.

### Impact on debt

- Requires borrowing and \$12m debt as there are insufficient depreciation reserves to fund this project.

## Option 2

Continue to replace pipes as breaks and failures occur (status quo). This is estimated to cost \$4.6 million over the next 10 years. However, this will only replace approximately 40% of the old pipes.

### Impact on level of service

- Reduces the need for debt and borrowing.
- Discoloured water issues may continue, even in areas with new pipes, as the water has to travel through old pipes.
- Potential for increasing number of water main failures as pipes deteriorate.

### Impact on rates

Total Rates for Water:

- 2021/22 \$1,316.4k
- 2022/23 \$1,405.2k
- 2023/24 \$1,426.6k

### Impact on debt

- Removes the need for borrowing and debt as this would be funded from depreciation reserves.

## What do you think?

## BORROWING TO FUND THE DRINKING WATER PIPES REPLACEMENT PROJECT



Council are currently replacing the water pipes as they fail or break. If we continue in this manner, it is expected to cost the district \$4.6 million to replace approximately 40% of the old pipes during the next 10 years.

However, our preferred option is to replace all the old water pipes during the next six years. This would mean renewing 8km to 9km annually at a cost of \$2.0 million each year.

To complete this project funding for these renewals will come from loans which will be repaid over 90 years. The pipes have a 100 year lifespan and loans would be structured so that the next pipe replacements could commence before the end of the lifespan.

Council has joined the Local Government Funding Agency (LGFA), which is a Council Controlled Organisation set up specifically for Council borrowing. Operating under the Local Government Act 2002, LGFA offers more efficient funding costs and terms to Councils than other traditional lenders.

## THREE WATERS REFORM

Council has chosen the preferred option to accelerate the pipe replacement programme with consideration of the Government's Three Waters reform. Council has only committed to stage one of the reform which was the provision of information to the Government. Under stage one, Council received an \$800,000 Three Waters Stimulus Grant that is being used to upgrade the Wastewater Treatment Plant operating systems, for new milliscreens and for land disposal improvements (\$680k) and water toby replacements (\$120k). The Three Waters Reform timeline shows it will be late 2021 before the government will start consulting about the proposed regional water authorities.

The key driver for continuing with the drinking water pipe replacement programme is that the project needs doing. In addition, even if the district's Three Waters assets were to be managed by a regional authority, then any debt associated with those Three Waters assets would also be transferred.

## CONSULTATION TOPIC 2

# PROCEEDS FROM RESIDENTIAL SALES

Council's operating costs are anticipated to increase by \$764,140 (5.2%) for 2021/22 - excluding the budgeted expenditure for residential developments.

The reasons for this increase are:

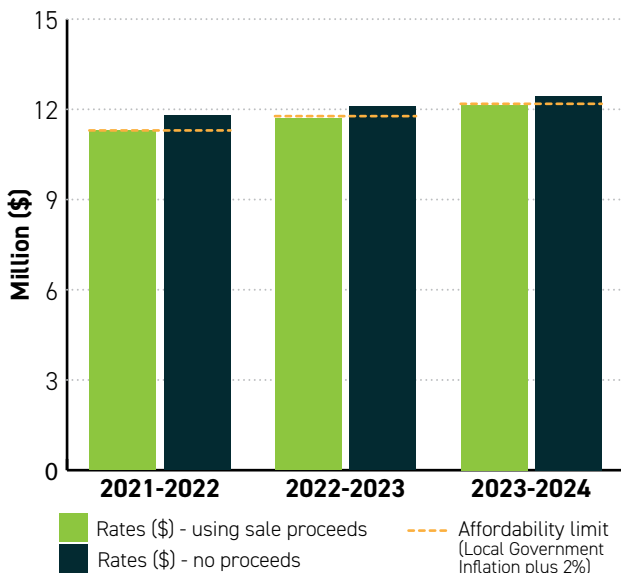
- Inflation - projected to be 1.5 to 7.2% for 2021/22.
- Additional costs for insurance and the district plan review.
- Additional people resourcing required to meet legislative and community demands (Three Waters, Solid Waste, Street Cleaning, Accounting, Communication and Information Technology/Services).
- Increased depreciation costs due to renewals and increased values.

When setting the rates for 2020/21 Council used approximately \$600,000 from the proceeds of residential sales to keep the rates increase to below 3.5%.

Council considered various options of using the proceeds of residential sales in the coming years. We understand the use of these proceeds is not sustainable long-term as the proceeds will run out, but we also believe it is prudent to keep the rates affordable for residents.

Therefore, we have budgeted to use decreasing amounts of revenue from residential sales over the next three years to lower the rates increases. In year one, 2021/22 we propose using \$500,000 and reducing that each year by \$100,000. This will keep the annual rates increases within Council's affordability limit.

The graph below compares the options of using sales proceeds and the impact on the proposed total rates if no proceeds are used during the next three years.



## What do you think?

Council's preferred option

### Option 1

Use proceeds from residential sales. Council's preferred option.

#### Impact on level of service

- No impact on level of service.
- Proceeds not available to fund other projects.

#### Impact on rates

- **Year one** – Council uses \$500,000, keeps the rates increase down to 5.1%. The impact on rates for the average property is an increase of \$111.
- **Year two** – Council uses \$400,000, keeps the rates increase down to 3.5%.
- **Year three** – Council uses \$300,000, keeps the rates increase down to 3.8%.

