



Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

I hereby give notice that the
Waitaki District Council Hearing of Submissions
On the
Draft 2024 Revenue and Financing Policy,
and Draft 2024/2025 Annual Plan
will be held on:

Date: Tuesday, 14 May 2024
Time: 10.30am
Location: Council Chamber, Third Floor
Office of the Waitaki District Council
20 Thames Street, Oamaru

Agenda*

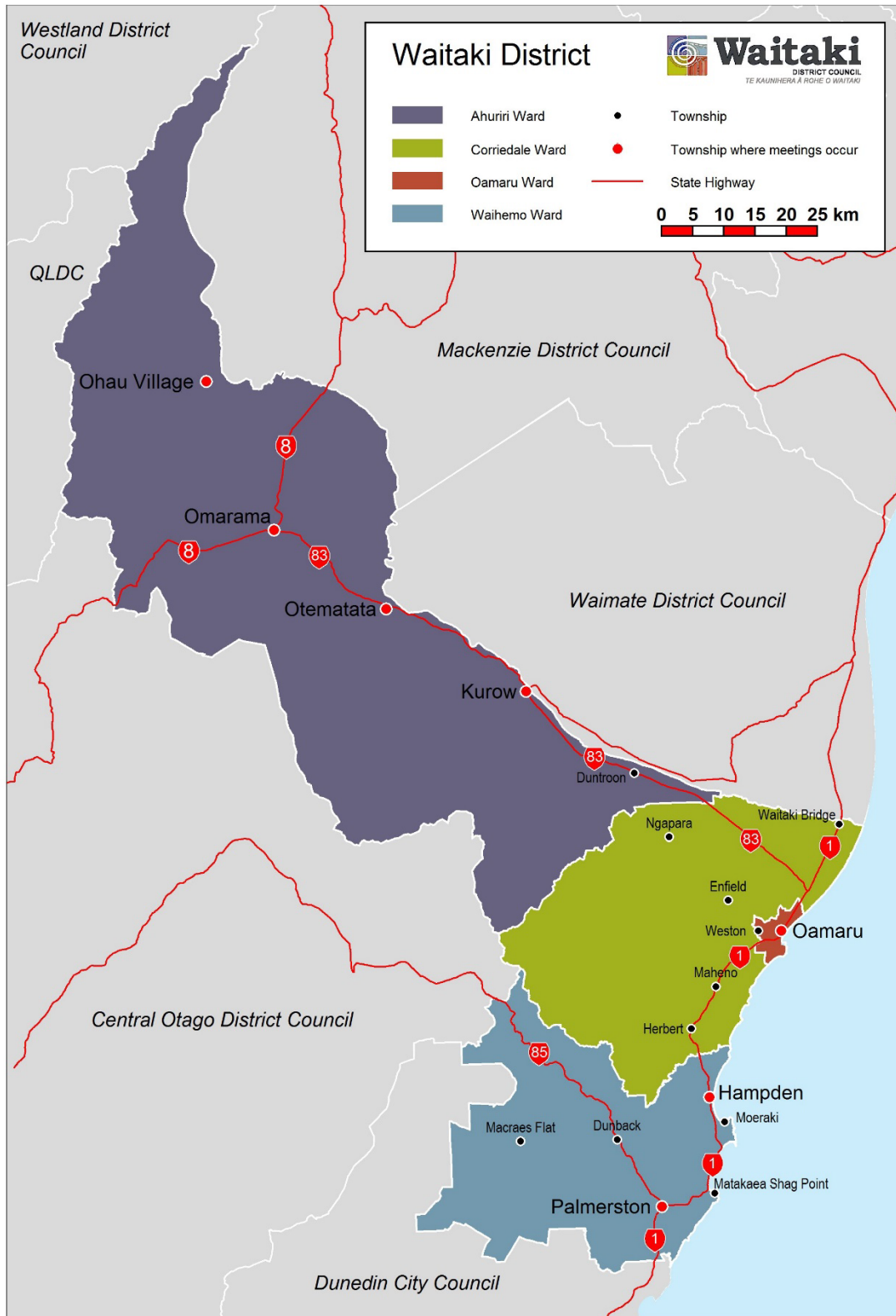
(Replacement Version – Part 1)

