



TE KAUNIHERA Ā-ROHE O
ŌTOROHANGA
DISTRICT COUNCIL

Ōtorohanga District Council

Open Agenda

Date: 30 June 2026

Time: 10am

Location: Waikōwhitiwhiti (Council Chambers), Ōtorohanga District Council, 17 Maniapoto Street, Ōtorohanga

Meeting type: Ordinary

Public access: Open to the public

Livestream and recording: Livestreamed and recorded on YouTube

Notice is hereby given that an ordinary meeting of Ōtorohanga District Council will be held in Waikōwhitiwhiti (Council Chambers), Ōtorohanga District Council 17 Maniapoto Street, Ōtorohanga, on Tuesday, 30 June 2026 at 10.00am.

Tany Winter, Chief Executive

23 June 2026

Ōtorohanga District Council membership

Chairperson	Mayor Rodney Dow
Deputy Chairperson/Ōtorohanga Councillor	Deputy Mayor Katrina Christison
Kāwhia Tihiroa Councillor	Jo Butcher
Kāwhia Tihiroa Councillor	Kit Jeffries
Kio Kio Korakonui Councillor	Andrew Barker
Ōtorohanga Councillor	Tayla Barclay
Rangiātea Councillor	Tennille Kete
Rangiātea Councillor	Jaimee Tamaki
Waipā Councillor	Michael Woodward
Wharepūhunga Councillor	Shane Carr

Privacy statement

This meeting may be recorded and/or livestreamed on YouTube. If you enter the meeting room or take part in the meeting, your image, voice, name and any presentation materials may be recorded and made public as part of the meeting record. Public excluded items, or any part of the meeting that is moved into public excluded, will not be webcast or livestreamed.

Release of agenda

This agenda is made public once it has been approved for distribution and released under meeting notice requirements. Reports in the open agenda include recommendations and proposed resolutions only. They do not become Council policy unless the Council adopts them at the meeting. The agenda may still change before or during the meeting, including by removing items, adding lawful late items, or releasing material that was previously considered in public excluded.

Opening formalities	Ngā tikanga mihimihi	
Opening prayer/reflection/words of wisdom		5
Apologies		5
Public forum	None	5
Late items		5
Declaration of conflict of interest		6
Confirmation of minutes	<ul style="list-style-type: none"> • 26 May 20226 Ordinary • 09 June 2026 Extra-ordinary 	7 21
Mayor Dow's verbal report		27

Decision reports	Ngā pūrongo whakatau	
Item 47 Adoption of Annual Plan 2026/27		28
Item 48 Rates Resolution 2026/27		123
Item 49 February 2026 Severe Weather Event Recovery Action Plan		131
Item 50 Older Persons Housing Policy		176

Information only reports	Ngā pūrongo mōhiohio anake	
Item 51 Mayor's Taskforce for Jobs Community Employment Programme 2025/26 update		194
Item 52 Finance report to 31 May 2026		198

Other business	Ētahi atu take	
Councillor updates		205
Resolution Register		205

Public excluded		Take matatapu
Item 53	Recommendation to exclude the public for Items PE7 and PE8	206

Closing formalities		Ngā tikanga whakakapi
Closing prayer/reflection/words of wisdom		Karakia/huritao/whakataukī 211

Workshops		Hui awheawhe
1	Peter Stubbs and Kelvin French on CoLab	Open to the public
2	Monthly discussion with the Chief Executive	Public not permitted
3	Post weather event flood assessment – Te Miro in attendance	Public not permitted
4	Head Start proposal	Open to the public

Commencement of meeting**Te tīmatanga o te hui**

The Chairperson will confirm the meeting is quorate, advise whether the meeting is being livestreamed/recorded, and declare the meeting open.

Opening prayer/reflection/words of wisdom**Karakia/huitao/whakataukī**

The Chairperson will invite a member to provide opening words and/or prayer/karakia.

Apologies**Ngā hōnea**

Members may submit apologies for absence. The meeting will resolve whether to accept them.

Should an apology be received, staff recommend that: *Ōtorohanga District Council receive and accept the apology from [member name(s)] for [absence/non-attendance/early departure/late arrival], and grant leave of absence where required under standing orders.*

Public forum**Hui tūmatanui**

Public forum allows members of the community to speak on matters of interest. Requests to speak must be received **at least two working days before the meeting**. Speakers may present for up to five minutes. No decisions will be made on matters raised unless already on the agenda.

Late items**Ngā take tōmuri**

Late items may only be considered in accordance with section 46A of the Local Government Official Information and Meetings Act 1987. A resolution is required, and the Chairperson must explain why the item was not included and why it cannot be delayed.

If a late item is raised, staff recommend that: *Ōtorohanga District Council consider the late item titled [item title] pursuant to section 46A(7) of the Local Government Official Information and Meetings Act 1987 because [reason item was not on agenda] and because the item cannot be delayed until a subsequent meeting because [reason].*

Declaration of conflict of interest**Te whakapuakanga pānga taharua**

Members must declare any actual, potential, or perceived conflicts of interest. A member with a conflict must not participate in the item unless permitted under law or standing orders.

If a conflict is declared, use wording such as: *That Ōtorohanga District Council receive the declaration of interest from [member name] in relation to item [x], note that [member name] [will remain / will not participate / will leave the table] for that item, and record the declaration in the conflicts register.*

Confirmation of minutes**Te whakaū i ngā meneti****Ordinary meeting**

The unconfirmed open minutes of the ordinary meeting of Ōtorohanga District Council held on 26 May 2026 are attached for confirmation on page xx.

Staff recommendation

That Ōtorohanga District Council confirm the open minutes of the ordinary meeting held on 26 May 2026 as a true and correct record, subject to any amendments resolved by the meeting.

Note: The confirmed minutes will be kept as the official record of the meeting in accordance with the Public Records Act 2005.

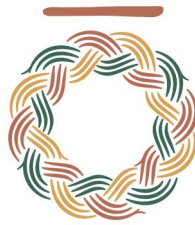
Extra-Ordinary meeting

The unconfirmed open minutes of the extra-ordinary meeting of Ōtorohanga District Council held on 09 June 2026 are attached for confirmation on page xx.

Staff recommendation

That Ōtorohanga District Council confirm the open minutes of the extra-ordinary meeting held on 09 June 2026 as a true and correct record, subject to any amendments resolved by the meeting.

Note: The confirmed minutes will be kept as the official record of the meeting in accordance with the Public Records Act 2005.



TE KAUNIHERA Ā-ROHE O
ŌTOROHANGA
DISTRICT COUNCIL

Open Minutes

ŌTOROHANGA DISTRICT COUNCIL

26 May 2026

Open Minutes of an ordinary meeting of the Ōtorohanga District Council held in Waikōwhitiwhiti (Council Chambers), Ōtorohanga District Council, 17 Maniapoto Street, Ōtorohanga on Tuesday, 26 May 2026 commencing at 11.30am.

Tanya Winter, Chief Executive

2 June 2026

Ōtorohanga District Council attendance

Chairperson	Mayor Rodney Dow	Attended
Deputy Chairperson/Ōtorohanga Councillor	Deputy Mayor Katrina Christison	Attended
Kāwhia Tihiroa Councillor	Jo Butcher	Attended
Kāwhia Tihiroa Councillor	Kit Jeffries	Attended
Kio Kio Korakonui Councillor	Andrew Barker	Attended
Ōtorohanga Councillor	Tayla Barclay	Attended
Rangiātea Councillor	Tennille Kete	Attended
Rangiātea Councillor	Jaimee Tamaki	Attended
Waipā Councillor	Michael Woodward	Attended
Wharepūhunga Councillor	Shane Carr	Attended

ŌDC senior staff in attendance

Chief Executive	Tanya Winter	Attended
Group Manager Business Enablement	Graham Bunn	Attended
Group Manager Engineering & Assets	Mark Lewis	Attended
Group Manager Regulatory & Growth	Tony Quickfall	Attended
Group Manager Strategy & Community	Nardia Gower	Attended

Opening formalities	Ngā tikanga mihimihi	
Opening prayer/reflection/words of wisdom		5
Apologies		5
Public forum		5
Late items		
Declaration of conflict of interest		
Confirmation of minutes		
Mayor Dow's verbal report		6

Decision reports	Ngā pūrongo whakatau	
Item 42 Simplifying Local Government - Head Start Process		6
Item 43 Alcohol Fees Bylaw Business Case		7

Information only reports	Ngā pūrongo mōhiohio anake	
Item 44 WRAL Interim Report and Statement of Intent 30 June 2026		8
Item 45 Finance Report to 30 April 2026		8

Other business	Ētahi atu take	
Councillor updates		9
Resolution Register		9

Public excluded	Take matatapu	
No reports.		

Closing formalities**Ngā tikanga whakakapi**

Closing prayer/reflection/words of wisdom

Karakia/huritao/whakataukī

10

Workshops**Hui awheawhe**

1	Monthly discussion with the Chief Executive ¹	Public not permitted
2	Post weather event flood assessment ²	Public not permitted
3	Service request reporting	Open to the public
4	Centres of Excellence	Deferred

Chairperson's Certification

These minutes of the meeting of the Ōtorohanga District Council held on 26 May 2026 are confirmed as a true and correct record of the proceedings of that meeting.

_____ Chairperson

_____ Date:

¹ s7(2)(f)(i) – to maintain the effective conduct of public affairs through the free and frank expression of opinions by or between members or officers and employees of any local authority in the course of their duty.

² s7(2)(a) – to protect the privacy of natural persons, including that of deceased natural persons.

Commencement of meeting**Te tīmatanga o te hui**

Mayor Dow declared the meeting open at 11.30am.

Opening prayer/reflection/words of wisdom**Karakia/huitao/whakataukī**

Mayor Dow led the meeting in a recitation of the karakia. Councillor Barclay provided the following words of wisdom:

I'd like to take a moment to reflect on the weight of the month behind us. It has been a time of difficult conversations, significant decisions, and careful planning for the years ahead. The responsibility of local leadership is not only to respond to the needs of today, but to look beyond the immediate horizon and consider the kind of future we are shaping for our community.

Many of the choices we have before us are not simple and at times, the work will feel heavy. But within the weight there is purpose — because every discussion and every decision we are laying the foundation for a stronger and more resilient future.

The work we do around this table is ultimately about people, families who call this place home, the young people who will inherit what we build, and the generations who trust us to steward this community with care into the next phase of governance. Planning ahead is not simply about budgets, projects, or policies. It is about paving the way for a future that reflects our shared values, protects what matters most, and creates opportunities for those who come after us.

Today may we continue our work with clarity, respect, and a sense of collective responsibility. And may we remember that the future of our community is not something that simply happens to us — it is something we are building together.

Apologies**Ngā hōnea**

There were no apologies lodged.

Public forum**Hui tūmatanui**

No public forum speakers were registered.

Late items**Ngā take tōmuri**

There were no late items.

Declaration of conflict of interest**Te whakapuakanga pānga taharua**

There were no declarations made.

Confirmation of minutes**Te whakaū i ngā meneti**

Resolved C62: That Ōtorohanga District Council confirm the open minutes of the ordinary meeting held on 28 April 2026 as a true and correct record, subject to any corrections agreed by the meeting.

Councillor Kete | Councillor Jeffries

Mayor Dow's verbal report**Te pūrongo ā-waha a te kahika**

Mayor Dow reported on a number of recent engagements and events. This included attendance at the Lines Company centenary celebration in Te Kūiti; the Local Government New Zealand rural and provincial meeting in Wellington, where discussion focused on government amalgamation and regional matters including the fuel crisis; meetings relating to risk, insurance and the allocation of additional relief funding; and a meeting with Liz Cowan regarding the 40th anniversary of the Harrods event in the district, with a museum display planned for 11 June 2026. Mayor Dow also advised on participation in a Waitomo and Ōtorohanga amalgamation meeting concerning the Head Start proposal, attendance at a Zone 2 meeting, and hosting Waikato mayors at the council chambers for a mayoral forum.

Resolved C63: That Ōtorohanga District Council receive the verbal update from Mayor Dow.

Councillor Jeffries | Councillor Carr

Decision reports**Ngā pūrongo whakatau****Item 42 - Simplifying Local Government - Head Start Process**

ŌDC's Tanya Winter presented the report and outlined the proposal to engage in Central Government's Head Start process as a pathway for simplifying local government. It was noted that participation would focus on Ōtorohanga District Council and Waitomo District Council, with a proposal required to be submitted by 9 August 2026 within a condensed timeframe for analysis.

Ms Winter advised that the decision to enter the process was intended to position Council for the future and could be reversed at a later stage, but that participation would place both councils in a stronger position to shape any proposal submitted to Central Government. During discussion, members acknowledged the limited options and time available, and raised matters including potential rates impacts, effects on staff, the risk of being drawn into a larger regional structure, and the importance of maintaining local identity and representation.

Resolved C64: That Ōtorohanga District Council **AGREES** to develop a ‘Head Start’ proposal with Waitomo District Council for submission to Central Government by 9 August 2026.

Mayor Dow | Councillor Woodward

Following the decision, Ms Winter sought direction on engagement with iwi Māori. Members discussed that this work should be undertaken in conjunction with Waitomo District Council, with initial engagement through the iwi governance structure. It was suggested that Councillors Tamaki and Kete work with staff to help shape that approach.

Ms Winter also sought direction on wider community engagement. It was noted that staff would ensure communications were coordinated, including a central information source to support consistent material across both councils’ websites. Discussion also covered the role of the two mayors, possible community events, and presentations to community boards, with a distinction noted between informing the community and formal consultation.

Item 43 - Alcohol Fees Bylaw Business Case

ŌDC’s Tony Quickfall presented the report and outlined the development of a business case for an Alcohol Fees Bylaw. It was noted that the current annual cost of administering alcohol licences was approximately \$57,922, with revenue of \$39,215, leaving the remaining cost to be met from rates. Members were advised that introducing a bylaw could increase fee revenue and reduce the transfer from rates to user-pays.

Mr Quickfall also advised that the estimated cost to prepare the bylaw, including policy staff input, was approximately \$8,000. During discussion, members considered the fairness of the fee structure and whether commercial entities should meet a greater share of the cost. Staff cautioned that a differential recovery approach, or targeting particular businesses, could give rise to legal complexity and challenge through the consultation process.