#### Impact on debt

- \$0

### Option 2

Do **not** use proceeds from residential sales to fund rates.

#### Impact on level of service

- No impact on level of service.
- Proceeds available to fund other projects.

#### Impact on rates

- **Year one** – rates increase 9.7% which exceeds the affordability limit of 5.6%. The impact on rates for an average property is an increase of \$211.
- **Year two** – rates increase 2.5%.
- **Year three** – rates increase 2.9%.

#### Impact on debt

- \$0

**PROPOSED  
RESIDENTIAL  
DEVELOPMENTS**



**CONSULTATION TOPIC 3**

**GROWING OUR DISTRICT**

Kawerau has always been a great place to live, raise a family and enjoy retirement.

The district's population continues to rise and Statistics New Zealand (medium) projections indicate a population of 8,000 by 2028.

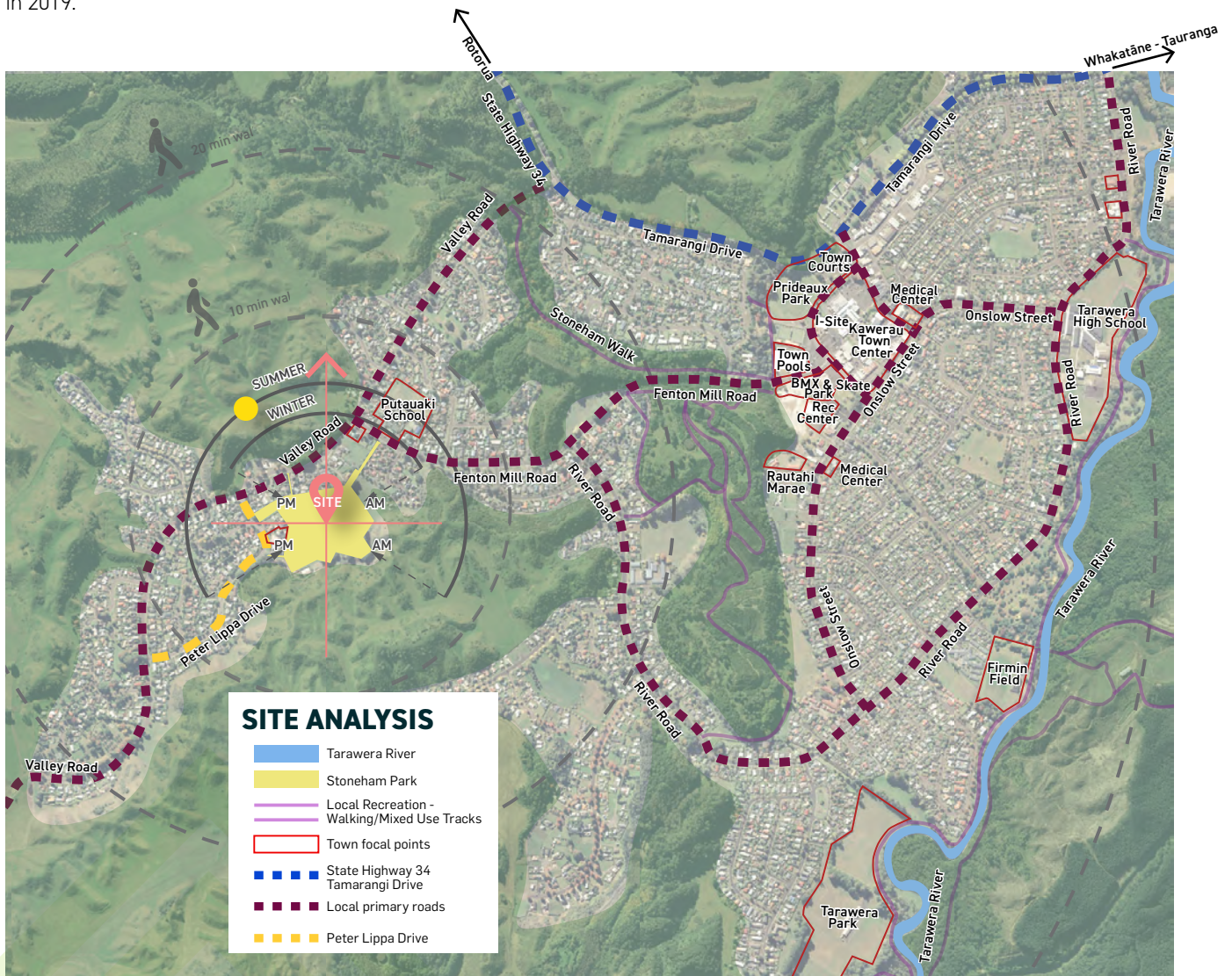
The drivers for this growth include people returning home to Kawerau during the COVID-19 pandemic; new jobs being created by the region's economic development; and that the Kawerau housing market still offers affordable housing compared to other regions.

We need to ensure there is enough housing for our community in the future. Council has considered areas for future development and believes Stoneham Park (the old Soccer Club grounds) is the most suitable option.

Council listened to concerns raised and what people wish to retain and enhance during the earlier round of consultation in 2019.