Council Hearing

14 May 2024

Alex Parmley
Chief Executive

***Republished in two parts on 9 May 2024**





Agenda Items

1	Apologies	6
2	Declarations of Interest	6
3	Public Forum (No Public Forum at Hearing)	6
4	Decision Reports	7
4.1	Consideration of Community Feedback on the Draft 2024 Dangerous, Affected, and Insanitary Buildings Policy	7
4.2	Consideration of Community Feedback on the Draft 2024 Revenue and Financing Policy and the Draft 2024/2025 Annual Plan	11
5	Meeting Close	21

EXPLANATORY NOTE relating to “Replacement Version” of the Agenda for these Hearings

We have discovered that there are some blurry pages in some of the Annual Plan Attachments (to agenda item 4.2) in the published version of the Council Hearing agenda papers. We apologise for that situation.

We have decided to reproduce and republish the Final Agenda Papers as two separate documents to overcome that problem. There is no new information in the replacement and separate documents. Rather, they are simply a rearrangement of the already published information into what we hope is a more readable format with improved quality documentation.

Therefore, **in this replacement version** of the main agenda, there are the following components:

The officer report for item 4.1 AND the accompanying attachment to that report

The officer report for item 4.2 AND Attachments 1 and 2 only to that report.

In a separate PDF document, we will be providing the following documents:

Attachments 3, 4, 5, and 6 to the officer report for item 4.2.

We hope this separation of the published agenda information assists with its readability.

1 APOLOGIES

2 DECLARATIONS OF INTEREST

3 PUBLIC FORUM

(NO PUBLIC FORUM WILL BE HELD AS THIS IS A COUNCIL HEARING)

4 DECISION REPORTS

4.1 CONSIDERATION OF COMMUNITY FEEDBACK ON THE DRAFT 2024 DANGEROUS, AFFECTED, AND INSANITARY BUILDINGS POLICY

Author: Mandy McIntosh, Strategy and Performance Manager

Authoriser: Roger Cook, Heritage, Environment and Regulatory Group Manager

Attachments: 1. Community Engagement Sample

RECOMMENDATION

That Council:

1. Receives and notes the information.
2. Agrees that, as there were no submissions, officers will bring the Dangerous, Affected and Insanitary Buildings Policy to a future Council Meeting for adoption.

PURPOSE

The aim of these hearings is for Council to provide guidance on the consideration of any feedback received as a result of the community engagement on the draft Dangerous, Affected, and Insanitary Buildings Policy.

BACKGROUND

At the 12 December 2023 Council Meeting, Council approved for public consultation in early 2024 the Draft 2024 Waitaki District Council Dangerous, Affected, and Insanitary Buildings Policy and Guidelines. Feedback received at that meeting was incorporated into the draft Policy before it was published for consultation. The changes to the draft Policy were minor, essentially to meet legislative requirements and to incorporate minor grammatical improvements.

Summary of Community Feedback

Community engagement ran for the period from 28 March 2024 to 30 April 2024. During this time, no submissions were received, and to date, no late submissions have been received.

Summary of Community Engagement

Through the engagement period of 28 March 2024 to 30 April 2024, the following promotion was undertaken to promote the consultation on the draft Dangerous, Affected, and Insanitary Buildings Policy:

- Print advertisements were placed in:
 - Oamaru Mail Noticeboard
 - Otago Daily Times
 - Oamaru Mail – as part of an Annual Plan full page advertisement
- Facebook Promotion on Council's Facebook page
- Website tile set up for the Policy consultation on Council's website home page
- 'Letstalk' platform Policy and submission form
- Hardcopy submission form available from Council HQ and all district libraries

- 2024-25 Annual Plan engagement booklet advised of additional consultations (draft 2024 Revenue and Financing Policy and draft Dangerous, Affected, and Insanitary Buildings Policy).