Resolved C65: That Ōtorohanga District Council **DIRECT** the Chief Executive to prepare a “Alcohol Fees Bylaw determination and Statement of Proposal” report to formally approve the bylaw preparation process.

Councillor Jeffries | Deputy Mayor Christison

Information only reports

Ngā pūrongo mōhiohio anake

Item 44 - WRAL Interim Report and Statement of Intent 30 June 2026

ŌDC's Graham Bunn was joined by Mark Morgan and Scott Kendall from Waikato Regional Airport Limited via video link. Members were advised that the airport had reported a break-even trading result for the half-year, supported by relatively strong passenger numbers across international and domestic jet services. It was also noted that the airport was progressing a significant capital investment programme of approximately \$30 million for the full year.

The presenters advised that, while passenger volumes remained below the low-scenario projections following COVID-19, recovery was continuing with noticeable step changes as new services came online. Updates were also provided on WRAL's application to Waipā District Council to extend the lapse period on its designation by 15 years, and on airport land and infrastructure development, including securing Asimus as an anchor tenant for a 5,000 square metre building on a 20-year lease commencing 1 May 2026. Members also noted that Ōtorohanga District Council held a 3% shareholding in the airport, valued at approximately \$10 million.

Resolved C66: That the Ōtorohanga District Council:

- a) **RECEIVES** the WRAL Half-Yearly report for the period ended 31 December 2025.
- b) **RECEIVES** the WRAL Statement of Intent for 2026/27 and **ENDORSES** the direction set therein.

Councillor Jeffries | Mayor Dow

Mayor Dow adjourned the meeting for the lunch break and reconvened the meeting at 1.16pm.

Item 45 - Finance Report to 30 April 2026

ŌDC's Brendan O'Callaghan, Manager Finance, presented the report reporting a favourable year-to-date position of approximately \$415,000. This was largely attributed to increased grant revenue, including higher NZTA subsidy rates for work relating to recent weather events. Members were also advised that operating expenditure was slightly over budget due to emergency response costs and increased roading maintenance following those events, although these costs were largely offset by the additional subsidy revenue.

Mr O'Callaghan also outlined Council's debt management approach, noting that approximately \$13 million of debt would mature over a three-week period in June and was expected to be refinanced in smaller 364-day tranches to allow flexibility for repayment from incoming rates revenue and to minimise interest costs. In response to questions on outstanding rates and water charges, it was noted that receivables had reduced from the previous month and that staff were continuing recovery action through a range of

channels, including rating sales, with a recent settlement on an abandoned property noted as a positive outcome.

Resolved C67: That Ōtorohanga District Council **RECEIVE** the report titled 'Finance Report to 30 April 2026' by Brendan O'Callaghan, Manager Finance.

Councillor Tamaki | Councillor Woodward

Councillor updates

Ngā kōrero hou a ngā Kaikaunihera

Councillor Carr reported constituent concerns regarding speed limits on Waikeria Road in response to increased traffic volumes. He also referred to local school fundraising activities and acknowledged his mother's recent investiture in Wellington. Councillor Barker reported attendance at risk and assurance meetings, relief fund discussions, and other related meetings. Councillor Butcher reported attendance at the Waikato Regional Council catch-up in Te Kūiti and other workshop sessions.

Councillor Barclay reported on site visits, a civil defence morning tea, a community board meeting, and attendance at an LGNZ meeting in Wellington. She also referred to work associated with the Mayor's Taskforce for Jobs and a rural women's event. Deputy Mayor Christison reported attendance at the Waipā water scheme meeting and the inaugural meeting of the King Country Development Board, noting the regeneration of project funding.

Councillor Woodward reported on Joint Management Agreement forums, workshops, and discussion relating to natural disaster management and community resilience. Councillor Tamaki reported attendance at CDEM training, Joint Management Agreement hui, and wider community resilience workshops. Councillor Kete also reported attendance at Head Start and related governance discussions and acknowledged the Mayor's leadership during the recent amalgamation meetings. Councillor Jeffries reported attendance at the Elevate business breakfast, Head Start discussions with Waitomo District Council, LGNZ Zone 2 matters, Te Kūiti water supply discussions, CDEM briefings, and ongoing work to progress an electric vehicle charging station in Kāwhia.

Resolution Register

Rēhita tatūnga

ŌDC's Tanya Winter outlined the Resolution Register and staff recommendations.

Resolved C68: That Ōtorohanga District Council **CONFIRM** the removal of Resolutions C55, C56, C57 and C58 from the Register.

Mayor Dow | Councillor Tamaki

Public excluded**Take matatapu**

There were no public excluded items.

Closing prayer/reflection/words of wisdom**Karakia/huritao/whakataukī**

Mayor Dow led the meeting in a recitation of the karakia.

Meeting closure**Katinga o te hui**

Mayor Dow declared the meeting closed at 2.01pm.

Workshops**Hui awheawhe**

Workshops are held to brief, discuss or provide feedback on options. No formal decisions are made, as any decisions will be made at a properly constituted Council or Committee meeting.

1	Monthly discussion with the Chief Executive ³	Public not permitted
2	Post weather event flood assessment ⁴	Public not permitted
3	Service request reporting	Open to the public
4	Centres of Excellence	Deferred

³ s7(2)(f)(i) – to maintain the effective conduct of public affairs through the free and frank expression of opinions by or between members or officers and employees of any local authority in the course of their duty.

⁴ s7(2)(a) – to protect the privacy of natural persons, including that of deceased natural persons.

Item #	1 Monthly discussion with the Chief Executive			
Type	Briefing <input type="checkbox"/>	Discussion <input checked="" type="checkbox"/>	Pre-decision options <input type="checkbox"/>	
Open?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If no: Section 9 clause (and public interest test)	s7(2)(f)(i) – to maintain the effective conduct of public affairs through the free and frank expression of opinions by or between members or officers and employees of any local authority in the course of their duty.
Presenter/s	Tanya Winter			
Attendance	Mayor and Councillors	Rodney Dow (Mayor); Katrina Christison (Deputy Mayor); Tayla Barclay; Andrew Barker; Jo Butcher; Shane Carr; Kit Jeffries; Tennille Kete; Jaimee Tamaki; and Michael Woodward.		
	ŌDC Staff	Tanya Winter (Chief Executive) For part of the item: Graham Bunn (Group Manager Business Enablement); Nardia Gower (Group Manager Strategy & Community); Brendan O'Callaghan (Manager Finance).		
	External	None.		
Timing	Commenced	2.07pm	Concluded	2.55pm
Any declared interest?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Name	
Actions taken	Noted <input type="checkbox"/>	Left the room <input type="checkbox"/>	Did not participate <input type="checkbox"/>	Other
Next steps	Workshop <input type="checkbox"/>	Report <input type="checkbox"/>	No action <input checked="" type="checkbox"/>	
Deferred?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Reason for deferral	
Presentation	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		

Item #	2 Post weather event flood assessment			
Type	Briefing <input checked="" type="checkbox"/>	Discussion <input type="checkbox"/>	Pre-decision options <input type="checkbox"/>	
Open?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If no: Section 9 clause (and public interest test)	s7(2)(a) – to protect the privacy of natural persons, including that of deceased natural persons.
Presenter/s	Langley Cavers (Recovery Manager)			
Attendance	Mayor and Councillors	Rodney Dow (Mayor); Katrina Christison (Deputy Mayor); Andrew Barker; Jo Butcher; Shane Carr (<i>until 3.45pm</i>); Kit Jeffries; Tennille Kete; Jaimee Tamaki; and Michael Woodward.		
		Absent: Tayla Barclay		
	ODC Staff	Tanya Winter (Chief Executive); Graham Bunn (Group Manager Business Enablement) (<i>until 3.43pm</i>); Nardia Gower (Group Manager Strategy & Community); Tony Quickfall (Group Manager Regulatory and Growth); Mark Lewis (Group Manager Engineering & Assets); Cathie Shaw (Recovery Office) and Chris Ryan (Recovery Office).		
	External	None		
Timing	Commenced	3.00pm	Concluded	3.59pm.
Any declared interest?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Name	Councillor Tayla Barclay
Actions taken	Noted <input type="checkbox"/>	Left the room <input checked="" type="checkbox"/>	Did not participate <input type="checkbox"/>	Other
Next steps	Workshop <input checked="" type="checkbox"/>	Report <input type="checkbox"/>	No action <input type="checkbox"/>	
Deferred?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Reason for deferral	
Presentation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		

Item #	3			Service request reporting
Type	Briefing <input checked="" type="checkbox"/>	Discussion <input type="checkbox"/>	Pre-decision options <input type="checkbox"/>	
Open?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If no: Section 9 clause (and public interest test)	
Presenter/s	Nardia Gower			
Attendance	Mayor and Councillors	Rodney Dow (Mayor); Katrina Christison (Deputy Mayor); Tayla Barclay; Andrew Barker; Jo Butcher; Kit Jeffries; Tennille Kete; Jaimee Tamaki; and Michael Woodward.		
		Absent: Shane Carr		
	ODC Staff	Tanya Winter (Chief Executive); Nardia Gower (Group Manager Strategy & Community); Tony Quickfall (Group Manager Regulatory and Growth); Mark Lewis (Group Manager Engineering & Assets).		
		Absent: Graham Bunn (Group Manager Business Enablement).		
	External	None		
Timing	Commenced	4.01pm	Concluded	4.08pm
Any declared interest?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Name	
Actions taken	Noted <input type="checkbox"/>	Left the room <input type="checkbox"/>	Did not participate <input type="checkbox"/>	Other
Next steps	Workshop <input type="checkbox"/>	Report <input type="checkbox"/>	No action <input checked="" type="checkbox"/>	
Deferred?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Reason for deferral	
Presentation	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		

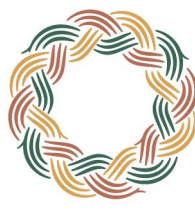
Item #	4			Centres of Excellence
Type	Briefing <input checked="" type="checkbox"/>	Discussion <input checked="" type="checkbox"/>	Pre-decision options <input type="checkbox"/>	
Open?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If no: Section 9 clause (and public interest test)	
Deferred?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Reason for deferral	Time restrictions.

Adoption of Minutes

Resolution to be added.

Version control

Version	Status	Date	Description
1.0	Draft	27 May 2026	Initial draft prepared following the meeting
2.0	Confirmed	[insert adoption date]	Minutes adopted by the Ōtorohanga Community Board



Ōtorohanga District Council

Open Minutes

Date: Tuesday, 9 June 2026

Time: 1.00pm

Location: Waikōwhitiwhiti (Council Chambers), Ōtorohanga District Council, 17 Maniapoto Street, Ōtorohanga

Meeting type: Extra-Ordinary

Public access: Open to the public

Livestream and recording: Not livestreamed or recorded

Open Minutes of an extraordinary meeting of Ōtorohanga District Council held in Waikōwhitiwhiti, Ōtorohanga District Council, 17 Maniapoto Street, Ōtorohanga, on Tuesday, 9 June 2026 at 1.00pm.

Tanya Winter, Chief Executive

23 June 2026

Ōtorohanga District Council attendance

Chairperson	Mayor Rodney Dow	Attended
Deputy Chairperson/Ōtorohanga Councillor	Deputy Mayor Katrina Christison	Attended
Kāwhia Tihiroa Councillor	Jo Butcher	Attended
Kāwhia Tihiroa Councillor	Kit Jeffries	Attended
Kio Kio Korakonui Councillor	Andrew Barker	Attended
Ōtorohanga Councillor	Tayla Barclay	Attended
Rangiātea Councillor	Tennille Kete	Attended
Rangiātea Councillor	Jaimee Tamaki	Attended
Waipā Councillor	Michael Woodward	Attended
Wharepūhanga Councillor	Shane Carr	Attended

ŌDC senior staff in attendance

Chief Executive	Tanya Winter	Attended
Group Manager Business Enablement	Graham Bunn	Attended
Group Manager Engineering & Assets	Mark Lewis	Attended
Group Manager Regulatory & Growth	Tony Quickfall	Attended
Group Manager Strategy & Community	Nardia Gower	Attended

Chairperson's Certification

These open minutes of the extra-ordinary meeting of the Ōtorohanga District Council held on 09 June 2026 are confirmed as a true and correct record of the proceedings of that meeting.

_____ Chairperson

_____ Date:

Opening formalities**Ngā tikanga mihimihi**

Opening prayer/reflection/words of wisdom

4

Apologies

4

Declaration of conflict of interest

4

Decision reports**Ngā pūrongo whakatau**

There were no reports.

Information reports**Ngā pūrongo whakamōhio**

There were no reports.

Public excluded**Take matatapu**

Item 46 Resolution to exclude the public for Item 6: Flood Affected Properties

5

Closing formalities**Ngā tikanga whakakapi**

Closing prayer/reflection/words of wisdom

Karakia/huritao/whakataukī

5

Commencement of extraordinary meeting

Mayor Dow declared the meeting open at 1.00pm.

Opening prayer/reflection/words of wisdom**Karakia/huitao/whakataukī**

Mayor Dow led the meeting in a recitation of the karakia.

Apologies**Ngā hōnea**

There were no apologies lodged.

Late items**Ngā take tōmuri**

There were no late items.

Declaration of conflict of interest**Te whakapuakanga pānga taharua**

Councillor Tayla Barclay declared a conflict of interest.

Resolved C69: That Ōtorohanga District Council receive the declaration of interest from Councillor Tayla Barclay in relation to item PE6, noting that Councillor Barclay will remain for that item, and request the declaration be recorded in the conflicts register.

Councillor Tamaki | Deputy Mayor Christison

Carried

Decision reports**Ngā pūrongo whakatau**

There were no reports.

Information reports**Ngā pūrongo whakamōhio**

There were no reports.

Public excluded**Take matatapu****Item 46: Resolution to exclude the public for Item PE6**

Resolved C70: That the Ōtorohanga District Council exclude the public from the following parts of the proceedings of this meeting confirming:

- a) 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 7 of that Act where a risk of prejudice is minimised by the holding of the whole or the relevant part of the proceedings of the meeting in public; and
- b) The general subject of each matter to be considered while the public is excluded and the reason for passing this resolution in relation to each matter and the specific grounds for the passing of this resolution are as follows:

General subject of each matter to be considered	Ground(s) under section 48(1) for the passing of this resolution	Interest
Item PE6: Flood Affected Properties	Section 7(2)(g)	To maintain legal professional privilege.