We have sought advice from experienced landscape architects to come up with a variety of solutions to ensure that any future development of Stoneham Park (the old Soccer Club grounds) could:

- Provide additional housing for the district.
- Enhance and provide green space for recreational activities.
- Offer a range of housing options, such as inter-generational.
- Offer a variety of section sizes and homes across different price ranges, and
- Enhance the visual appeal and value of neighbouring properties.
- Provide more rateable properties and additional rates for the district.





# GROWING OUR DISTRICT

## CONCEPT PLAN FOR STONEHAM PARK (THE OLD SOCCER CLUB GROUNDS)

A. Two way vehicle access and pedestrian link through site.

B. Open green space, communal raised garden beds close to Te Manaaki Preschool.

C. Space for low density housing linked via secondary vehicle access paths.

D. High density housing bordering hillside providing variety, form and structure.

E. Communal open green space 'heart'.

F. Open green space with opportunity for play mixed use below existing tree line.

G. Primary road and pedestrian links with key opportunity for comprehensive streetscape design.

H. Existing pedestrian link to site via Valley Road. Opportunity to highlight and enhance.

I. Existing pedestrian link to site via Fenton Mill Road. Option to investigate upgrade as a one way vehicle access point (pedestrian dominant).

J. Opportunity to incorporate existing row of established trees in site wide development.

K. Iwi owned farm hillside sets the site within a valley. The hillside holds and provides context and a sense security.



Please check the Council website [www.kaweraudc.govt.nz](http://www.kaweraudc.govt.nz) for more information and the full vision document.

# What do you think?

These concepts are only a stepping stone to show what could be possible with some good planning. These models work on using 60% of Stoneham Park for low and medium density housing, leaving 40% for enhanced recreational use areas.

If the community supports the development, Council will continue consulting with Iwi, neighbours and stakeholders as we work through the next stages of reclassifying this land.



## Option 1

Council's preferred option

Reclassify and develop Stoneham Park (the old Soccer Club grounds). It is anticipated that the sales proceeds will be sufficient to cover the cost of the development. This is Council's preferred option.

### Impact on level of service

- Provides housing in a restricted market.
- Promotes growth for the district.
- Our infrastructure can cater for a population of 10,000.

### Impact on rates

- Grows the number of rateable properties.
- Spreads the rates over more properties.
- Sales proceeds could fund projects to enhance the district.

### Impact on debt

- \$0

## Option 2

Stoneham Park remains unchanged.

### Impact on level of service

- Restricts future growth for the district.

### Impact on rates

- Annual maintenance \$17.3k.
- Static rating base.

### Impact on debt

- \$0

# FINANCIAL STRATEGY SUMMARY

The following pages show our financial forecast for the next three years. This includes our total expenditure, proposed rates for residential and commercial properties, and capital projects.

## Proposed rates for the next three years

We are proposing an overall rate increase of 5.1% for 2021/22.

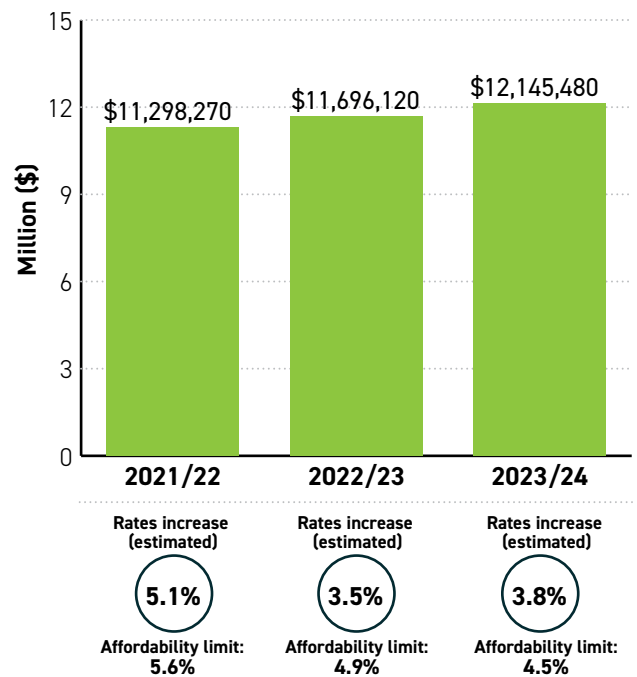
The main drivers of the increase are additional people resourcing required, increased levels of service for water, cleaning, waste and events, inflation, insurance and the district plan review.

The graph (right) shows the anticipated rates increases for the next three years, which factors in the use of anticipated residential sale proceeds. Rates increases are kept within the affordability limit of Council's financial strategy.