Next Steps

25 June 2024 Council Meeting

- Dangerous, Affected, and Insanitary Buildings Policy to be adopted.
- Policy to be published on Council's website once adopted by Council.

Attachment 1 Community Engagement Sample

Otago Daily Times Ad:

Public Consultation NOW OPEN

Find more information and feedback forms at www.letstalk.waitaki.govt.nz, Council offices and Waitaki District Libraries. Feedback closes 30 April 2024.

Draft 2024-25 Annual Plan
We're asking for public feedback on our Annual Plan which sets out Council's projects and budget for the financial year ahead. Our engagement document, draft Annual Plan and supporting information outline our projects, our finances, changes to rates and changes to fees and charges.

Draft Revenue & Financing Policy
This policy sets out how Council plans to fund its operating and capital expenditure. We review this policy every three years. We're consulting on a number of changes to how we will fund our activities, and which funding sources we use.

Draft Dangerous, Affected & Insanitary Buildings Policy
The policy makes sure Council has a way to identify dangerous, affected and insanitary buildings and clearly state the actions required to mitigate the risk they pose to public health and safety. We've proposed a minor change to this policy which we need to gather feedback on.

 **Waitaki**
DISTRICT COUNCIL
of the South Island of New Zealand
Phone 03 433 0300 Email services@waitaki.govt.nz
Office 20 Thames Street, Private Bag 50058,
Oamaru 9444; www.waitaki.govt.nz

Oamaru Mail Noticeboard:

<p>Noticeboard WAITAKI DISTRICT COUNCIL</p> <p>Waitaki Aquatic Centre Ladies Night From 7.15pm-8.00pm Every Tuesday \$6 Every Tuesday Night from 7.15pm to 8.00pm. All female staff. \$6.00 entry fee.</p> <p>Workshops Freestyle 22 April Level 5, 6 and Bronze Squad 9.30am to 10.30am Level 3b and 4 11.00am to 12.00pm</p>	<p>Public consultation NOW OPEN Alongside our Annual Plan consultation, we have two policies that are under review and open for public feedback. Find more info at www.letstalk.waitaki.govt.nz. Feedback closes 30 April 2024.</p> <p>DRAFT REVENUE & FINANCING POLICY This policy sets out how Council plans to fund its operating and capital expenditure. We review this policy every three years and we're consulting on a number of changes to the funding mix and rating tools used to fund some of our activities.</p> <p>DRAFT DANGEROUS, AFFECTED AND INSANITARY BUILDING'S POLICY The policy makes sure Council has a mechanism to identify dangerous, affected and insanitary buildings and clearly state the actions required to mitigate the risk they pose to public health and safety. We've proposed a minor change to this policy which we need to gather feedback on.</p>
---	---

Oamaru Mail (as part of a full page AP ad):

<p>OTHER THINGS FOR FEEDBACK</p>	<p>We also have two policies under review which we're consulting on alongside the 2024-25 Annual Plan. Find more information and online feedback forms at letstalk.waitaki.govt.nz</p>	<p>DRAFT Revenue & Financing Policy Our draft 2024 Revenue and Financing Policy proposes the introduction of some new rates to cover new costs, changing the funding mix on others, and some new remissions.</p>	<p>DRAFT Dangerous, Affected & Insanitary Buildings Policy We also have to review our Dangerous, Affected and Insanitary Buildings Policy every 5 years. We're proposing some minor changes to align with updated legislation.</p>
---	--	---	---

Waitaki Link

AND ANOTHER THING FOR FEEDBACK

Council's Dangerous, Affected and Insanitary Building's Policy helps us to identify buildings in these states plus the actions required to mitigate any risks they pose to public health and safety.