Mayor Dow | Deputy Mayor Christison

Carried

The public were excluded from the meeting at 1.02pm and readmitted at 2.42pm. Councillor Woodward left the meeting at 1.55pm.

Meeting closure**Katinga o te hui**

Mayor Dow declared the meeting closed at 2.42pm.

Adoption of Minutes

Resolution to be added.

Version control

Version	Status	Date	Description
1.0	Draft	23 June 2026	Initial draft prepared following the meeting
2.0	Confirmed	[insert adoption date]	Minutes adopted by the Ōtorohanga District Council

Mayor Dow's verbal report

Te pūrongo ā-waha a te kahika

The Mayor will give a verbal update on activities since the previous ordinary meeting. If the Mayor is absent, the item will lapse unless the Deputy Mayor is acting in the Mayor's place.

Staff recommendation

That Ōtorohanga District Council receive the verbal update from Mayor Dow.

Decision reports

Ngā pūrongo whakatau

Reports in this section contain recommendations for Council decision.

Item 47 Adoption of Annual Plan 2026/27

To Ōtorohanga District Council

From Brendan O’Callaghan, Project Accountant

Type **DECISION REPORT**

Date 30 June 2026



1. Purpose | Te kaupapa

1.1. To adopt the 2026/27 Annual Plan (AP).

2. Executive summary | Whakarāpopoto matua

- 2.1. Ōtorohanga District Council (ŌDC) is required to adopt an AP for each financial year that is not a Long Term Plan (LTP) year. The 2026/27 AP is based on Year 3 of the 2024–34 LTP and reflects minor changes to budgets and work programmes in response to updated funding information, legislative requirements, and operational needs. These changes do not trigger the need for formal consultation.
- 2.2. Key adjustments include changes to land transport funding following reduced NZTA allocations, an operational grant for the Ōtorohanga Historical Society, paused District Plan work, and updated fees and charges.
- 2.3. Adoption of the AP is a legal prerequisite to adopting the rates resolution for the year ahead.

3. Staff recommendation | Tūtohutanga a ngā kaimahi

That Ōtorohanga District Council **ADOPT** the 2026/27 Annual Plan.

4. Context | Horopaki

- 4.1. The LTP and AP work together to guide ŌDC activities, spending, and decision-making.
- 4.2. The LTP sets the strategic direction for the district over a 10-year period, outlining the key projects, services, and infrastructure investments ŌDC intends to deliver, along with how these will be funded. It is reviewed and updated every three years.
- 4.3. The AP is the tool ŌDC uses to confirm the budget and work programme for the year ahead. It highlights any differences from the LTP. Annual Plans ensure transparency by confirming the rates for the year and allowing for community input when significant changes are proposed. Where there are no material or significant changes, consultation is not required.
- 4.4. Together, these plans ensure continuity while allowing flexibility to respond to emerging needs and priorities.

5. Discussion | He kōrerorero

- 5.1. The 2026/27 AP is based on year 3 of the 2024-34 LTP which was adopted on 25 June 2024.
- 5.2. Several AP open workshops were held with elected members in which direction was provided to staff to guide the development of the draft AP. At its 28 April 2026 meeting ŌDC formally confirmed and recorded the direction provided through those workshops.
- 5.3. The LTP year 3 budgets have formed the basis for the 2026/27 financial year, with key changes identified through the AP document in the related groups of activities. These changes include:
- a) **Operational Grant for Historical Society:** An operational grant of \$60,494 has been included for the Ōtorohanga Historical Society to support Ōtorohanga Museum staffing costs. This incorporates \$35,000 previously allocated to Creative Waikato in the LTP.
 - b) **Land Transport Programme Adjustments:** Post the adoption of our 2024/34 LTP, NZTA advised that funding allocations for 2024/25 to 2026/27 would be below what was needed to deliver on our planned programme of works, therefore land transport programmes have been adjusted accordingly. While local share funding will still be collected (slightly less than forecast), it will be redirected to priority projects to maintain delivery momentum.
 - c) **District Plan Review halted:** Planned work on the District Plan Review has been halted by central government. This work is expected to resume in 2028 through the proposed "Combined Regional Plan" under the Planning Act, which is currently before the Environment Select Committee and is intended to replace the Resource Management Act.
 - d) **Kāwhia Community Board recommendations:** \$100,000 has been allocated for maintenance of the Kāwhia Community Centre and provision of \$12,000 has been made for a potential annual lease of the Kāwhia Boat Park.
 - e) **Ōtorohanga Community Board recommendation:** A portion of the \$148,000 provided in the 2025/26 budget from depreciation reserves for turf replacement at the Jim Barker Memorial Playground will instead be used for shade sails at Jim Barker Memorial Playground and Windsor Park playground, estimated at \$50,000 total, and musical instruments at both playgrounds, estimated at \$48,000 total.
 - f) **Security Camera installation:** Provision has been made in the Ōtorohanga town security budget for \$135,000 of capital investment in the enhanced town security project for security cameras including Automatic Number Plate Recognition (ANPR).
 - g) **Updated Fees and Charges:** Adjustments have been made to fees and charges for 2026/27 to better align with the cost of delivering services. These were adopted by ŌDC on 28 April 2026.

6. Strategic Considerations | Ngā whai whakaarotanga

Significance and engagement

- 6.1. Given that there was significant consultation on the LTP, and there are no significant changes between the LTP year 3 and the 2026/27 AP, the significance is deemed to be Low, and therefore the level of engagement is deemed to be Inform.

Mana whenua / Māori

- 6.2. There are no specific impacts on Māori over and above the increased financial impacts on all rate contributors.

Strategic alignment

- 6.3. This AP aligns with the direction and intent of the adopted 2024–34 LTP. It reflects operational adjustments but does not introduce material changes that would trigger a departure from adopted policies, including the Revenue and Financing Policy and Financial Strategy.

6.4. Legal

- 6.5. ŌDC is required under section 95 of the Local Government Act 2002 to adopt an AP for each financial year that is not an LTP year. Adoption of the AP is also a prerequisite to adopting the rates resolution under the Local Government (Rating) Act 2002. The process undertaken meets ŌDC's legislative requirements.

Financial

- 6.6. The AP confirms ŌDC's budgets and rating requirement for the coming year. While several adjustments have been made most notably in relation to transport funding, operational grants, and fees and charges; these are within the financial parameters outlined in the LTP and do not materially affect ŌDC's overall financial strategy or affordability assessments.

Risk analysis

- 6.7. The key risk is that if the AP is not adopted at this meeting, ŌDC will be unable to meet its statutory obligations under the Local Government Act 2002 and Local Government (Rating) Act 2002. This would result in delays to adopting the rates resolution, which in turn could impact ŌDC's ability to invoice and collect rates revenue in a timely manner, with associated cash flow and service delivery risks.

7. Options analysis | Tātari Kōwhiringa

Options summary of considerations

	Option 1	Option 2
Summary	Adopt the 2026/27 Annual Plan and not undertake formal consultation	Delay adopting the 2026/27 Annual Plan and undertake formal consultation

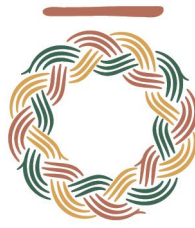
	Option 1	Option 2
Advantages	<ul style="list-style-type: none"> • Fulfils ŌDC's statutory obligations under the Local Government Act 2002. • Enables adoption of the rates resolution, ensuring rates can be invoiced on time. • Confirms the work programme and budget for the financial year 2026/27, providing certainty to staff, stakeholders, and the community. • Reflects updated operational needs and legislative requirements while remaining consistent with the LTP. 	Provides more time for further review and community input, if desired.
Disadvantages	Minor changes from the LTP may still prompt questions or concerns from the public, despite not meeting the threshold for consultation.	<ul style="list-style-type: none"> • ŌDC would not meet legislative deadlines, resulting in delays to the rates resolution and billing. • Creates uncertainty around budgets, work programmes, and service delivery. • Could affect ŌDC's cash flow and ability to meet contractual obligations.

Recommended option and rationale

- 7.1. The preferred option is Option 1: Adopt the 2026/27 Annual Plan.
- 7.2. This option enables ŌDC to meet its statutory obligations and proceed with the adoption of the rates resolution required to fund the delivery of services in the coming year. The AP is based on Year 3 of the 2024–34 LTP and incorporates minor adjustments to reflect updated funding information, legislative requirements, and operational needs. These changes do not materially alter the direction set in the LTP and therefore do not require public consultation.

8. Appendices | Ngā āpitihanga

Number	Title
1	Annual Plan 2026/27



TE KAUNIHERA Ā-ROHE O
ŌTOROHANGA
DISTRICT COUNCIL

2026/27 ANNUAL PLAN

ŌTOROHANGA DISTRICT COUNCIL

JUNE 2026





NGĀ RĀRANGI UPOKO

CONTENTS

	PAGE
INTRODUCTION	3
WHAT'S AN ANNUAL PLAN	4
THIS YEAR'S ANNUAL PLAN PROCESS	5
MESSAGE FROM THE MAYOR AND COUNCILLORS	6
OUR FOCUS FOR 2026/27	7
• A Snapshot	7
• What's Different?	7
• Key Financials	8
OUR SERVICES	9
INTRODUCTION	10
PROSPECTIVE COMBINED COST OF SERVICE STATEMENT	11
GROUPS OF ACTIVITIES	12
• Trusted Leadership and Relationships	13
• Strong Communities	17
• Vibrant Places and Spaces	23
• Sustainable Development and Public Safety	28
• Resilient Infrastructure	34
• Responsible Waste Management	51
THE MONEY IN DETAIL	55
PROSPECTIVE FINANCIAL STATEMENTS	56
POLICIES AND STATEMENTS	63
• Accounting Policies	64
• Rating Information	76
• Disclosure Statement	87
OTHER INFORMATION	89
YOUR MAYOR AND COUNCILLORS	90





TE KAUNIHERA Ā-ROHE O
ŌTOROHANGA
DISTRICT COUNCIL

INTRODUCTION

- WHAT'S AN ANNUAL PLAN?
- THIS YEAR'S ANNUAL PLAN PROCESS
- MESSAGE FROM THE MAYOR AND COUNCILLORS
- OUR FOCUS FOR 2026/27



WHAT'S AN ANNUAL PLAN

Every three years we consult with you when we develop our long-term plan (LTP). The LTP covers a period of ten years and sets out the community outcomes (see Figure 1 below) for the district; and the direction, budgets and work plans we intend carrying out to help achieve these outcomes.

Our current LTP was finalised in June 2024. We are now two years into delivering on this 10 year plan, during which time things can change, requiring us to tweak or substantially alter our work programmes. The Annual Plan is our chance to update our plans for the coming financial year by setting out in detail the work we will be undertaking between 1 July 2026 to 30 June 2027. Through this process we consider what was outlined in the LTP and assess what changes are needed to reflect current circumstances and community needs.

Our LTP 2027/37 is currently being reviewed for adoption one year from now (June 2027). We will be seeking your input and feedback on the 2027/37 LTP in the latter half of 2026, with formal consultation taking place in early 2027.

COMMUNITY OUTCOMES

The community outcomes are the threads woven through the priorities and activities we fund in our long term plan and annual plans and deliver through our work programmes.



Figure 1: Community Outcomes - Ōtorohanga District





TE HANGA O TĒNEI MAHERE Ā TAU

THIS YEAR'S ANNUAL PLAN PROCESS

This year there were no significant changes being proposed compared to what was outlined in the LTP. For this reason, we have decided not to undertake formal consultation on this Annual Plan.

Under the Local Government Act 2002 – the legislation determines how we must carry out our work – if there are no big changes or new proposals that have not already been signalled in the past then we don't have to undertake the special consultative procedure. You will next have an opportunity to share your views and give us feedback when we consult on the 2027/37 LTP.





NGĀ KUPU WHAKATAKI

FROM THE MAYOR AND COUNCILLORS

Year three of our 2024/34 Long Term Plan (LTP) and we are holding true to ‘kia mau tātou ki te ara... steady as she goes’ while we navigate the tide of change.

Following the 2025 local elections, I am honoured to serve as your new Mayor alongside returning councillors, and six new councillors. This is a new Council, beginning the triennium at a time of significant change for local government, but with a clear commitment to serving the people of this district and making thoughtful decisions for the future.

Nationally, local government continues to face a busy and uncertain reform programme being progressed by central government. Local Water Done Well is moving from planning to implementation, with Waikato Waters Limited now established and shareholder councils at various stages of preparing to transfer drinking water and wastewater services. For Ōtorohanga, a significant focus in 2026/27 will be preparing for the transfer of our drinking water and wastewater services to Waikato Waters from 1 July 2027. Resource management, building control and emergency management reforms are also progressing, alongside wider local government reform. Central government has recently introduced the Head Start pathway for councils wanting to put forward a structural change proposal ahead of the wider reform programme, and Ōtorohanga and Waitomo District Councils are taking up that opportunity through a joint proposal. Once the Government has reviewed the proposal, there will be more work to do as we understand what any next steps may mean for our district and our communities. We will keep you informed at every step along the way.

This is a lot for any council to respond to, and the challenge is particularly sharp for smaller rural councils where the same reform obligations sit alongside a smaller rating base and leaner organisational capacity. At the same time, we must continue to deliver the everyday services our communities rely on - roads, water, waste, libraries, parks, regulatory services, community support and everything in between. We are also developing the 2027/37 Long Term Plan in an environment where planning has never been harder, and where all signals from central government indicate local government as we know it will change within the next three years. There are many moving parts; including reform, inflation, cost of living pressures and global uncertainty. All of this affects what things cost, how quickly we can deliver, and the choices we need to make.

In this Annual Plan, we have worked hard to rein in costs while continuing to deliver the services our communities rely on and the work programmes signalled through the LTP. The 2024/34 LTP forecast an overall rates increase of 8.18% for 2026/27. Through this Annual Plan, I am pleased that we have been able to reduce that to 6.94%, while still maintaining core levels of service and making necessary adjustments where circumstances have changed. We are mindful of affordability and the pressure on households and businesses, but also of the need to keep investing in the things our communities want and need. That balance is not easy, and it will continue to require careful decision-making and trade-offs.

As a Council, we will continue to be future-focused, careful with community money, and committed to delivering the things that matter to you. The year ahead will bring more change and plenty of challenge, but also opportunities to shape a strong future for our district. We look forward to working on your behalf, listening to our communities, and making decisions that support Ōtorohanga now and into the future.