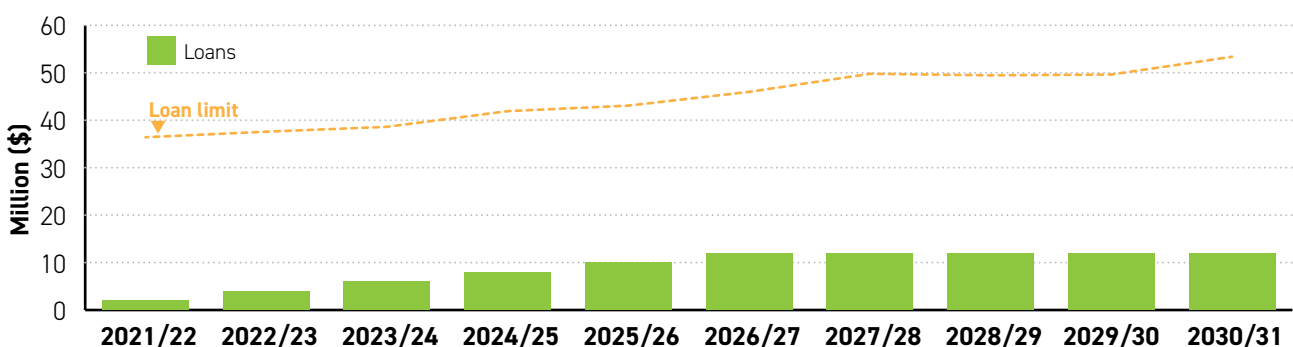
The 5.1% increase for the coming 2021/22 year factors in the use of \$500,000 of anticipated residential sale proceeds.

The proposed rate increases for 2024/25 to 2030/31 range between 2.0% and 4.4%.

### TOTAL RATES



## Proposed borrowing and debt levels



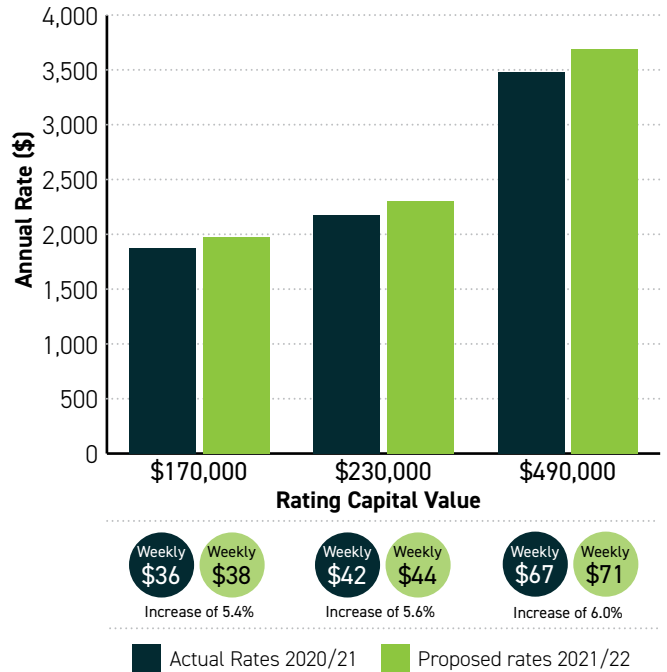


# What your rates might look like next year

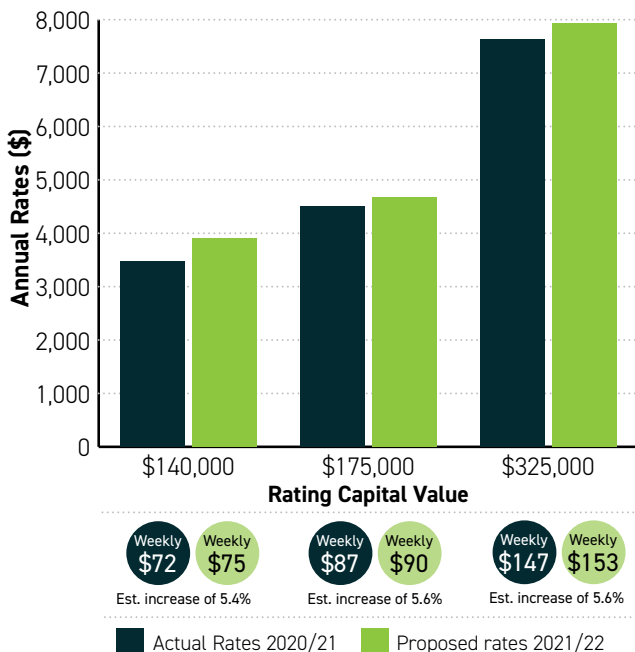
The following graphs show what your rates increases are for year one of the Long Term Plan. Your rates bill will vary depending on the type of property you have, where it is located and the capital value.

These are only indications, as if we need to make any changes following the consultation process, these figures will change.