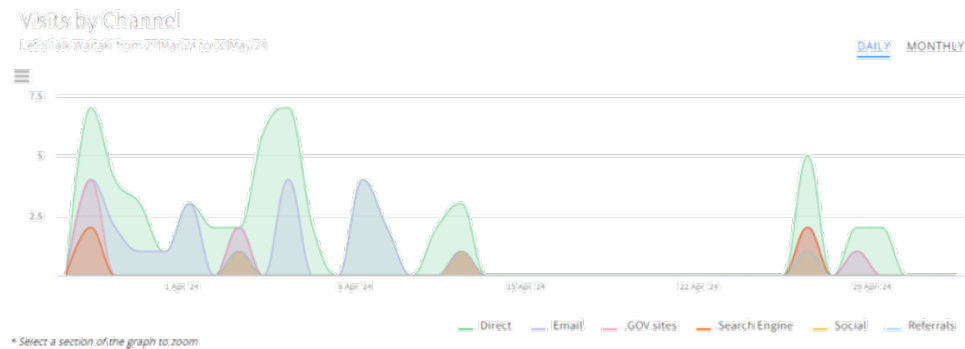
We have to review our policy at least every five years and consult on any changes. We've proposed a very minor change which we need to gather feedback on.

To find out more, go to www.letstalk.waitaki.govt.nz/dangerous-and-insanitary-buildings-policy to read our Statement of Proposal and the draft policy. Feedback closes 30 April.

Lets Talk Platform Statistics



SOURCES OF TRAFFIC



4.2 CONSIDERATION OF COMMUNITY FEEDBACK ON THE DRAFT 2024 REVENUE AND FINANCING POLICY AND THE DRAFT 2024/2025 ANNUAL PLAN

Author: Mandy McIntosh, Strategy and Performance Manager

Authoriser: Paul Hope, Finance and Corporate Development Group Manager

Attachments:

1. Draft Revenue and Financing Submission Booklet
2. Draft Revenue and Financing Policy Community Engagement
3. Draft Annual Plan Submissions Booklet Combined (updated) **(under separate cover)**
4. Draft Annual Plan Verbal Submissions Booklet **(under separate cover)**
5. Draft Annual Plan Submissions Booklet Appendix A **(under separate cover)**
6. Draft Annual Plan Late Submissions Booklet **(under separate cover)**

[*Documents “under separate cover” are in Part 2 of this Replacement Version of the Agenda Papers]

RECOMMENDATION

That Council:

1. Receives and notes the community feedback following consultation on the Draft 2024 Revenue and Financing Policy and the Draft 2024/2025 Annual Plan; and
2. Agrees to receive and consider any submissions that were received after the closing date of the engagement period for the consultation processes outlined in point (1) above; and
3. Provides guidance to officers on the consideration of feedback received through community engagement during the Deliberations session to follow on Monday 20 May 2024.

PURPOSE

The aim for these hearings is for Council to:

- Provide guidance on the consideration of feedback received as a result of the community engagement on the draft 2024 Revenue and Financing Policy; and
- Provide guidance on the consideration of feedback received as a result of the community engagement on the draft 2024/25 Annual Plan; and
- Provide direction to officers on the draft 2024/25 Annual Plan and the draft 2024 Revenue and Financing Policy with respect to any additional information required for the Key Directions paper to be considered at the 11 June 2024 Additional Council Meeting.

SUMMARY

Community engagement on the draft 2024 Revenue and Financing Policy and draft 2024/25 Annual Plan was open for feedback from 28 March through to 30 April 2024.

During this time, two (2) submissions were received on the draft Revenue and Financing Policy and 95 submissions were received on the draft Annual Plan.

PROCESS

This Hearing will consider the feedback on the draft 2024 Revenue and Financing Policy and draft 2024/25 Annual Plan that was received during the community engagement period.

At the time of writing this report, no late submissions had been received on the draft Revenue and Financing Policy and three (3) late submissions had been received on the draft Annual Plan.

The submissions relating to the Revenue and Financing Policy are included in Attachment 1, and the community engagement is included at Attachment 2.

An analysis of the submissions received for each topic in the Annual Plan engagement can be found in the Submissions Booklet (Attachment 3).

As there only two submissions received to the draft 2024 Revenue and Financing Policy, no analysis was done on those submissions.