“People, place and partnerships remain the heart of our focus. As Mayor, I am committed to leading Council to serve the people of the Ōtorohanga district, care for the places that matter to us, and work alongside others to navigate change well. The future may be uncertain, but our focus remains clear - making decisions that support our communities today and into the future, and leave them well placed for what comes next.”

MAYOR RODNEY DOW





NGĀ TAKE MATUA

OUR FOCUS FOR 2026/27

A SNAPSHOT

Here's a snapshot of what we will be focussing on in 2026/27.

- Continuing the work required under the government's Local Water Done Well framework. With key decisions now made, our focus is on the "behind the scenes" work needed to support a smooth transition to a different water services delivery model for the district from July 2027.
- Our strategy of improving and making better use of community places and spaces will continue to be in the spotlight. This includes ongoing implementation of the Ōtorohanga Town, Kāwhia, Aotea, Ōpārau and Rural concept plans. We will also be progressing the Huipūtea Reserve Development Plan and upgrading the Jervois Street (Kāwhia) toilets.
- Our road network continues to be our largest spend area. We have had to adjust our programmes as a consequence of lower than anticipated funding allocations from NZTA, particularly for activities like footpaths and road safety. However, the basics are well covered and network resilience remains a priority.
- The government is continuing to progress a range of reforms affecting local government, including resource management, building control, emergency management, water services and the structure of local government itself. Council will need to respond to, plan for and implement these changes while continuing to deliver services to our communities.

WHAT'S DIFFERENT?

The main differences in this Annual Plan to what was planned in year three of the 2024/34 LTP are summarised below¹:

- Provision has been made for an operational grant of \$60,494 to the Ōtorohanga Historical Society to support wages for the Ōtorohanga Museum in 2026/27. This includes repurposing \$35,000 originally allocated in the LTP for Creative Waikato.
- Post the adoption of our 2024/34 LTP, NZTA advised that funding allocations for 2024/25 to 2026/27 would be below what was needed to deliver on our planned programme of works and we have adjusted our land transport programmes accordingly. However, we will still collect rates for the local share not matched by NZTA funding - albeit slightly less than forecast in the LTP - and apply it to priority projects ensuring that momentum is maintained.
- Planned work on the District Plan Review has been halted by central government. This will now be picked up in 2028 as part of the "Combined Regional Plan" under the Planning Act which will replace the Resource Management Act.
- Further changes are expected to the building regulatory function which may have a flow on effect as Council works to respond to and implement changes.
- Adjustments have been made to fees and charges for 2026/27 to better reflect changes in the costs of delivering specific services² including increasing Kāwhia Wharf berthage fees by 15% from \$1,000 to \$1,150 per annum, including GST.
- Provision has been made for a potential annual lease of the Kāwhia Boat Park. This will be funded 75% across the Ōtorohanga district and 25% across the Kāwhia community.
- \$100,000 has been allocated for maintenance of the Kāwhia Community Hall. This will be funded through \$45,000 from the Kāwhia Community Hall reserve and \$55,000 through loan funding across the Kāwhia community.

¹ Refer to the section on Our Services for more detail.

² Refer to www.otodc.govt.nz/about-council/fees-and-charges



- The 2025/26 budget included \$148,000 from depreciation reserves for turf replacement at the Jim Barker Memorial Playground. Part of this funding will be redirected to provide shade sails and musical instruments at the Jim Barker and Windsor Park playgrounds.
- Provision has been made in the Ōtorohanga town security budget for \$135,000 of capital investment in the enhanced town security project for security cameras including Automatic Number Plate Recognition (ANPR) capabilities
- Supporting implementation of the Climate Adaptation Plan, including one-year additional resourcing to help turn the plan into practical action.

KEY FINANCIALS

As part of the annual plan process, Council has revised its financial forecasts, including updates to the capital programme (mainly timing adjustments) and updates to funding arrangements for some programmes of work.

Our Annual Plan for 2026/27 isn't significantly different to year two of the LTP. Generally, we remain within the rating parameters of the LTP with an overall average rates increase of 6.94%.

Revised key financials are shown in the following table:

	2025/26 LTP (\$000's)	2026/27 LTP (\$000's)	2026/27 Annual Plan (\$000's)	2026/27 variance (\$000's)
DEBT SUMMARY				
Capital Programme	10,979	9,963	8,345	1,618
Net Debt	9,223	9,223	12,448 -	3,225
Debt to Revenue Ratio	30.9%	29.2%	42.3%	
OPERATIONAL SUMMARY				
Total Rates	16,731	18,085	17,935	150
Other Operating Revenue	8,784	9,059	8,212	847
Subsidies and Grants Received for Capital	4,333	4,431	3,258	1,173
Total Operating Revenue including Grants	29,848	31,575	29,406	2,169
Operating Expenditure	29,965	31,301	30,600	701
Operating Surplus/Deficit	- 117	274 -	1,194	1,468
Total Rates Increase Average	9.76%	8.18%	6.94%	



OUR SERVICES

INTRODUCTION

PROSPECTIVE COMBINED COST OF SERVICE
STATEMENT

GROUPS OF ACTIVITIES

- TRUSTED LEADERSHIP AND RELATIONSHIPS
- STRONG COMMUNITIES
- VIBRANT PLACES AND SPACES
- SUSTAINABLE DEVELOPMENT AND PUBLIC SAFETY
- RESILIENT INFRASTRUCTURE
- RESPONSIBLE WASTE MANAGEMENT



INTRODUCTION

Councils provide a wide range of services - from roads and footpaths to take you to your destination to libraries giving you access to lifelong learning and leisure. This section presents an overview of our activities which are organised into six groups, as listed below.

TRUSTED LEADERSHIP AND RELATIONSHIPS	STRONG COMMUNITIES	VIBRANT PLACES AND SPACES
<ul style="list-style-type: none"> Governance Iwi Liaison Corporate Planning/Projects Support Services³ 	<ul style="list-style-type: none"> Community Development and Empowerment Community Services Providers and Contestable Grants Economic Development and Wellbeing Libraries, Learning and Development Civil Defence and Emergency Management 	<ul style="list-style-type: none"> Parks and Reserves and Council Owned Properties⁴ Cemeteries Swimming Pools Older Person's Housing
SUSTAINABLE DEVELOPMENT AND PUBLIC SAFETY	RESILIENT INFRASTRUCTURE ⁵	RESPONSIBLE WASTE MANAGEMENT
<ul style="list-style-type: none"> Resource Management Building Control Animal Control Environmental Health, Public Amenity and Safety 	<ul style="list-style-type: none"> Land Transport Wastewater Water Supply Stormwater Flood Protection 	<ul style="list-style-type: none"> Waste Management and Minimisation

GROUPS OF ACTIVITIES

KEY INFORMATION

In this Annual Plan we provide the following information for each group of activities. For more detail, please refer to our 2024/34 LTP.

What We Do and Why	Explains overall what we do in the group(s) of activities and the general rationale for delivery of our services. The community outcomes the group(s) of activities helps achieve are also identified.
Activities	For each specific activity we tell you: <ul style="list-style-type: none"> What gets done and any key projects for the year are listed ⁶ Whether there have been any changes from the 2024/34 LTP What you can expect from us in terms of quantity and/or the quality of the services we aim to provide, and how we measure how well we have done.
What It Costs	Operating and capital expenditure for the year are provided for each group of activities alongside any variance from the LTP forecast for the 2026/27 year (Cost of Service Statement).

³ Support Services include: customer experience, communications and engagement, financial management, people and capability, information services, business enablement and other services which assist with the delivery of activities across Council. The costs of these services are included as indirect costs in each activity.

⁴ Includes public toilets, halls, dog pound and other property Council maintains not specifically listed in this activity.

⁵ Individually, each of these activities is its own group of activities and defined as mandatory under Schedule 10 of the Local Government Act 2002.

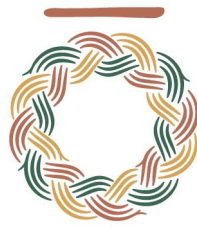
⁶ Key projects are not included for all activities, only ones that will be a particular focus for the year and may require some form of community engagement.





PROSPECTIVE COMBINED COST OF SERVICE STATEMENT

ALL OF COUNCIL COST OF SERVICE STATEMENT - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)	variance (\$000)
OPERATING REVENUE				
Activity Revenue	10,334	10,578	9,015	1,563
Targeted Rates	9,744	10,435	9,935	500
Development Contributions	265	271	10	261
General Rates	9,504	10,291	10,446 -	155
Other General Sources	14,062	14,623	13,757	865
<i>Total Operating Revenue</i>	43,910	46,198	43,164	3,034
OPERATING EXPENDITURE				
Trusted Leadership and Relationships	16,637	17,515	16,536	979
Strong Communities	2,254	2,381	2,365	16
Vibrant Places & Spaces	3,769	3,789	4,243 -	454
Sustainable Development and Public Safety	2,610	2,870	2,693	177
Resilient Infrastructure: Land Transport	12,297	12,724	11,682	1,043
Resilient Infrastructure: Water Supply	3,297	3,443	3,241	202
Resilient Infrastructure: Wastewater	1,261	1,293	1,444 -	151
Resilient Infrastructure: Stormwater	367	377	409 -	32
Resilient Infrastructure: Flood Protection	437	404	499 -	95
Responsible Waste Management	740	759	824 -	65
<i>Total Operating Expenditure</i>	43,669	45,555	43,935	1,620
Includes:				
Salaries and Wages	7,379	7,580	7,651 -	71
Depreciation and Amortisation	7,460	7,839	8,106 -	267
Interest	327	327	372 -	45
Operating Surplus (Deficit)	241	643 -	771	1,414
Operating Surplus transferred to Reserves; or	241	643	-	643
Operating Deficit funded from Reserves	-	-	771	771
CAPITAL AND RESERVES FUNDING REQUIREMENTS				
Capital Renewals	10,340	9,580	7,612	1,969
Capital Growth	409	158	400 -	242
Capital Levels of Service	230	224	333 -	109
Loans Repaid	1,211	1,223	953	269
Operating Deficit	-	-	771	771
<i>Total Funding Required</i>	12,190	11,185	10,070	2,659
FUNDED BY:				
Funding from Non-Cash Expenses	5,926	5,353	4,494	860
Loans Raised	2,548	2,199	2,224 -	25
Transfer from General and Special Reserves	3,321	2,787	3,201 -	414
Capital Income	153	203	151	52
Operating Surplus (via reserve)	241	643	-	643
<i>Total Funding Applied</i>	12,190	11,185	10,070	1,116



TRUSTED LEADERSHIP AND RELATIONSHIPS

- GOVERNANCE
- IWI LIAISON
- CORPORATE PLANNING/PROJECTS
- SUPPORT SERVICES



TRUSTED LEADERSHIP AND RELATIONSHIPS

WHAT WE DO AND WHY

This group of activities focuses on Council’s governance leadership and decision-making roles. It also encompasses the work that is done to honour and give effect to Te Tiriti-based partnerships and enhance meaningful and enduring partner relationships with iwi/Māori and stakeholders across Ōtorohanga district. Council’s corporate planning activities and support services are also included in this group.

Together these activities are the face and voice of Council and essential for the smooth running of the Council and the district. We aim to be visible and accessible to the communities we serve and to be timely, democratic and transparent in our decision making. We see our role as providing and supporting aspirational, united, responsible leadership. Specific activities are discussed under the following headings:

- Governance
- Iwi Liaison
- Corporate Planning/Projects
- Support Services

COMMUNITY OUTCOMES

While underpinning all the community outcomes, this group of activities is a major contributor to outcomes related to people and partnerships.



PEOPLE

- Connected, empowered, engaged communities



PLACE

- Sustainable, resilient district



PARTNERSHIPS

- Aspirational, united, responsible leadership
- Progressive, enduring, supportive partnerships for district wellbeing.

GOVERNANCE

This activity covers the work of elected members (Council and two Community Boards) to make decisions and set Council’s direction, work programmes and monitor and review organisational performance. As the district’s advocate, Council builds relationships with a range of other governing bodies to ensure the needs of our communities are considered when policies and plans are being developed. We also partner with others; such as central government, other councils, iwi/Māori and other agencies where there are clear benefits for our district.

Managing the democratic process is also covered by this activity. This involves:

- Running representation reviews and local government elections in accordance with legislative requirements
- Facilitating Council, Community Board and committee meetings including the preparation of minutes and agendas
- Overseeing the implementation of Council decisions
- Processing information requests.

KEY PROJECTS 2026/27

Governance Programme	When
Representation review	Starting end of 2026





CHANGES FROM THE 2024/34 LTP

The 2024/34 LTP signalled an intention to hold some Council meetings in different locations around the district as part of improving community outreach and connectedness. During the previous Annual Plan process, Council considered the additional cost, staff time and resourcing required to hold formal meetings away from Waikōwhitiwhiti/Council Chambers. For 2026/27, Council meetings will continue to be held in Waikōwhitiwhiti/Council Chambers only, while Council will continue to use other practical and cost-effective ways to connect with communities across the district.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Visible, transparent trusted Council	Overall trust in Council ⁷	≥ 70% Average or better

IWI LIAISON

Our iwi liaison function provides support for Council to develop and enhance meaningful and enduring partnership relations with iwi/Māori across the district. The role also focuses on building the cultural competency of both elected members and staff, and advising culturally appropriate approaches to conducting Council business.

TE TIRITI O WAITANGI

Ōtorohanga District Council recognises the importance of Te Tiriti o Waitangi as the founding document of Aotearoa/New Zealand, which establishes a relationship between the Treaty partners, these being iwi/Māori and the Crown. We also recognise that not only is there an obligation on Council to engage with iwi/Māori, but that it makes good sense to do so. By working in partnership with iwi/Māori we want to ensure that everything we do is aimed at supporting the wellbeing of everyone in our community.

PARTICIPATION IN DECISION MAKING

Council has specific obligations and is committed to providing Māori with opportunities to participate in the decision-making process. Our approach to fulfilling these obligations is to:

- Focus on building relationships with iwi/Māori to develop trust and understanding to pave the way for progressive, enduring, supportive partnerships for district wellbeing
- Look internally and review how we can create a more inclusive environment for kaimahi (staff) and manuwhiri.

We are guided in this work by our Māori Engagement Framework.

CHANGES FROM THE 2024/34 LTP

No change

⁷ As measured by an annual resident's survey.





WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Work with Māori leaders ⁸ to build/maintain strong, productive relationships.	Māori leaders rate their relationship with Council as good or better ⁹ .	≥ 75% Average or better

CORPORATE PLANNING/PROJECTS

Corporate planning covers development of our long term plan and annual plans including the analysis and strategy work involved to prepare these documents. This activity also includes any special, corporate-wide projects that Council may undertake.

This function is important for determining not only what we will do to achieve the community outcomes but also what we expect to spend and how we will pay for what we do.

KEY PROJECTS 2026/27

Corporate Planning Programme	When
Long Term Plan development	2026/2027

CHANGES FROM THE 2024/34 LTP

No change

SUPPORT SERVICES

This activity covers the support skills essential for the delivery of quality services and includes:

- Customer experience
- Communications and engagement
- People and capability
- Information services
- Financial management

CHANGES FROM THE 2024/34 LTP

No change

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
The Community have access to timely and accurate information.	Residents satisfied with Council communication ¹⁰ .	≥ 80% Average or better

⁸ Māori leaders includes, but is not limited to, iwi, hapū, marae and hapori Māori.

⁹ As measured by an annual iwi relationships survey.

¹⁰ As measured by an annual residents' survey.





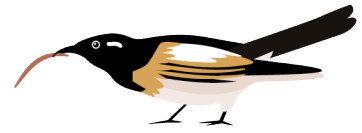
COST OF SERVICE STATEMENT

TRUSTED LEADERSHIP AND RELATIONSHIPS - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)	variance (\$000)
OPERATING REVENUE				
Activity Revenue	71	73	139 -	66
Targeted Rates	-	-	-	-
Development Contributions	-	-	-	-
General Rates	2,907	3,314	3,253	62
Other General Sources	14,062	14,623	13,757	865
<i>Total Operating Revenue</i>	17,040	18,010	17,149	861
OPERATING EXPENDITURE				
Governance	2,234	2,291	2,257	34
Iwi Liaison	227	228	180	47
Corporate Planning/Projects	656	905	842	63
Support Services	13,520	14,091	13,256	835
<i>Total Operating Expenditure</i>	16,637	17,515	16,536	979
Includes:				
Salaries and Wages	6,428	6,608	6,690 -	81
Depreciation and Amortisation	663	797	417	380
Interest	383	379	414 -	34
Operating Surplus (Deficit)	403	495	613 -	118
Operating Surplus transferred to Reserves; or Operating Deficit funded from Reserves	403 -	495 -	613 - -	118 -
CAPITAL AND RESERVES FUNDING REQUIREMENTS				
Capital Renewals	616	592	532	60
Capital Growth	-	-	-	-
Capital Levels of Service	10	10	10	-
Loans Repaid	106	109	97	11
Operating Deficit	-	-	-	-
<i>Total Funding Required</i>	732	712	639	72
FUNDED BY:				
Funding from Non-Cash Expenses	589	550	399	151
Loans Raised	31	21	120 -	99
Transfer from General and Special Reserves	- 444 -	- 558 -	- 644	86
Capital Income	153	203	151	52
Operating Surplus (via reserve)	403	495	613 -	118
<i>Total Funding Applied</i>	732	712	639	72



STRONG COMMUNITIES

- COMMUNITY DEVELOPMENT AND EMPOWERMENT
- COMMUNITY SERVICE PROVIDERS AND CONTESTABLE GRANTS
- ECONOMIC DEVELOPMENT AND WELLBEING
- LIBRARIES, LEARNING AND DEVELOPMENT
- CIVIL DEFENCE AND EMERGENCY MANAGEMENT (CDEM)



STRONG COMMUNITIES

WHAT WE DO AND WHY

We work with people, businesses and other organisations to find creative, future-focused solutions to fulfil local needs.

Strong communities covers the following five areas of activity:

- Community Development and Empowerment
- Community Service Providers and Contestable Grants
- Economic Development and Wellbeing
- Libraries, Learning and Development
- Civil Defence and Emergency Management

Creating opportunities and supporting people and groups to come together is an important way Council can help resolve local issues and celebrate who we are to create a stronger, united, resilient and more connected community.

COMMUNITY OUTCOMES

Strong Communities contributes to the following community outcomes:



PEOPLE

- Connected, empowered, engaged communities
- Welcoming, proud, thriving district



PLACE

- Vibrant, diverse, liveable communities
- Sustainable, resilient district



PARTNERSHIPS

- Progressive, enduring, supportive partnerships for district wellbeing.

COMMUNITY DEVELOPMENT AND EMPOWERMENT

Community development is about finding local solutions to local needs. We work alongside groups and communities to understand what is needed and develop agreed action plans and projects. These are not our plans or projects – they belong to the community. Our role is facilitating opportunities for sharing, growing and creating together thereby empowering communities to take collective action.

CHANGES FROM THE 2024/34 LTP

No change

COMMUNITY SERVICE PROVIDERS AND CONTESTABLE GRANTS

This activity has three components. These are:

- Funding specific community service providers to deliver social, cultural, and other wellbeing services¹¹.
- Managing and distributing contestable funding from Council (\$100k) and government sources totalling approximately \$126k for the following purposes:
 - social (community focussed initiatives)¹²
 - cultural (creative projects)¹³

¹¹ Organisations funded by Council include Ōtorohanga Support House Whare Āwhina, Thrive Youth Trust Ōtorohanga and Sport Waikato.

¹² Funded by Council via rates.

¹³ Funded by Creative New Zealand.



- recreational (travel for youth sport)¹⁴
- Providing advice and information to link people and groups to the resources needed to implement their projects.

The projects we fund and the grants distributed give colour to our community – it is what makes us vibrant, connected and united.

CHANGES FROM THE 2024/34 LTP

Following an unsuccessful Lotteries Board funding application by the Ōtorohanga Historical Society, provision has been made for an operational grant of \$60,494 to the Ōtorohanga Historical Society to support wages for the Ōtorohanga Museum. This includes repurposing \$35,000 originally allocated in the LTP for Creative Waikato.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Improved community wellbeing through the provision of financial support for social, cultural and recreational purposes.	Community groups/organisation and individuals funded by Council fulfil their funding obligations ¹⁵ .	Obligations fulfilled

ECONOMIC WELLBEING AND DEVELOPMENT

Much of what Council does is about economic wellbeing to support a sustainable future. As well as providing and maintaining infrastructure and community facilities that underpin the local economy, we work to attract and grow businesses, and to promote our district as a welcoming, thriving place to live or visit. We also play our part in ensuring that there are opportunities available for our residents to realise their aspirations and their potential.

This activity focuses on the development component of economic wellbeing. One of the main ways Council does this is through partnerships and collaboration with local, regional and national organisations. This includes:

- Supporting businesses to progress development and help keep our community growing
- Delivering the Mayor's Task Force for Jobs employment programme
- Growing and strengthening relationships with other anchor institutions¹⁶ in our district.

Other ways that Council gets involved in economic wellbeing and development includes:

- Co-design (with our community) and implementation of concept plans that identify economic priorities
- Working with or supporting other organisations to address issues which affect the district's ability to thrive such as community safety and health
- Strategic property purchases.

¹⁴ Funded by Sport Waikato.

¹⁵ As measured by group's/organisation's reports to Council.

¹⁶ 'Anchor institutions' is used to refer to organisations which: "Have an important presence in a place, usually through a combination of: being largescale employers, the largest purchasers of goods and services in the locality, controlling large areas of land and/or having relatively fixed assets". Source: Centre for Local Economic Strategies





CHANGES FROM THE 2024/34 LTP

As part of the 2024 Economic Wellbeing Strategy, Council’s funding of external economic development organisations was reassessed. While reaffirming our commitment to supporting tourism-related activities, funding for Hamilton Waikato Tourism (HWT) was reduced in the LTP from \$70,000 to \$35,000 to better reflect the contribution the industry makes to the district’s GDP.

Following consideration of a service level proposal from HWT in early 2024/25 we decided to decline the proposal and retain the funding for local delivery of tourism-related activities/services.

For the 26/27 year provision has been made in the Ōtorohanga town security budget for \$135,000 of capital investment for the enhanced town security project, following a request from Elevate after its consultation with Ōtorohanga township businesses. This includes hardware for five perimeter camera sites and one central overview site, software, and a traffic management contingency. Ongoing operational costs of \$7,170 for 2026/27 will be funded from the existing Ōtorohanga town security budget and reviewed as part of the 2027/37 Long Term Plan.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Implementation of an economic wellbeing strategy.	Economic wellbeing service providers funded by Council fulfil their funding obligations ¹⁷ .	Funding obligations fulfilled

LIBRARIES, LEARNING AND DEVELOPMENT

The district has two libraries – one in Ōtorohanga and the other in Kāwhia – providing access to a wide range of knowledge and information as well as opportunities for learning and a space to connect and engage.

Services include:

- Physical and digital collections and resources
- Programmes supporting literacy in all its forms, with an emphasis on children’s¹⁸ programmes
- 24/7 wifi access, as well as access to devices, printing and scanning during opening hours.

Public libraries play a key role in wellbeing through improving individual and community outcomes in literacy (language, numeracy, digital). Literate communities are more empowered, resilient, tolerant, and better able to develop and participate in enterprise and growth opportunities and thrive.

CHANGES FROM THE 2024/34 LTP

No change

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Library services and activities meet community needs.	Users satisfied with library services ¹⁹ .	≥ 90% satisfaction

¹⁷ As measured by their reporting to Council.

¹⁸ Programmes cater for children from newborns through to the end of primary school age.

¹⁹ As measured by annual customer survey.





	Increasing participation in Library programmes and activities, and service users.	≥ 40,000 participants
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CIVIL DEFENCE AND EMERGENCY MANAGEMENT (CDEM)

This activity focuses on preparedness for emergencies, both internally by having sufficiently trained staff and externally by educating the wider community on the need for being prepared. It is also about responding during the emergency event, and getting our organisation back up and running, through the transition and recovery phases after the emergency.

Council is part of the Waikato CDEM Group, which is a collective approach to managing emergencies in the Waikato Region. The CDEM Group works closely with research institutions, utility operators and central government to understand hazards, provide regional leadership and improve community resilience²⁰. Council is also part of the Western Waikato Emergency Operations Area which provides CDEM services at the local level. This is a shared service arrangement, where we partner with Waipā and Waitomo district councils. Waipā is the lead agency in this arrangement and if an emergency happens in our district, we know that our neighbouring councils are well prepared to help us and vice versa. We saw this in action during the combined Ōtorohanga /Waipā response to the severe rain and flooding of 14 February 2026.

An increase in weather events (“more weather, more often”) is expected to trigger a review of CDEM capacity and whether existing capacity is sufficient or sustainable into the near future.

Central government is also looking to change the CDEM legislation during 2025/26 with a new Emergency Management Act. This is anticipated to increase the role of councils’ around local response capability and training. Any adjustments to our CDEM work programme will be picked up after the legislation is enacted.

CHANGES FROM THE 2024/34 LTP

Respond to changes arising from central government reform of the CDEM legislative framework, particularly where this affects Council’s response capability, training, recovery responsibilities or resourcing.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Council and the community well prepared for a civil defence emergency.	Percentage scored in an emergency response annual evaluation exercise ²¹ .	> 60% (advancing)
	Community response plans in place for Kāwhia and Ōtorohanga reviewed every 3 years.	Plans in place and reviewed

²⁰ www.waikatocivildefence.govt.nz

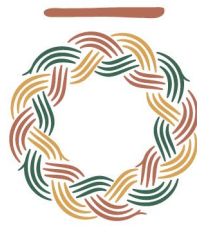
²¹ Council will be assessed on the capability shown during the exercise and scored a percentage based on the CDEM Capability Scoring Guide & Capability level: Unsatisfactory = 0-20%, Early Developing = 21-40%, Late Developing = 41-60%, Advancing = 61-80%, Mature = 81-100%





COST OF SERVICE STATEMENT

STRONG COMMUNITIES - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)	variance (\$000)
OPERATING REVENUE				
Activity Revenue	323	330	284	46
Targeted Rates	76	78	81 -	3
Development Contributions	-	-	-	-
General Rates	1,875	2,003	1,999	4
Other General Sources	-	-	-	-
<i>Total Operating Revenue</i>	2,274	2,411	2,365	46
OPERATING EXPENDITURE				
Community Development and Empowerment	564	656	546	110
Community Service Providers and Contestable Grants	232	233	236 -	3
Economic Development and Wellbeing	729	742	769 -	27
Libraries, Learning and Development	555	572	638 -	66
Civil Defence and Emergency Management	174	178	176	3
<i>Total Operating Expenditure</i>	2,254	2,381	2,365	16
Includes:				
Salaries and Wages	261	266	268 -	1
Depreciation and Amortisation	22	25	52 -	27
Interest	-	-	-	-
Operating Surplus (Deficit)	20	30	-	30
Operating Surplus transferred to Reserves; or	20	30	-	30
Operating Deficit funded from Reserves	-	-	-	-
CAPITAL AND RESERVES FUNDING REQUIREMENTS				
Capital Renewals	65	67	206 -	139
Capital Growth	-	-	-	-
Capital Levels of Service	-	-	-	-
Loans Repaid	-	-	-	-
Operating Deficit	-	-	-	-
<i>Total Funding Required</i>	65	67	206 -	139
FUNDED BY:				
Funding from Non-Cash Expenses	45	37	74 -	37
Loans Raised	-	-	132 -	132
Transfer from General and Special Reserves	0 -	0	-	-
Operating Surplus (via reserve)	20	30	-	30
<i>Total Funding Applied</i>	65	67	206 -	139



VIBRANT PLACES AND SPACES

- PARKS AND RESERVES AND COUNCIL OWNED PROPERTY
- CEMETERIES
- SWIMMING POOLS
- OLDER PERSON'S HOUSING



VIBRANT PLACES AND SPACES

WHAT WE DO AND WHY

We operate and maintain a range of community facilities for residents and visitors to the district. Collectively valued at an estimated \$30 million, these assets help lay the foundation for creating vibrant, diverse, liveable communities.

The particular facilities we manage are divided into the following activities:

- Parks and Reserves and Council Owned Property²²
- Cemeteries
- Swimming Pools
- Older Person’s Housing

COMMUNITY OUTCOMES

This group of activities mainly supports outcomes related to people and place.