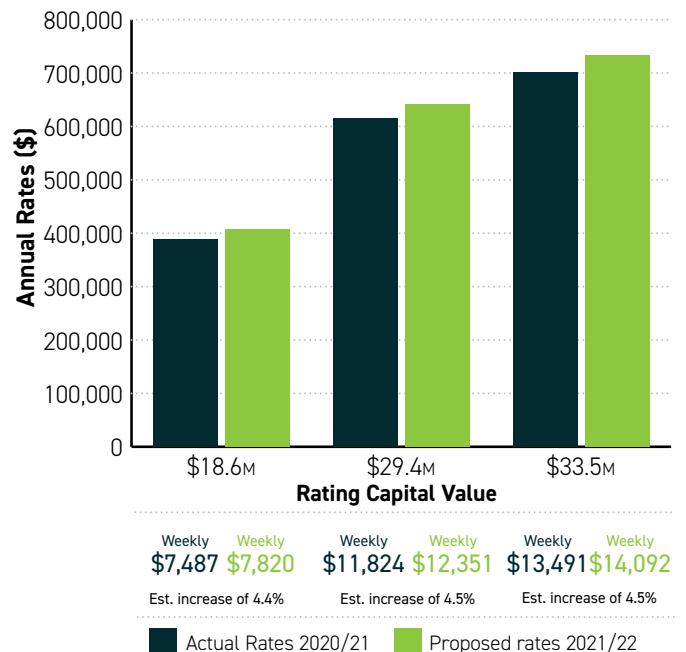
## RESIDENTIAL PROPERTIES



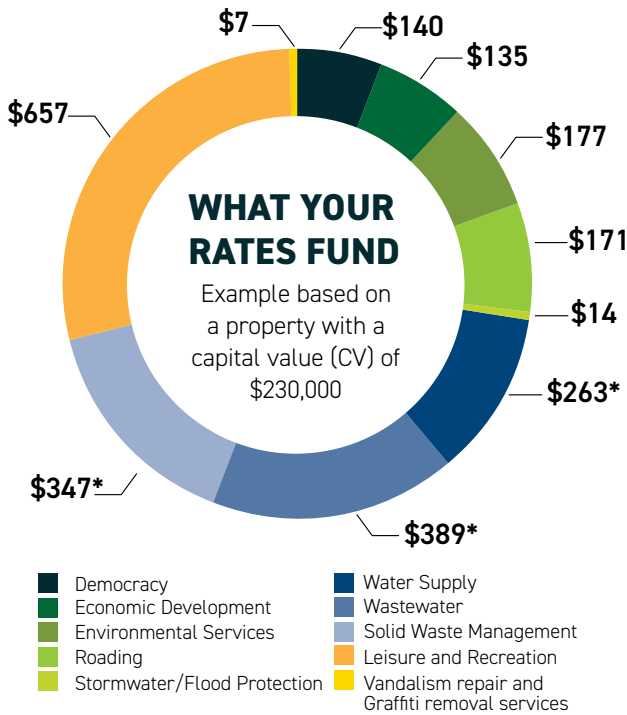
## COMMERCIAL PROPERTIES



## INDUSTRIAL PROPERTIES



# What your rates fund



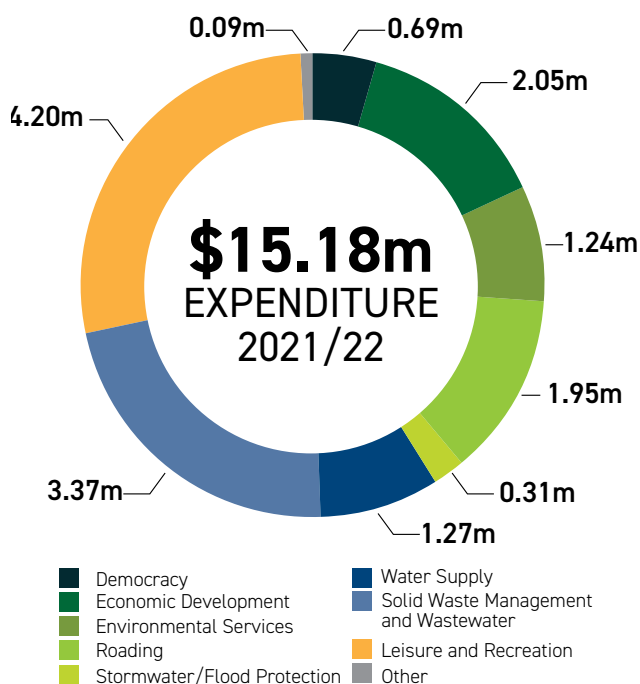
\*These rates comprise a uniform annual charge per property and the remainder of this charge is based upon property value.

## PROPOSED RESIDENTIAL RATES 2021/22

For a property with a rating capital value (CV) of \$230,000 the following Rates would apply:

| Property with a rating capital value of \$230,000 | \$              |
|---|-----------------|
| Uniform Annual General Charge                     | 600.00          |
| Water Supply Fixed Charge                         | 69.00           |
| Wastewater Fixed Charge                           | 178.00          |
| Solid Waste Fixed Charge                          | 222.00          |
| General Rate                                      | 1,232.00        |
| <b>Total</b>                                      | <b>2,301.00</b> |

# Our total planned expenditure



## BALANCED BUDGET REQUIREMENTS

The Local Government Act 2002 requires that Council's projected operating revenues are set at a level sufficient to meet projected operating expenses each year. However, Council can set projected operating revenue at a different level from that required under this restraint, if it believes it is financially prudent to do so.

Council will usually set its projected operating revenue lower than its operating expenditure, because it has not resolved to fund depreciation on some of its assets for financially prudent reasons.

# Capital project expenditure

Council's infrastructure strategy outlines the key projects and asset renewals needed during the next 10 years. Using our service delivery model, the capital expenditure is outlined in the table below.