There are 18 submissions to be heard at this meeting for the draft Annual Plan. There are no submissions to be heard for the draft Revenue and Financing Policy.

Officers endeavoured to set verbal submissions in 30-minute blocks with 15 minutes in between each speaking block to consider non-verbal submissions. This has not been achieved in all cases due to speaker availability.

The feedback has been grouped by responses to each topic/question in the engagement document. Grouping feedback this way (rather than presenting each full submission covering all topics within the submission) should provide more structured discussion on the topics presented.

While feedback for all verbal and non-verbal submissions has been combined into the booklet at Attachment 3 and presented by topic. There is a separate booklet for verbal submissions (Attachment 4) that shows the full submission by each speaker, in order of speaker. Attachment 5 is a separate Appendix 1 to the main submissions booklet.

The timeline for the verbal submission hearing is also included in the contents of Attachment 4.

In the allocated non-verbal submission slots, officers recommend that at least one topic is considered in each non-verbal submission block.

If more time is needed for any topic, there is additional time at the end of the verbal submissions.

Deliberations for the draft 2024 Revenue and Financing Policy and draft 2024/25 Annual Plan will be done at a separate Council event which is scheduled for Monday 20 May 2024 from 11.30am.

Officers propose that Council considers the two submissions to the draft 2024 Revenue and Financing Policy first, followed by the submissions to the draft 2024-25 Annual Plan.

BACKGROUND TO THE DRAFT REVENUE AND FINANCING POLICY

At the 12 March 2024 Additional Council Meeting, Council:

- Approved for consultation the proposed new or amendments to funding arrangements for the following activities:
 - Waitaki Events Centre
 - Public contaminated Sites Remediation
 - Backflow Prevention
 - Oamaru Business Rate
 - Rooding Differentials
 - Community Development
 - Oamaru Airport
 - Oamaru Urban Area

- Approved for consultation the proposed new or amended remissions policies for:
 - Social, Community and Affordable Housing
 - Small Dwellings
- Noted that officers will prepare amended versions of the Draft Revenue and Financing Statement of Proposal, and the Draft Revenue and Financing Policy and supporting documents for the Council Meeting to be held on 26 March 2024.

At the 26 March 2024 Council Meeting, Council resolution (WDC 2024/034):

- Approved, with amendments agreed at that meeting, the:
 - Draft Revenue and Financing Statement of Proposal;
 - Draft Revenue and Financing Policy for consultation; and the supporting documents as follows:
 - Draft 2024 Rating Policy
 - Draft 2024 Funding Needs Analysis
 - Draft Remissions Policy Amendments; and
 - Consults on these changes in a manner that gives effect to section 82 of the Local Government Act 2002 and allows the policies to be adopted prior to setting the rates for the 2024-25 financial year.

Community engagement ran for the period 28 March to 30 April 2024. During this period, two submissions were received on the draft 2024 Revenue and Financing Policy. To date, there have been no late submissions received.

Summary of the Community Feedback

As there were only two submissions received to the draft Revenue and Financing Policy, there has been no formal summary of submissions prepared.

Both submissions can be found at Attachment 1.

It is noted that one of the two submissions requested to treat their single submission as two submissions, which would bring the total number of submissions to three. However, only two official submissions were received.

Despite no formal summary of submissions being provided, it should be noted that:

- Both submissions support the proposed affordable housing remission.

Through the engagement period of 28 March 2024 to 30 April 2024, the following activity was undertaken to promote the consultation on the draft 2024 Revenue and Financing Policy:

- Print advertisements were placed in:
 - Oamaru Mail Noticeboard
 - Otago Daily Times
 - Oamaru Mail – as part of an Annual Plan full page ad
 - Kurow Bugle
- Facebook Promotion on Council's Facebook page
- Website tile set up for the Policy consultation on Council's website home page
- 'Letstalk' platform Policy and submission form

- Hardcopy submission form available from Council HQ and all district libraries
- 2024-25 Annual Plan engagement booklet advised of additional consultations (draft 2024 Revenue and Financing Policy, and draft Dangerous, Affected, and Insanitary Buildings Policy).