PEOPLE



- Connected, empowered, engaged communities
- Welcoming, proud, thriving communities

PLACE



- Vibrant, diverse, liveable communities
- Sustainable, resilient district

PARKS AND RESERVES AND COUNCIL OWNED PROPERTY

We manage 26 parks and reserves in the district totalling 45 hectares²³ spread between Ōtorohanga and Kāwhia/Aotea. Together these areas provide for the district’s active and passive recreation needs while making a significant contribution to the vibrancy and liveability of our communities. Included in the mix are five playgrounds catering for people of all ages and abilities. We also have agreements in place with sporting groups regarding the care and maintenance of playing fields.

Other facilities included in this activity are:

- Public toilets (we have nine)
- The Girl Guide Hall (Ōtorohanga) and the Kāwhia Community Centre
- Library buildings
- Dog pound and other Council owned property not covered under other activities.

KEY PROJECTS 2025/26

Parks and Reserves	When
Huipūtea Reserve Development Plan implementation (\$30k per annum)	2026/27
Jervois Street (Kāwhia) toilet upgrade (\$15k)	2026/27
Musical instruments at Jim Barker Memorial Playground and Windsor Park playground (\$48,000)	2026/27
Kāwhia Community Hall maintenance works (\$100,000)	2026/27

²² This activity also includes public toilets, maintenance of the Girl Guide Hall (Ōtorohanga) and Kāwhia Community Centre, maintenance of library buildings, dog pound and other Council owned property.

²³ These are reserves specifically maintained for active and passive recreation purposes. In total Council owns 178.839 hectares of reserves including flood protection and road reserves.





Shade sails at Jim Barker Memorial Playground and Windsor Park playground (estimated \$50,000)	2026/27
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CHANGES FROM THE 2024/34 LTP

Council has made provision for \$100,000 of maintenance works at the Kāwhia Community Hall. This will be funded through \$45,000 from the Kāwhia Community Hall reserve and \$55,000 through loan funding across the Kāwhia community.

Council has also agreed to redirect \$148,000 provided in the 2025/26 budget from depreciation reserves for turf replacement at the Jim Barker Memorial Playground. This funding will instead be used for shade sails at Jim Barker Memorial Playground and Windsor Park playground, estimated at \$50,000 total, and musical instruments at both playgrounds, estimated at \$48,000 total.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Parks and reserves meet resident's needs.	Residents satisfied with parks/reserves ²⁴ : <ul style="list-style-type: none"> Variety Quality 	≥ 90% Satisfaction combined average
Provision of clean, well maintained public toilets.	Number of complaints per annum in relation to cleanliness and maintenance ²⁵ .	<12 Complaints

CEMETERIES

We manage public cemeteries at Ōtorohanga and Kāwhia, with a combined area of 7.8 ha. This involves:

- Provision of well-managed places for interment
- Online cemetery records

Our commitment is to maintain these cemeteries as respectful, attractive places for people to be able to connect with their loved ones.

CHANGES FROM THE 2024/34 LTP

No change

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Well maintained cemeteries.	Number of complaints per annum in relation to grounds maintenance ²⁶ .	<5 Complaints

²⁴ As measured by annual residents' survey.

²⁵ As recorded in service request system.

²⁶ As recorded in service request system.





SWIMMING POOLS

The Ōtorohanga pool facility includes a 20 metre heated indoor pool, which operates year-round, a 33.5 metre outdoor pool and separate toddler's pool. This facility is managed by a contractor on Council's behalf and, although not required by the contract, a gym facility is provided at the contractor's discretion.

The provision of a community swimming pool is seen as an important recreational option for the community, and a key public safety initiative through learn to swim. Although aging, recent upgrades have improved the facility so that it complies with New Zealand Building Act and regulations, and Water Safety NZ – Swimming Pool Guidelines. A rigorous maintenance programme is also in place.

CHANGES FROM THE 2024/34 LTP

No change

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Provision of community swimming pool facilities, safe for users and staff.	Swimming pools maintain PoolSafe Accreditation and compliance with pool water quality standard ²⁷ .	≥ 95% Compliance

OLDER PERSON'S HOUSING

We have 28 residential units for older persons - 22 in Ōtorohanga and six in Kāwhia. A mix of studio and one-bedroom, the units are provided on a user pays basis. Rentals are set at 61% of the market for similar properties, on the basis of covering our costs rather than making a profit. There is strong demand for these properties, with waiting lists.

CHANGES FROM THE 2024/34 LTP

Council is reviewing the Older Person's Housing policy including market rent adjustments alongside the adoption of the Annual Plan 2026/27.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Housing units that are well maintained, safe and fully utilised.	Tenants satisfied with their unit ²⁸ : <ul style="list-style-type: none"> • Comfort • Safety 	≥ 95% Satisfaction combined average
	Percentage occupancy rate for elder person's housing ²⁹ : <ul style="list-style-type: none"> • Ōtorohanga • Kāwhia 	≥ 95% Combined average

²⁷ NZ Standard 5862 (Swimming Pools). As reported in Pool Manager's monthly reports.

²⁸ As measured by the annual tenant satisfaction survey.

²⁹ Expressed as an annualised monthly average.





COST OF SERVICE STATEMENT

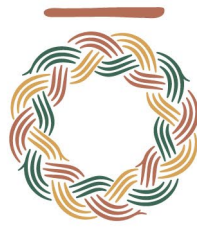
VIBRANT PLACES AND SPACES - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)	variance (\$000)
OPERATING REVENUE				
Activity Revenue	470	480	533 -	53
Targeted Rates	26	26	26	-
Development Contributions	10	10	10	-
General Rates	2,542	2,624	2,882 -	258
Other General Sources	-	-	-	-
<i>Total Operating Revenue</i>	3,048	3,141	3,452 -	311
OPERATING EXPENDITURE				
Parks and Reserves and Council Owned Property	2,706	2,769	3,077 -	308
Swimming Pools	570	587	609 -	22
Cemeteries	161	165	172 -	7
Older Person's Housing	331	268	386 -	117
<i>Total Operating Expenditure</i>	3,769	3,789	4,243 -	454
Includes:				
Salaries and Wages	-	-	-	-
Depreciation and Amortisation	641	580	1,020 -	440
Interest	44	47	49 -	2
Operating Surplus (Deficit)	-	721 -	648 -	791
Operating Surplus transferred to Reserves; or Operating Deficit funded from Reserves	-	-	-	-
	721	648	791 -	142
CAPITAL AND RESERVES FUNDING REQUIREMENTS				
Capital Renewals	297	196	289 -	92
Capital Growth	-	-	-	-
Capital Levels of Service	51	172	283 -	111
Loans Repaid	112	133	109	24
Operating Deficit	721	648	791 -	142
<i>Total Funding Required</i>	1,180	1,149	1,471 -	322
FUNDED BY:				
Funding from Non-Cash Expenses	267	387	487 -	100
Loans Raised	668	625	655 -	30
Transfer from General and Special Reserves	245	137	329 -	192
Operating Surplus (via reserve)	-	-	-	-
<i>Total Funding Applied</i>	1,180	1,149	1,471 -	322

PLACEMAKING

An important contributor to the work we do in the Vibrant Places and Spaces group of activities, and indeed all our activities, is placemaking and the development and implementation of spatial plans for the district. Essentially, these plans are blueprints for the future - creating quality places for people to live, work, learn and play.

We currently have three plans³⁰ that we are actioning utilising the \$550k of capital expenditure set aside for each of the first three years of the 2024/34 LTP. Not all the annual allocation for plan implementation was spent in 2025/26 and this money will be carried forward into 2026/27 to continue supporting the identified actions and projects in the various plans.

³⁰ Ōtorohanga Town, Kāwhia, Aotea, Ōpārau and Rural Concept Plans



SUSTAINABLE DEVELOPMENT AND PUBLIC SAFETY

- RESOURCE MANAGEMENT
- BUILDING CONTROL
- ANIMAL CONTROL
- ENVIRONMENTAL HEALTH, PUBLIC AMENITY AND SAFETY



SUSTAINABLE DEVELOPMENT AND PUBLIC SAFETY

WHAT WE DO AND WHY

We provide planning and regulatory services to sustainably manage the district's natural and physical resources, and to promote and protect the health, safety and resilience of our communities.

Activities covered include:

- Resource Management
- Building Control
- Animal Control
- Environmental Health, Public Amenity and Safety

The activities in this group are governed by national legislation and directives as well as regional and local policies and bylaws. Together these laws, rules and policies are intended to be both enabling while safeguarding and protecting people and the environment.

COMMUNITY OUTCOMES

This group of activities supports outcomes related to people, place and partnerships.



PEOPLE

- Welcoming, proud, thriving communities



PLACE

- Vibrant, diverse, liveable communities
- Sustainable, resilient district



PARTNERSHIPS

- Aspirational, united, responsible leadership
- Progressive, enduring, supportive partnerships for district wellbeing

RESOURCE MANAGEMENT

This activity covers the planning functions we carry out under the Resource Management Act 1991 (RMA) and includes:

- Preparing and reviewing the District Plan
- Processing planning applications and issuing resource consents
- Processing of private plan changes and designation applications
- Providing development advice
- Compliance and enforcement around District Plan requirements and consent conditions.

Issuing LIMs³¹ in relation to property transactions and development proposals and administering our Development and Financial Contributions Policy are also a part of this activity.

CHANGES FROM THE 2024/34 LTP

The government has embarked on a range of legislative reforms and changes affecting the RMA. Review and changes to the Ōtorohanga District Plan have been suspended and the District Plan review will now be folded into the new whole-of-region Combined Plan under the new Planning Act. The Regional Combined Plan is expected to be notified in 2028/29. Council will also need to implement a range of RMA "National

³¹ Land Information Memorandum (LIMs) issued in accordance with the Local Government Official Information and Meetings Act 1987 (LGOIMA).





Directions” which are anticipated in 2025/26 (National Environmental Standards and National Policy Statements).

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Maintained and updated District Plan ³²	Ōtorohanga District Plan is maintained, reviewed, and updated in accordance with legislation.	100% Compliance
Processing of all applications within agreed timeframes.	Resource consent applications processed and decisions issued within statutory timeframes.	100% Compliance

BUILDING CONTROL

Building control covers:

- Processing and monitoring of building consents
- Issuing of Code of Compliance Certificates, Compliance Schedules and Building Warrants of Fitness under the Building Act 2004
- Monitoring and enforcing earthquake-prone building requirements
- Building inspections
- Inspecting private swimming pools for compliance with safety regulations
- Issuing and monitoring of building warrants of fitness
- Investigating alleged breaches of building regulation.

Another important part of our work is advising builders and the community about what building work requires a consent and other requirements such as using licensed building practitioners.

As a Building Consent Authority (BCA) we are audited every two years by International Accreditation New Zealand (IANZ). To retain our BCA accreditation, it is important that staff knowledge and our systems and processes are up-to-date and accurate.

CHANGES FROM THE 2024/34 LTP

Building control reforms are continuing to progress nationally, with the government’s focus on improving consistency, efficiency and certainty across the building consent system. Since the 2024/34 LTP was adopted, reform work has included changes to support voluntary consolidation of Building Consent Authority functions (awaiting legislation), changes to regulatory agency liability settings (awaiting legislation), new pathways for overseas building products (in force), relaxation of earthquake prone building controls (awaiting legislation), and changes to building consent requirements for small standalone dwellings (in force). Council will respond to and implement these changes as they come into effect, while continuing to meet its statutory responsibilities as a Building Consent Authority.

These package of reforms will have implications for Council’s systems, processes, workforce capacity, costs and levels of service. While we are awaiting legislation and the full local impact is still unclear, Council will continue to monitor the reform programme and adapt its building control service as required.

³²

All further Council plan changes and plan reviews are suspended under the Government’s 2025 “Plan Stop” directive





Separately Council has employed one building manager to manage building teams and the building control function across both Ōtorohanga and Waitomo District Councils. This is an example of shared services collaboration.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Buildings safe and fit for purpose.	Building consent applications processed within 20 working days ³³ .	100% Compliance
Required safety inspections of swimming pools and associated barriers completed.	All registered private swimming pools inspected at least every three years.	> 33% Pools inspected ⁴
Required standards for processing and issuing building consents met.	Retention of biennial BCA accreditation ³⁴ .	n/a

ANIMAL CONTROL

Animal control is important for ensuring public safety. Our role involves dog registration, impounding wandering stock and roaming dogs, and implementing and enforcing our Dog Control Policy and Bylaw. Dog owner education and promoting animal welfare are also covered by this activity. We operate a successful shared service animal control agreement with Waitomo District Council, with Animal Control Officers effectively working across both districts.

CHANGES FROM THE 2024/34 LTP

Council will provide two public dog owner training workshops each year, funded from the existing Animal Control budget. These workshops are intended to support responsible dog ownership, improve dog owner awareness, and contribute to community safety and public amenity.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Timely provision of animal control services supporting animal welfare and community safety.	Known dogs in the district are registered ³⁵ .	≥ 98% Registered
	Complaints about dog attacks and wandering stock on public roads responded ³⁶ to within two hours ³⁷ .	100% Compliance

ENVIRONMENTAL HEALTH, PUBLIC AMENITY AND SAFETY

This activity involves:

- Licensing and monitoring of food premises, alcohol sellers, and camping grounds

³³ As measured by the Building Consent Tracking Database.

³⁴ Council's next audit is scheduled for 2025.

³⁵ As recorded in Council's dog registration database.

³⁶ 'Responded to' means acknowledged and investigated.

³⁷ As reported in contractor's monthly report.





- Control of health nuisances related to noise, littering and compliance with our bylaws and the freedom camping legislation.

By ensuring that the regulations and standards for these services are met, we help protect public health and safeguard the liveability of our communities

Service delivery for Environmental Health is undertaken primarily using our own Environmental Health Officer, supported and augmented via a regulatory shared service arrangement with our partner Waipā District Council. Responding to noise is provided through the day-time by staff and after hours by a contracted service³⁸. Other nuisance complaints and bylaw breaches are investigated on a case-by-case basis.

Liquor licensing is governed by a joint district licensing committee covering Ōtorohanga, Waipā and Waitomo District Councils. While our staff issue and administer licences for the district, we also collaborate with our partner councils on aspects of local administration.