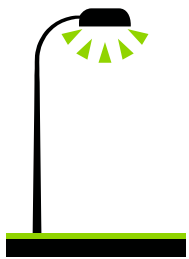
|   | <b>Year 1<br/>2021/22</b> | <b>Year 2<br/>2022/23</b> | <b>Year 3<br/>2023/24</b> |
|---|---------------------------|---------------------------|---------------------------|
| Economic Development (Residential Developments) | 1,514,400                 | 1,550,710                 | 1,042,860                 |
| Roading   | 1,145,960                 | 944,990                   | 1,016,440                 |
| Stormwater                                      | 250,000                   | 684,140                   | 717,660                   |
| Water (Drinking)                                | 2,213,000                 | 2,580,780                 | 2,729,720                 |
| Wastewater                                      | 988,000                   | 1,209,700                 | 1,428,660                 |
| Leisure and Recreation                          | 371,340                   | 266,570                   | 234,200                   |
| Office Equipment                                | 86,000                    | 64,510                    | 31,120                    |
| Plant and vehicles                              | 150,000                   | 157,810                   | 135,690                   |
| Buildings                                       | 34,350                    | 35,000                    | 38,940                    |
| <b>Total</b>                                    | <b>\$6,753,050</b>        | <b>\$7,494,210</b>        | <b>\$7,375,290</b>        |





# INFRASTRUCTURE STRATEGY SUMMARY

The Infrastructure Strategy refers to assets used to deliver services to the community in the Council Activities as shown below.



**Roading** infrastructure includes street lighting, kerb, channel and footpath, pavement surface, pavement structure.



**Water Supply** infrastructure used for collection and storage, and the reticulation (pipes) for local distribution of drinking water.



**Stormwater** (including flood protection) infrastructure is the reticulation (pipes).



**Wastewater** infrastructure is the reticulation and that used for sewage pumping, treatment and disposal.

## Assumptions and drivers of capital expenditure

A fundamental question for Council about infrastructure expenditure is how much should be spent. Capital investment decisions are driven by three considerations:

- 1 Can we replace existing infrastructure like for like?
- 2 When should new and improved infrastructure be purchased? Council may need to purchase or upgrade infrastructure to reflect increasing environmental expectations, to cope with the effects of climate change or to improve resilience to earthquakes.
- 3 How much do we need to invest to provide adequately for the future?

The main determinant of demand for reticulation infrastructure is the number of households and business premises in the district. Kawerau's population projection is for relatively small growth, which indicates there is not likely to be increased demand from households. Council is encouraging industrial development which may create new demand from business premises.

Kawerau has a rapidly ageing population, and it is projected that by 2043 almost 30% of the population will be over 65. It is anticipated that this will result in less water consumption as generally older people will use less water than families. Council's proposed infrastructure replacement programme is set out on the following pages.

# Roading

For the roading network there will be continued reseals, footpath replacements, road marking and streetlight and kerb replacement at current levels to maintain existing levels of service. Renewal of some of the underlying road pavement structure will be required from 2022/23 and this expenditure has been smoothed annually to reflect the likely actual expenditure.

## FUTURE POPULATION

Council has significantly increased its footpath renewal budget in recent years to undertake more renewals and replace damaged footpaths. This is to improve the accessibility especially for the district's older and disabled population.

# Stormwater, water supply and wastewater

As the town is only 65 years old, Kawerau is unusual in that much of the reticulation infrastructure was constructed around the same time. Council's focus to date has been on maintenance, but as infrastructure ages, it needs to be replaced and due to the uniformity in age means that this will occur in large chunks and create expenditure 'spikes'.

## INFRASTRUCTURE ASSET CONDITION AND INFORMATION

Our forecast renewals for stormwater and wastewater have presumed the worst case scenario using the minimum asset lifespan.

A planned programme of asset evaluation will be carried out in the next two years to determine the actual renewal programme required for stormwater and wastewater.

We will continue to use this formal and informal knowledge to reprioritise replacement and preventative maintenance programmes, and to ensure we manage the risk of failure.

However, areas that are known to have accelerated deterioration rates, such as pipes in the geothermal areas, will be replaced according to the minimum asset lifespan, in the next two years.

## SMOOTHING OF RENEWALS

Council has adopted a strategy to 'smooth' the renewal of its infrastructure assets to avoid large expenditure spikes. For the Stormwater, Water Supply and Wastewater infrastructure, Council has divided the reticulation network into zones based on the date it was developed. Renewal/replacement funding for each zone is averaged over 10 years to spread renewal dates, except the drinking water pipe replacement programme which is planned to be completed in six years.

Council's objective is to maximise the life of the district's infrastructure without compromising service and reduce the cost to the community.



*The view of the two reservoirs at Monika Lanham Reserve and the finishing work on the Riser Main upgrade.*

## STORMWATER

Stormwater is mainly collected from the roading network and channelled through a network of pipes in natural waterways. Council plans to replace 15.4 kilometres of pipework over the next 10 years and a further 12.3km from 2033 to 2051.

Historically, Waka Kotahi (NZTA) has funded 75% of the costs for stormwater. However, this is not confirmed for the future. If Council no longer received Waka Kotahi (NZTA) funding it would have to consider other funding, which could include borrowing.

## CLIMATE CHANGE

Climate change has resulted in increased rainfall intensities. In 2017, an extreme rainfall event resulted in 300mm of rain in eight hours which exceeded the pipework capacity and caused substantial property damage. Since 2018, four engineered flow retention structures were built. Additionally, two culverts under River Road are being replaced. These measures are expected to prevent homes and properties being flooded during extreme rainfall events.

In addition, Council has submitted to the 2021 He Pou a Rangi (Climate Change Commission) Draft Advice for Consultation Document. The Kawerau District has a unique opportunity to position itself as a green economy with the renewable energy and process heat available for industry. Further opportunities exist for Kawerau, with the future addition of the Kawerau Container Terminal that will reduce carbon emissions by some 16,000 tonnes each year by transporting products by rail rather than the road.