Examples of these are provided at Attachment 2.

Next Steps

20 May 2024 Council Deliberations

Deliberations for the draft 2024/25 Annual Plan and draft 2024 Revenue and Financing Policy

11 June 2024 Additional Council Meeting

Approval of Key Directions for the 2024/25 Annual Plan

Adoption of Revenue and Financing Policy

Adoption of Funding Needs Analysis

Adoption of Remissions Policy

Adoption of Rating Policy

25 June 2024 Council Meeting

Adoption of the 2024-25 Annual Plan

Resolution to set the Rates for FY 2024-25

BACKGROUND TO THE DRAFT ANNUAL PLAN

At the 26 March Council Meeting, Council:

- Confirmed the updates to the 2021-2031 Long Term Plan Year 4 operating budgets; and
- Agreed to the changes to the operating budgets; and
- Noted that the current level of rate increase is above that indicated in Year 4 of the LTP; and
- Confirmed the change to the indicative rate increase for 2024/25; and
- Approved the 2024/25 Annual Plan Engagement Document subject to minor edits; and
- Approved the 2024/25 Annual Plan Engagement Plan for implementation; and
- Noted that the community engagement period commenced on Thursday 28 March 2024 and ended on Tuesday 30 April 2024.

Community engagement ran for the period 28 March 2024 to 30 April 2024. During this period, 95 submissions were received.

At the time of writing this report (3 May 2024 at 4.00pm), three (3) late submissions have been received.

While the number of submissions are down from 2023/24, the high level of community interest in the Waitaki Events Centre drove submission numbers up last year.

At 95 submissions, this is a higher level than we would typically receive for an Annual Plan, which would normally only receive between 40-80 submissions.

The number of submissions received from the community, along with the detail and quality of the feedback received, is positive and will be useful for Council to help inform decisions on the 2024/25 Annual Plan.

Summary of Community Feedback

Council officers have analysed the feedback received during the draft 2024/25 Annual Plan engagement. The analysis can be found in the Submissions Booklet (Attachment 3).

As the submissions to each topic for the Annual Plan have been group together, the analysis for each topic is at the start of each topic section.

Any submissions or feedback that would have a financial impact on the Annual Plan have been identified and will be presented for further discussion at the Council Deliberations on 20 May 2024.

Late Submissions

At the time of writing this report, there have been three (3) late submissions received. However, more may follow. The three (3) late submissions received are in a separate late submissions booklet (Attachment 6).

Council will need to make a decision about whether they will consider any late submissions received at the start of the hearing.

Significant or Material

Under the Local Government Act 2002, a local authority does not need to consult on their Annual Plan unless there are significant or material differences from the content of the long term plan for the financial year to which the annual plan relates.

However, as the Water Services Acts Repeal Act 2024 provided the option for Councils to defer their 2024/2034 Long Term Plan and prepare an enhanced Annual Plan for 2024/25, that Act required that the 2024/25 Annual Plan is consulted on.

Next Steps

20 May 2024 Council Deliberations

2024/25 Annual Plan Deliberations

11 June 2024 Additional Council Meeting

Key Directions for 2024/25 Annual Plan

25 June 2024 Council Meeting

Adoption of 2024/25 Annual Plan

Resolution to set the rates for FY 2024/25

Receive and note the fees and charges for the 2024/25 financial year

WAITAKI DISTRICT COUNCIL

Draft 2024 Revenue & Financing Policy

SUBMISSIONS BOOKLET



Waitaki
DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

#1



Respondent No: 1
Login: Admin

Responded At: Apr 29, 2024 13:08:29 pm
Last Seen: Apr 30, 2024 18:53:00 pm

Q1. Full name	Marie D
Q2. Are you submitting on behalf of an organisation?	no
Q3. Which organisation are you submitting on behalf of?	not answered
Q4. Postal address	Not supplied.
Q5. Suburb	Oamaru North, Oamaru
Q6. Email	not answered
Q7. Phone number	not answered
Q8. Do you wish to speak in support of your submission at a hearing?	No