CHANGES FROM THE 2024/34 LTP

No change

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Public sale and supply of alcohol is undertaken safely and responsibly and a high level of food safety is maintained by food premises.	All venues selling or supplying alcohol and all food premises monitored for compliance with statutory requirements ³⁹ .	100% Compliance
Timely response to excessive noise complaints.	All excessive noise complaints investigated within two hours of the complaint being received ⁴⁰ .	95% Compliance
Respond to public nuisance complaints.	Investigate ⁴¹ complaints within five working days of receiving a complaint ⁴² .	90% Compliance

³⁸ The after hours noise response is limited to Ōtorohanga town and immediate rural surrounds

³⁹ As measured by inspection records.

⁴⁰ As recorded in the service request system and outcome reported in contractor's monthly report.

⁴¹ "Investigate" means acknowledging the complaint, triaging and assessing if a response and any enforcement is required.

⁴² Covers complaints made under the following by bylaws/legislation:

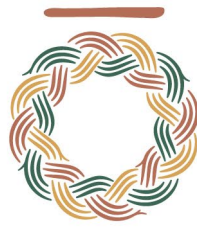
- Dangerous and Insanitary Building Policy 2022
- Keeping of Stock, Poultry and Bees Bylaw 2009
- Liquor Control Bylaw 2007
- Stock Movement Bylaw 2014
- Structures and Works in Public Places Bylaw 2015
- Trade Waste Bylaw 2000
- Freedom camping legislation





COST OF SERVICE STATEMENT

SUSTAINABLE DEVELOPMENT AND PUBLIC SAFETY - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)	variance (\$000)
OPERATING REVENUE				
Activity Revenue	896	915	992 -	77
Targeted Rates	-	-	-	-
Development Contributions	-	-	-	-
General Rates	1,455	1,534	1,438	97
Other General Sources	-	-	-	-
<i>Total Operating Revenue</i>	2,351	2,449	2,430	19
OPERATING EXPENDITURE				
Resource Management	621	795	724	71
Building Control	1,132	1,192	1,118	74
Environmental Health, Public Amenity and Safety	426	437	414	23
Animal Control	432	447	438	9
<i>Total Operating Expenditure</i>	2,610	2,870	2,693	177
Includes:				
Salaries and Wages	473	483	436	47
Depreciation and Amortisation	-	-	6 -	6
Interest	4	13	-	13
Operating Surplus (Deficit)	- 260 -	- 421 -	- 263 -	158
Operating Surplus transferred to Reserves; or	-	-	-	-
Operating Deficit funded from Reserves	260	421	263	158
CAPITAL AND RESERVES FUNDING REQUIREMENTS				
Capital Renewals	-	-	-	-
Capital Growth	-	-	-	-
Capital Levels of Service	-	-	-	-
Loans Repaid	-	15	-	15
Operating Deficit	260	421	263	158
<i>Total Funding Required</i>	260	436	263	172
FUNDED BY:				
Funding from Non-Cash Expenses	-	-	-	-
Loans Raised	204	375	203	172
Transfer from General and Special Reserves	55	60	60	-
Operating Surplus (via reserve)	-	-	-	-
<i>Total Funding Applied</i>	260	436	263	172



RESILIENT INFRASTRUCTURE

FIVE SEPARATE GROUPS OF ACTIVITIES ARE INCLUDED UNDER THE BROAD HEADING OF RESILIENT INFRASTRUCTURE:

- LAND TRANSPORT
- WASTEWATER
- WATER SUPPLY
- STORMWATER
- FLOOD PROTECTION



LAND TRANSPORT

WHAT WE DO AND WHY

Integral to everyday district life, land transport is our biggest area of spending. We look after 805 kilometres of roads⁴³ that link to the national state highway network connecting residents and visitors to their destination, businesses to customers and suppliers and local production to markets. As a rural district with a dispersed population, we are acutely aware of the importance of having a well maintained, resilient roading network – the backbone connecting people and enabling economic activity.

Our land transport work is not only about roads - we also maintain:

- 26.9 kilometres of footpaths
- 134 bridges;
- 83 stock underpasses
- 5,918 culverts
- 3,290 signs.

Promoting road safety, kerb and channel management, roadmarking, safety barriers/works and roadside vegetation and litter management are also part of land transport.

COMMUNITY OUTCOMES

Land transport underpins outcomes related to people, place and partnerships.

- PEOPLE**
 - Connected, empowered, engaged communities
 - Welcoming, proud, thriving communities
- PLACE**
 - Vibrant, diverse, liveable communities
 - Sustainable, resilient district
- PARTNERSHIPS**
 - Progressive, enduring, supportive partnerships for district wellbeing

LAND TRANSPORT

Our priorities for a cost effective, sustainable, resilient land transport programme are:

- Maintaining existing levels of services, with our road network continuing to be our largest spend area
- Understanding the likely impacts of climate change on district assets and reflecting this in our ongoing work programmes.

Maintenance of our roading network is undertaken under contract on our behalf and funding for the land transport programme is a mixture of district rates (local share) and subsidies from our roading partner NZTA.

KEY PROJECTS 2026/27

Land Transport	\$000
Sealed road pavement rehabilitation	\$1583
Sealed road resealing	\$2202
Unsealed road metalling	\$603
Ōtorohanga Town Concept Plan:	\$125

⁴³ Comprised of 529 sealed (66%) and 276 unsealed (34%).





<ul style="list-style-type: none"> • Intersection upgrades • Signage • Walking/cycling improvements 	
District wide identification and design of resilience improvements (sites subject to identification)	\$300
District wide resilience works implementation	\$275
<ul style="list-style-type: none"> • Subsidised • Non-subsidised 	\$300
Footpath renewals	\$124

CHANGES FROM THE 2024/34 LTP

Post the adoption of our 2024/34 LTP, NZTA advised that funding allocations for 2024/25 to 2026/27 would be below what was needed to deliver on our planned programme of works. Equating to an average annual shortfall of \$3.565M, some activities were allocated manageable reductions (e.g. pothole prevention) while others were reduced by two thirds (e.g. walking and cycling) or completely removed (ie. low cost/low risks new works).

As in the previous financial year, we have adjusted our land transport programmes to accommodate the funding shortfall and we will still collect rates for the local share⁴⁴ not matched by NZTA funding - albeit slightly less than forecast in the LTP due to the level of funding we have in reserves⁴⁵. This unmatched local share will be applied to priority projects ensuring that some momentum is maintained in areas that have been substantially cut (e.g. road safety, culvert renewals). It will also be applied if additional funding from NZTA become available.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Provision of a safe local transport network for users and the community.	Change from the previous financial year in the number of fatalities and serious injury crashes on the local road network (M) ⁴⁶ .	Fatalities/ serious injuries ≤ previous year
Road and footpath networks which support usability and user comfort.	Percentage of footpaths whose condition meets the standard of 3 or better (minor cracking only) (M) ⁴⁷ .	90%
	Average quality of ride on a sealed local road network, measured by smooth travel exposure value of 150 or better (M).	97%

⁴⁴ Unmatched capital \$600,000 and operating \$70,000.

⁴⁵ Should additional NZTA funding become available, existing reserve funding may be utilised (\$375,000 operational and \$275,000 capital) to provide the local share of any funding proposal.

⁴⁶ (M) Expressed as a number.

⁴⁷ (M) Full wording: The percentage of footpaths within a territorial authority district that fall within the level of service or service standard for the condition of footpaths that is set out in the territorial authority's relevant document (such as its annual plan, activity management plan, asset management plan, annual works programme or long term plan). For Council this is based on a five-point scale (excellent, good, average, poor and very poor) the percentage will be the length of footpath recorded as average, good or excellent condition grade.





	Percentage of the sealed local road network that is resurfaced annually (M).	9%
Customer service requests dealt with promptly and appropriately.	Percentage of customer service requests for roads and footpaths recorded in the request for service system and responded ⁴⁸ to within 5 working days or less (M) ⁴⁹ .	90%

M = Mandatory measure

COST OF SERVICE STATEMENT

LAND TRANSPORT - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)	variance (\$000)
OPERATING REVENUE				
Activity Revenue	8,148	8,332	6,419	1,914
Targeted Rates	4,971	5,345	5,104	240
Development Contributions	255	261	-	261
General Rates	-	-	-	-
Other General Sources	-	-	-	-
<i>Total Operating Revenue</i>	13,375	13,938	11,523	2,415
OPERATING EXPENDITURE				
Land Transport	12,297	12,724	11,682	1,043
<i>Total Operating Expenditure</i>	12,297	12,724	11,682	1,043
Includes:				
Salaries and Wages	-	-	-	-
Depreciation and Amortisation	4,695	4,941	4,979	38
Interest	35	26	22	5
Operating Surplus (Deficit)	1,077	1,213	159	1,372
Operating Surplus transferred to Reserves; or	1,077	1,213	-	1,213
Operating Deficit funded from Reserves	-	-	159	159
CAPITAL AND RESERVES FUNDING REQUIREMENTS				
Capital Renewals	7,540	7,170	5,057	2,113
Capital Growth	255	-	300	300
Capital Levels of Service	-	-	-	-
Loans Repaid	301	246	246	-
Operating Deficit	-	-	159	159
<i>Total Funding Required</i>	8,096	7,416	5,762	1,654
FUNDED BY:				
Funding from Non-Cash Expenses	3,763	2,985	2,367	619
Loans Raised	212	217	208	9
Transfer from General and Special Reserves	3,044	3,001	3,187	187
Operating Surplus (via reserve)	1,077	1,213	-	1,213
<i>Total Funding Applied</i>	8,096	7,416	5,762	1,654

⁴⁸ Responded to means acknowledgment by the Roothing Team.

⁴⁹ (M) Full wording: The percentage of customer service requests relating to roads and footpaths to which the territorial authority responds within the time frame specified in the long term plan.



WHAT'S HAPPENING WITH WATER SERVICES⁵⁰

Over the next year we will be continuing to plan for changes in the way water services are delivered in the district. In September 2024, the national-led government passed the first of two pieces of legislation for improving how water is managed across the country under its policy approach known as Local Water Done Well (LWDW). LWDW replaces the previous government's Three Waters Reform package.

The Local Water Done Well legislation required all councils to prepare a Water Services Delivery Plan by September 2025. These plans set out how councils will deliver water services in a way that is financially sustainable and able to meet regulatory requirements.

As part of developing our Water Services Delivery Plan, we consulted with the community in April 2025 on the future delivery model for water services in the Ōtorohanga district. The available options were largely limited to either continuing to deliver water services on our own or joining with neighbouring councils to establish a regional council-controlled organisation to deliver services on our behalf.

Following consultation, Council resolved to join Waikato Water Done Well. On 23 July 2025, Council approved the incorporation of Waikato Waters Limited, becoming one of the shareholding councils.

Council adopted its Water Services Delivery Plan on 12 August 2025. The plan confirms the future delivery approach for the district, including participation in Waikato Waters Limited for drinking water and wastewater services, while stormwater and stock-water only schemes will continue to be managed by Council.

Waikato Waters Limited is now being established as the regional water services council-controlled organisation. Its shareholding councils are Waipā, Matamata-Piako, Hauraki, Ōtorohanga, Waitomo, South Waikato and Taupō. The transfer of drinking water and wastewater services will occur through a phased transition, with Ōtorohanga's transition expected as part of the 2027/28 stage.

WHAT DOES THIS MEAN FOR WATER SERVICES IN 2026/27?

For 2026/27, there will be no immediate change to how water services are experienced by our communities. Council's focus will be on the practical "behind the scenes" transition work needed to prepare for the new delivery model. This work is about making sure the district is ready for a smooth transition, while continuing to provide safe, reliable water services in the meantime.

In addition to the above, changes to the Arohena Rural Water Scheme were signalled in the 2024/34 LTP. Following a binding referendum, Council resolved in April 2026 to close the drinking water component of the Kahorekau, Huirimu and Taupaki supplies and return the Arohena Rural Water Scheme to stock water only. During 2026/27, Council will complete the work needed to give effect to that decision. (refer to Water Supply, page 42)

NEW LEVIES

Taumata Arowai is New Zealand's water services regulator, established as part of the response to the Havelock North campylobacter outbreak in 2016. From 1 July 2025, Taumata Arowai has been primarily funded through levies charged to territorial authorities or their chosen water services delivery organisations.

Council has made provision in the 2026/27 budgets for its share of these levies across water services. As water services transition under Local Water Done Well, future levy arrangements will be considered alongside the wider transition to the new water services delivery model.

⁵⁰ Water supply, wastewater and stormwater



WASTEWATER

WHAT WE DO AND WHY

Wastewater treatment and disposal includes the network of pipes for the collection of sewage and trade waste and its safe treatment and disposal. We collect and treat wastewater from residential, business and other properties in the Ōtorohanga urban area to maintain public health and sustain and protect land and waterways from contamination.

An asset management plan (covering stormwater and wastewater) is in place for this activity. The plan was substantially reviewed in 2020/21 and updated as part of the process for developing the 2024/34 LTP.

COMMUNITY OUTCOMES

This group of activities supports outcomes related to people, place and partnerships.



PEOPLE

- Welcoming, proud, thriving communities



PLACE

- Vibrant, diverse, liveable communities
- Sustainable, resilient district



PARTNERSHIPS

- Aspirational, united, responsible leadership
- Progressive, enduring, supportive partnerships for district wellbeing

WASTEWATER TREATMENT AND DISPOSAL

Around 1600 properties connect to the Ōtorohanga Wastewater System. Fifty-three kilometres of pipeline and 15 pump stations (plus four private) transport wastewater to the treatment plant (aerated oxidation pond) at the northern end of the town, with the treated water being discharged into the Mangaorongo Stream via tertiary treatment including a wetland.

Commercial and industrial operations that generate larger and/or concentrated quantities of wastewater are subject to trade waste permits, with specific conditions on their wastewater discharges. As at June 2025 there were 47 trade waste permits issued. Provision is available at the treatment plant for taking and treating septic tank waste.

CHANGES FROM THE 2024/34 LTP

No change

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Safe, reliable wastewater treatment and disposal system which minimises public health risks and environmental impact.	Number of dry weather sewerage overflows from the Ōtorohanga sewerage system, per 1000 connections (M) ⁵¹	0 Overflows

⁵¹ (M) Full wording: The number of dry weather sewerage overflows from the territorial authority's sewerage system expressed per 1000 sewerage connections to that sewerage system.