Council will continue to take a proactive approach to supporting the community to become more sustainable and reducing emissions from our own operations. The first step has been to purchase an electric mower to service the district.

Other factors of climate change such as sea level rise are unlikely to impact on the district and are not mitigated.

## WATER SUPPLY

Council plans to replace approximately 48km of water supply pipes over the next six years. Please refer to page 14 and 15 for details.

## CLIMATE CHANGE

Climate change may not only result in more severe rainfall events but also more extreme drought events. Currently Council's water supply is sourced from two springs and on occasions when needed, Council can obtain water from the Tarawera Bores. Therefore, Council believes it has sufficient volume in its water supply to cope with the changing climate.

## SIGNIFICANT RENEWAL PROJECTS

### 1. Replacement of drinking water (mains) pipes

The reticulation is a mix of materials Steel (44%) Asbestos Cement or AC (37%) PVC (19%) pipes in the Water Supply network. Council's preferred option is to replace all the old pipes over the next six years. This will help with the 'discoloured water' issues and reduce the incidence of unplanned breakages.

### 2. Replace gravity main from Umukaraka Spring to Pumphouse (2026/27)

The gravity main also made from AC pipe is 3,200 metres long, and 450 mm in diameter. Installed in 1970, it is showing signs of deterioration. The gravity main is not under pressure so the pipe is expected to last for 60 years.





## WASTEWATER

There is approximately 22.8 kilometres of earthenware pipes (asbestos cement (AC) and concrete pipes) that were installed between 1956 and 1958 in the wastewater reticulation network. It is in the programme to replace all of these pipes as they are deteriorating with age and at the end of their life.

## THREE WATERS INFRASTRUCTURE RENEWAL PLAN

### COST OF REPLACEMENT PROGRAMME FOR WATER, STORMWATER AND WASTEWATER

The Three Waters renewals replacement costs are:

| Renewal  | Most likely scenario \$ |
|--|-------------------------|
| Water: toby, valves and hydrant pipe replacement (2021/27) | 16,771,200              |
| Gravity main from Umukaraka Spring to pumphouse (2026/27)  | 2,370,000               |
| Reservoir Replacement (2027/28)                            | 979,000                 |
| Other water reticulation renewals (2021-2031)              | 1,426,500*              |
| Wastewater pipe replacement (2021-2031)                    | 8,492,000               |
| Wastewater Treatment Plant Renewals (2021-2031)            | 2,518,000               |
| Stormwater: pipe replacements (2021-2031)                  | 7,668,000               |

\*These other water reticulation renewals exclude the drinking water pipe replacements which will be funded from loans of \$12m.

## GENERAL INFORMATION

### SOLID WASTE - KERBSIDE RUBBISH AND RECYCLING COLLECTIONS

Council will review all aspects of solid waste and consider long-term solutions for green waste, glass and other recycling streams. The aim is to ensure the district has an efficient kerbside rubbish operation and will explore methods for waste reduction and efficient reuse or markets of recyclable materials.



Waste minimisation will become increasingly important as the levy payable for every tonne of general rubbish taken to landfill is set to increase considerably during the next 10 years.

There has been a recent focus on green waste to reduce ongoing contamination levels.

- \$40,000 included in 2021/22 and subsequent budgets for green waste processing.
- The cost of processing contaminated green waste is an additional cost.
- Education campaigns to alert the community about the issues are in progress along with a stronger approach to non-compliance.

# AUDITORS' OPINION

AUDIT NEW ZEALAND  
Mana Arotake Aotearoa

## To the reader:

### Independent auditor's report on Kawerau District Council's consultation document for its proposed 2021-31 long-term plan

I am the Auditor-General's appointed auditor for Kawerau District Council (the Council). The Local Government Act 2002 (the Act) requires the Council to prepare a consultation document when developing its long-term plan. Section 93C of the Act sets out the content requirements of the consultation document and requires an audit report on the consultation document. I have done the work for this report using the staff and resources of Audit New Zealand. We completed our report on 11 May 2021.

#### Qualified opinion

In our opinion, except for the effects of the matter described in the Basis for qualified opinion section of our report:

- the consultation document provides an effective basis for public participation in the Council's decisions about the proposed content of its 2021-31 long-term plan, because it:
  - fairly represents the matters proposed for inclusion in the long-term plan; and
  - identifies and explains the main issues and choices facing the Council and district, and the consequences of those choices; and
- the information and assumptions underlying the information in the consultation document are reasonable.

#### Basis for qualified opinion – Assumption related to external funding for renewals of the stormwater pipe network

As outlined on page 26, the Council plans to renew 15.4 kilometres of stormwater pipe network. In the information underlying the consultation document, the Council assumes that 75% of the costs to renew the stormwater pipe network, over the next 10 years, will be funded by Waka Kotahi NZ Transport Agency (Waka Kotahi). We consider this assumption unreasonable, because although Waka Kotahi has previously funded 75% of the costs for stormwater asset maintenance, Waka Kotahi is not clearly responsible for funding 75% of the renewal of the Council's stormwater pipe network.

If this assumption was removed, the impact on the underlying information, over the next 10 years, would be a need to obtain other funding, which may include an increase in debt.