Q9. Let us know your thoughts on the proposed changes to the Draft 2024 Revenue and Financing Policy

Community, social and (very) affordable rental housing initiatives should definitely get rates remission. We need more of this type of housing, let's try to keep costs low. I don't know enough about how incentives would work for developers of small dwellings that don't fall under the above headings. In principle, I believe we need more of these, but then we need other types of housing as well. The section "General Rates" reads: "Council has chosen to use land value as the basis by which to calculate the amount of rates to allocate to each property." This should include roading rates, which are currently based on capital value, not land value (based on reading the Rates-General portion of my rates bill). Regarding lowering business rates to 5% across several items on your list, resulting in lower total funds received. How about requiring resource consent and charging business rates for all short-term rentals on properties not occupied by the owner (their primary residence or their bach that they rent out when not using it themselves). These are obviously businesses and should be treated as such, regardless of whether they sleep 2 people or 10 people. This would be fairer to other ratepayers, to hoteliers, B&Bs and motel-keepers who pay business rates and meet the extra requirements imposed on them, to neighbours tired of the stream of suitcase-carrying strangers, and to all of those local renters who can't find a decent place to live.

#2



Respondent No: 2
Login: Registered

Responded At: Apr 30, 2024 14:45:00 pm
Last Seen: Apr 20, 2024 22:36:15 pm

- Q1. Full name Andy de Boer
-
- Q2. Are you submitting on behalf on an organisation? no
-
- Q3. Which organisation are you submitting on behalf of? not answered
-
- Q4. Postal address [REDACTED]
-
- Q5. Suburb Herbert, Herbert
-
- Q6. Email [REDACTED]
-
- Q7. Phone number [REDACTED]
-
- Q8. Do you wish to speak in support of your submission at a hearing? No
-

Q9. Let us know your thoughts on the proposed changes to the Draft 2024 Revenue and Financing Policy

Hi team, This is in relation to the Rates Remission Policy. Please consider this as two individual submissions covering my wife Julie and myself. We are supportive of the rates policy change regarding the remissions for social, community, and affordable rental housing. It is important that we extend support to the organisations addressing the growing demand for such housing within our district and do what we can to ensure that they can continue to provide this essential service. The policy's safeguards appear sufficient to prevent misuse. We do think that the policy should be revisited in future should other funding sources become available to these organisations. Regarding the small dwelling remission, along with floor area, the policy criteria should take into account typology as well. We need to shift away from developing three-bedroom houses and instead encourage the development of one and two-bedroom houses. This adjustment would align the housing stock more closely with typical household sizes. It is crucial to establish criteria to prevent these residential dwellings from being utilised for short-term rental accommodation, such as Airbnb, as the ratepayer should not effectively subsidise this type of accommodation. These criteria should also apply if the Council opts to implement a remissions policy to promote the redevelopment of areas above retail and other spaces for residential purposes. Any remission under this policy should be time limited. T

Attachment 2 Community Engagement Samples

Kurow Bugle Ad



Oamaru Mail AP Full Page Ad – promoting the R&F Consult



Waihemo Link

SEEKING FEEDBACK ON OUR REVENUE & FINANCING POLICY

Alongside our Annual Plan Consultation, we're also asking for feedback on proposed changes to our Revenue and Financing Policy. This policy sets out how we will fund the operating expenses and capital expenditure of our activities and which funding sources we use. We're consulting on a number of changes that will have an impact on the funding mix of some of the activities we undertake. Feedback closes 30 April. Visit www.letstalk.waitaki.govt.nz/revenue-and-finance-policy to read our Statement of Proposal and supporting information.

Waitaki Link

WHAT'S IN THE FUNDING MIX?

Alongside our Annual Plan Consultation, we're also asking for feedback on proposed changes to our Revenue and Financing Policy which we review every three years.

We're consulting on a number of changes that will have a minor impact on the funding mix of some of the activities we undertake.

Keen to know more? Visit www.letstalk.waitaki.govt.nz/revenue-and-finance-policy to read our Statement of Proposal and supporting information by 30 April.

Otago Daily Times Ad

Public Consultation NOW OPEN

Find more information and feedback forms at www.letstalk.waitaki.govt.nz, Council offices and Waitaki District Libraries. Feedback closes 30 April 2024.

Draft 2024-25 Annual Plan
We're asking for public feedback on our Annual Plan which sets out Council's projects and budget for the financial year ahead. Our engagement document, draft Annual Plan and supporting information outline our projects, our finances, changes to rates and changes to fees and charges.

Draft Revenue & Financing Policy
This policy sets out how Council plans to fund its operating and capital expenditure. We review this policy every three years. We're consulting on a number of changes to how we will fund our activities, and which funding sources we use.

Draft Dangerous, Affected & Insanitary Building's Policy
The policy makes sure Council has a way to identify dangerous, affected and insanitary buildings and clearly state the actions required to mitigate the risk they pose to public health and safety. We've proposed a minor change to this policy which we need to gather feedback on.

Waitaki
DISTRICT COUNCIL
Phone 03 433 0300 Email service@waitaki.govt.nz
Office 20 Thames Street, Private Bag 50058, Oamaru 9444. www.waitaki.govt.nz

Oamaru Mail Noticeboard

Public consultation NOW OPEN

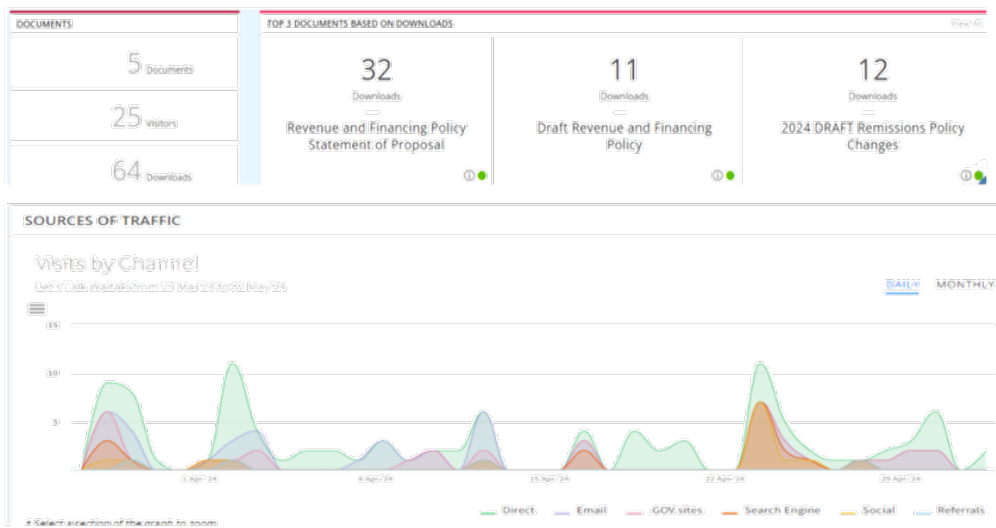
Alongside our Annual Plan consultation, we have two policies that are under review and open for public feedback.

Find more info at www.letstalk.waitaki.govt.nz. Feedback closes 30 April 2024.

DRAFT REVENUE & FINANCING POLICY
This policy sets out how Council plans to fund its operating and capital expenditure. We review this policy every three years and we're consulting on a number of changes to the funding mix and rating tools used to fund some of our activities.

DRAFT DANGEROUS, AFFECTED AND INSANITARY BUILDING'S POLICY
The policy makes sure Council has a mechanism to identify dangerous, affected and insanitary buildings and clearly state the actions required to mitigate the risk they pose to public health and safety. We've proposed a minor change to this policy which we need to gather feedback on.

Letstalk Platform Summary of activities



As noted on the first page, Attachments 3, 4, 5, and 6 to Agenda Item 4.2 are being published in a separate PDF called “Attachments”.

5 MEETING CLOSE