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

We assessed the evidence the Council has to support the information and disclosures in the consultation document. To select appropriate procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the consultation document.

We did not evaluate the security and controls over the publication of the consultation document.

#### Emphasis of Matters

Without further modifying our opinion, we draw attention to the following disclosures.

#### Uncertainty over three waters reforms

Page 5 outlines the Government's intention to make three waters reform decisions during 2021. The effect that the reforms may have on three waters services provided is currently uncertain because no decisions have been made. The consultation document was prepared as if these services will continue to be provided by the Council, but future decisions may result in significant changes, which would affect the information on which the consultation document has been based.

#### Uncertainty over the three waters renewals forecasts

Page 25 outlines that the Council's forecasting for three waters asset renewals is based on the assets' minimum lifespan. We note that using age-based information, rather than condition information, increases the risk that assets requiring renewal are not replaced at the best time. The Council plans to carry out an asset evaluation programme and to use this information to determine the actual renewals required.

#### Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements relating to its procedures, decisions, consultation, disclosures, and other actions associated with preparing and publishing the consultation document and long-term plan, whether in printed or electronic form;
- having systems and processes in place to provide the supporting information and analysis the Council needs to be able to prepare a consultation document and long-term plan that meet the purposes set out in the Act; and
- ensuring that any forecast financial information being presented has been prepared in accordance with generally accepted accounting practice in New Zealand.

We are responsible for reporting on the consultation document, as required by section 93C of the Act. We do not express an opinion on the merits of any policy content of the consultation document.

#### Independence and quality control

We have complied with the Auditor-General's:

- independence and other ethical requirements, which incorporate the independence and ethical requirements of Professional and Ethical Standard 1 issued by the New Zealand Auditing and Assurance Standards Board; and
- quality control requirements, which incorporate the quality control requirements of Professional and Ethical Standard 3 (Amended) issued by the New Zealand Auditing and Assurance Standards Board.

Other than our work in carrying out all legally required external audits, we have no relationship with or interests in the Council.



JR Smail  
Audit New Zealand  
On behalf of the Auditor-General, Auckland, New Zealand

# OUR TEAM OF ELECTED MEMBERS



## Mayor Malcolm Campbell, JP

**P** (07) 323 8633 (business)  
(07) 323 7772 (residential)  
027 457 6122

**E** mayor@kaweraudc.govt.nz



## Deputy Mayor Faylene Tunui

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**E** deputy.mayor@kaweraudc.govt.nz



## Cr Carolyn Ion

Chairperson, Regulatory and Services Committee

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## Cr David Sparks

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## Cr Sela Kingi

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**E** kingiboss77@gmail.com

**We want to know what you think.**





# ENGAGING WITH COUNCIL

This consultation document aims to start a conversation with our residents.

## WANT TO FIND OUT MORE?

We have not put in all the details behind the 2021–2031 Long Term Plan. However, we are happy to provide more information as requested and will also be talking with community groups at various stakeholder engagement meetings.

If you want to know more or discuss any of these options (or others) with Councillors and the Leadership Team please:

- **Talk to us at one of the consultation sessions** planned (see the front inside page)
- **Contact us** to arrange a meeting to discuss the options and provide more detail
- **Visit our website** (More details online about Stoneham Park and public meetings)
- **Facebook** – join in the discussion on the Council Facebook platform

## HOW TO LET US KNOW WHAT YOU THINK

You can make a formal submission, which will be tabled with the Councillors and be considered in the decision-making process. The closing date is 14 June 2021.

If you wish to, you can present your submission to elected members at the hearing on 22 June 2021.

### You can make a submission:

- **Online** – visit our website [www.kaweraudc.govt.nz](http://www.kaweraudc.govt.nz) and use our online submission form.
- **Facebook submissions** - if you wish to make a formal submission, you will need to do so via messenger or inbox, your contact details remain private.
- **Email** [submissions@kaweraudc.govt.nz](mailto:submissions@kaweraudc.govt.nz)
- **Drop in** the hard copy submission form from this consultation document to the Council Offices weekdays from 8am until 5pm.
- **Post** the submission form to us.  
Chief Executive Officer  
Kawerau District Council  
Private Bag 1004, Kawerau 3169

**Tell us what you think.**

# Long Term Plan 2021-31 Consultation **Submission Form**



Name \_\_\_\_\_

Organisation (if applicable) \_\_\_\_\_

Postal address \_\_\_\_\_

Daytime telephone \_\_\_\_\_ Mobile \_\_\_\_\_

Email \_\_\_\_\_

Signature \_\_\_\_\_

Tick if you wish to speak in support of your submission on 22 June 2021.  
Please note: the COVID-19 pandemic may affect the way we hear submissions.

**NOTE: As part of the consultation process, Council must make all submissions available for public inspection**

**Consultation Topic 1: Drinking water pipe replacement (page 14)**

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**Consultation Topic 2: Proceeds from residential sales (page 16)**

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**Consultation Topic 3: Growing Our District - Proposed Residential Developments (page 17)**

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**Any other feedback:**

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**Council Offices, Ranfurly Court, Kawerau**

**Phone** 07 306 9009

**Email** [kaweraudc@kaweraudc.govt.nz](mailto:kaweraudc@kaweraudc.govt.nz)

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