	<p>Compliance with consents for discharge from the Ōtorohanga sewerage system (M)⁵²:</p> <ul style="list-style-type: none"> • Abatement Notices • Infringement Notices • Enforcement Orders • Convictions 	0 Non-compliance actions
	<p>Median response time for sewerage overflow callouts due to a blockage or other fault in the Ōtorohanga sewerage system (M)⁵³. Time from notification until:</p> <ul style="list-style-type: none"> • Service personnel arrive on site • Confirmation of resolution of the blockage or fault. 	<p>< 50 Mins</p> <p>< 24 Hrs</p>
	<p>Number of complaints⁵⁴, per 1000 sewage connections, about (M)⁵⁵:</p> <ul style="list-style-type: none"> • Odour • System faults • Blockages. 	<10 Complaints

M = Mandatory measure

⁵² (M) Full wording: Compliance with the territorial authority's resource consents for discharge from its sewerage system measured by the number of: (a) abatement notices, (b) infringement notices, (c) enforcement orders, (d) convictions received by the territorial authority in relation to those resource consents.

⁵³ (M) Full wording: Where the territorial authority attends to sewerage overflows resulting from a blockage or other fault in the territorial authority's sewerage system, the following median response times measured: (a) Attendance time: from the time that the territorial authority receives notification to the time that service personnel reach the site, (b) Resolution time: from the time that the territorial authority receives notification to the time that service personnel confirm resolution of the blockage or other fault.

⁵⁴ As recorded in the request for service system.

⁵⁵ (M) Full wording: The total number of complaints received by the territorial authority about any of the following (expressed per 1000 connections to the territorial authority's sewerage system): Sewerage odour, sewerage system faults, sewerage system blockages, territorial authority's response to issues with its sewerage system.





COST OF SERVICE STATEMENT

WASTEWATER - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)	variance (\$000)
OPERATING REVENUE				
Activity Revenue	67	68	186 -	117
Targeted Rates	1,069	1,194	1,206 -	12
Development Contributions	-	-	-	-
General Rates	47	51	53 -	2
Other General Sources	-	-	-	-
<i>Total Operating Revenue</i>	1,183	1,313	1,444 -	131
OPERATING EXPENDITURE				
Wastewater	1,261	1,293	1,444 -	151
<i>Total Operating Expenditure</i>	1,261	1,293	1,444 -	151
Includes:				
Salaries and Wages	-	-	-	-
Depreciation and Amortisation	373	389	450 -	62
Interest	140	135	190 -	55
Operating Surplus (Deficit)	- 78	20	-	20
Operating Surplus transferred to Reserves; or	-	20	-	20
Operating Deficit funded from Reserves	78	-	-	-
CAPITAL AND RESERVES FUNDING REQUIREMENTS				
Capital Renewals	829	451	429	22
Capital Growth	51	53	50	3
Capital Levels of Service	-	-	-	-
Loans Repaid	261	280	207	73
Operating Deficit	78	-	-	-
<i>Total Funding Required</i>	1,219	783	685	98
FUNDED BY:				
Funding from Non-Cash Expenses	354	396	337	59
Loans Raised	767	367	349	18
Transfer from General and Special Reserves	98	-	-	-
Operating Surplus (via reserve)	-	20	-	20
<i>Total Funding Applied</i>	1,219	783	685	98



WATER SUPPLY

WHAT WE DO AND WHY

The supply of safe drinking water is fundamental for the health and wellbeing of residents. An available, reliable water supply is also vital for the health of stock and to support thriving businesses and the rural economy.

We own two urban water supply schemes – Ōtorohanga and Kāwhia – that provide treated water to households and businesses on demand. Four restricted Rural Water Supply (RWS) schemes also deliver treated water to scheme ratepayers, mainly for agricultural purposes. The RWS schemes cover the rural areas of Arohena, Ranginui⁵⁶, Tihiroa and Waipā.

An asset management plan guides the management of all our schemes. This plan was substantially reviewed in 2020/21 and updated as part of the process of developing the 2024/34 LTP.

COMMUNITY OUTCOMES

This group of activities supports outcomes related to people, place and partnerships.



PEOPLE

- Welcoming, proud, thriving communities



PLACE

- Vibrant, diverse, liveable communities
- Sustainable, resilient district



PARTNERSHIPS

- Progressive, enduring, supportive partnerships for district wellbeing

WATER SUPPLY

There are around 1614 connections to the Ōtorohanga urban water supply and 443 in Kāwhia – a total of 75.8 km of pipeline and 9 reservoirs (capacity 4,250m³). The Ōtorohanga water supply is drawn from the Waipā River while Kāwhia draws from local springs. Both supplies are treated.

The four rural water schemes – Arohena (3 components), Ranginui, Tihiroa and Waipā - collectively supply 302 properties and are comprised of 129 km of pipeline and 13 reservoirs with a total capacity of 3150m³. Water is supplied on a controlled ('trickle-feed') basis, with on-farm storage required by the property owner. The Waipā Scheme is supplied via the Ōtorohanga town supply, with the other schemes drawing water from local rivers/streams. The schemes are managed by Council on behalf of the owners of properties connected to the schemes, and oversight of each scheme is provided by a local committee.

KEY PROJECTS 2026/27

Water Supply	\$000
Resource consent renewal for Ōtorohanga Water Treatment Plant (discharge water)	\$50
Implement changes to the Arohena Rural Water Scheme to revert Kahorekau, Huirimu and Taupaki to stock water only supplies	\$50
Resource consent renewal for Tihiroa Water Treatment Plant (water abstraction)	\$30

⁵⁶ Note: Ranginui RWS is a non-potable supply.





CHANGES FROM THE 2024/34 LTP

Changes to the Arohena Rural Water Scheme were signalled in the 2024/34 LTP. Following a binding referendum, Council resolved in April 2026 to close the drinking water component of the Kahorekau, Huirimu and Taupaki supplies and return the Arohena Rural Water Scheme to stock water only by 31 March 2027. During 2026/27, Council will complete the work needed to give effect to that decision.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Provision of potable ⁵⁷ water within specified areas via a safe and reliable treatment and supply system.	The extent to which the Council's drinking water supply complies with ⁵⁸ (M): <ul style="list-style-type: none"> Bacterial Compliance Criteria Protozoal Compliance Criteria 	Complies Complies
	Number of complaints received, per 1000 connections, about (M) ⁵⁹ : <ul style="list-style-type: none"> Water clarity Water taste Water odour Water pressure or flow Continuity of supply 	≤ 5 Complaints
	Median response times for call-outs in response to a fault or unplanned interruption of the network (M) ⁶⁰ : <p>Urgent Call-outs:</p> <ul style="list-style-type: none"> Attendance⁶¹ Resolution⁶² <p>Non-Urgent Call-outs:</p> <ul style="list-style-type: none"> Attendance⁶³ Resolution⁶⁴ 	< 1.5 Hours < 18 Hours < 1.5 Hours < 18 Hours
Water supply and demand managed to ensure prudent use of water.	The percentage of real water loss from the Council's networked reticulation system (M)	

⁵⁷ Note: Ranginui RWS is a non-potable supply.

⁵⁸ (M) Full wording: The extent to which the local authority's drinking water supply complies with: (a) part 4 of the drinking water standards (bacteria compliance criteria); and (b) part 5 of the drinking water standards (protozoal compliance criteria).

⁵⁹ As recorded in the request for service system.

⁶⁰ (M) Full wording: Where the local authority attends a call-out in response to a fault or unplanned interruption to its networked reticulation system, the following median response time measured.

⁶¹ (M) Full wording: Attendance for urgent call-outs: from the time the local authority receives notification to the time that service personnel reach the site.

⁶² (M) Full wording: Resolution of urgent call-outs: from the time the local authority receives notification to the time service personnel confirm resolution of the fault or interruption.

⁶³ (M) Full wording: Attendance for non-urgent call-outs: from the time the local authority receives notification to the time that service personnel reach the site.

⁶⁴ (M) Full wording: Resolution of non-urgent call-outs: from the time the local authority receives notification to the time service personnel confirm resolution of the fault or interruption.





	• Ōtorohanga	<25%
	• Kāwhia	<25%
	Average consumption of drinking water per day per resident within the Ōtorohanga District (M).	< 300 Litres/ person/day

M = Mandatory measure

COST OF SERVICE STATEMENT

WATER SUPPLY - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)	variance (\$000)
OPERATING REVENUE				
Activity Revenue	2	1	1	-
Targeted Rates	3,036	3,220	2,907	313
Development Contributions	-	-	-	-
General Rates	150	166	176 -	10
Other General Sources	-	-	-	-
<i>Total Operating Revenue</i>	3,188	3,387	3,083	304
OPERATING EXPENDITURE				
On Demand Supply	1,999	2,105	2,080	25
Restricted Supply	1,298	1,338	1,161	177
<i>Total Operating Expenditure</i>	3,297	3,443	3,241	202
Includes:				
Salaries and Wages	-	-	-	-
Depreciation and Amortisation	777	800	805 -	5
Interest	215	205	133	72
Operating Surplus (Deficit)	- 109 -	56 -	157	102
Operating Surplus transferred to Reserves; or Operating Deficit funded from Reserves	109	56	157 -	102
CAPITAL AND RESERVES FUNDING REQUIREMENTS				
Capital Renewals	768	878	885 -	7
Capital Growth	51	53	-	53
Capital Levels of Service	56	42	40	2
Loans Repaid	324	343	218	125
Operating Deficit	109	56	157 -	102
<i>Total Funding Required</i>	1,309	1,371	1,300	71
FUNDED BY:				
Funding from Non-Cash Expenses	686	705	567	137
Loans Raised	425	526	490	36
Transfer from General and Special Reserves	198	141	243 -	102
Operating Surplus (via reserve)	-	-	-	-
<i>Total Funding Applied</i>	1,309	1,371	1,300	71



STORMWATER

WHAT WE DO AND WHY

Hard surfaces, such as roofs, parking and paved areas, driveways, and roads, all contribute to generating stormwater runoff. In the Ōtorohanga and Kāwhia urban areas we collect and dispose of this runoff to prevent/minimise flooding from heavy or prolonged rainfall events. Effective management of stormwater supports community resilience and when damage from rainfall events is minimised communities can continue to thrive.

Stormwater management for the district is guided by an asset management plan (covering stormwater and wastewater). The plan was substantially reviewed in 2020/21 and updated as part of the process for developing the 2024/34 LTP.

COMMUNITY OUTCOMES

This group of activities supports outcomes related to people, place and partnerships.



PEOPLE

- Welcoming, proud, thriving communities



PLACE

- Vibrant, diverse, liveable communities
- Sustainable, resilient district



PARTNERSHIPS

- Progressive, enduring, supportive partnerships for district wellbeing

STORMWATER MANAGEMENT

The Ōtorohanga stormwater network is made up 22.7kms of pipes and 4.5kms of open drains which works in tandem with the Ōtorohanga Flood Protection Scheme’s stopbanks and pump stations to protect property and prevent erosion. Recent subdivisions have contributed to an increase in the size of the network. While overall condition and performance of the system is generally good, capacity is limited and, for this reason, new developments are also required to provide for on-site stormwater management, such as retention and ground soakage.

The Kāwhia stormwater system consists of 3.8km of pipes, 0.5km of open drains and one small pump station located in a low-lying area. Network assets are relatively new and in good condition as a major upgrade was undertaken in 1999/2000.

Aotea’s stormwater assets consist mainly of soakage devices and overland flow soaking through the sand base. Roof water is captured by residents for drinking water.

Across the district, directing stormwater from/under roads is managed as a part our land transport group of activities.

KEY PROJECTS 2026/27

Stormwater Management	\$000
Kakamutu Road and Domain Drive stormwater capacity/renewal	\$50

CHANGES FROM THE 2024/34 LTP

No change





WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Provision of a safe and reliable stormwater system which minimises flooding and environmental impact.	Number of flooding events in the district and, for each flooding event, the number of habitable floors affected per 1000 properties connected (M) ⁶⁵ .	0 Habitable floors affected by flood events
	Compliance with consents for discharge from the stormwater system (M) ⁶⁶ : <ul style="list-style-type: none"> • Abatement Notices • Infringement Notices • Enforcement Orders • Convictions 	0 Non-compliance actions
	Median response time ⁶⁷ to attend to a flooding event (M) ⁶⁸ .	< 4 hours 30 minutes
	Number of complaints received, per 1000 properties connected, about the performance of the stormwater system (M) ⁶⁹ .	≤ 2 Complaints

M = Mandatory measure

⁶⁵ (M) Full wording: (a) The number of flooding events that occur in a territorial authority district. (b) For each flooding event, the number of habitable floors affected. (Expressed per 1000 properties connected to the territorial authority's stormwater system.)

⁶⁶ (M) Full wording: Compliance with the territorial authority's resource consents for discharge from its stormwater system, measured by the number of: (a) abatement notices, (b) infringement notices, (c) enforcement orders, (d) convictions received by the territorial authority in relation to those resource consents.

⁶⁷ Measured from the time of notification until service personnel arrive on site.

⁶⁸ (M) Full wording: The median response time to attend a flooding event, measured from the time that the territorial authority receives notification to the time that service personnel reach the site.

⁶⁹ As recorded in the request for service system





COST OF SERVICE STATEMENT

STORMWATER - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)	variance (\$000)
OPERATING REVENUE				
Activity Revenue	-	-	-	-
Targeted Rates	-	-	-	-
Development Contributions	-	-	-	-
General Rates	319	377	409 -	32
Other General Sources	-	-	-	-
<i>Total Operating Revenue</i>	319	377	409 -	32
OPERATING EXPENDITURE				
Stormwater	367	377	409 -	32
<i>Total Operating Expenditure</i>	367	377	409 -	32
Includes:				
Salaries and Wages	-	-	-	-
Depreciation and Amortisation	201	207	238 -	31
Interest	14	13	7	6
Operating Surplus (Deficit)	- 48	-	-	-
Operating Surplus transferred to Reserves; or Operating Deficit funded from Reserves	48	-	-	-
CAPITAL AND RESERVES FUNDING REQUIREMENTS				
Capital Renewals	63	159	151	8
Capital Growth	51	53	50	3
Capital Levels of Service	113	-	-	-
Loans Repaid	55	52	34	19
Operating Deficit	48	-	-	-
<i>Total Funding Required</i>	330	264	235	29
FUNDED BY:				
Funding from Non-Cash Expenses	122	227	203	24
Loans Raised	159	37	32	5
Transfer from General and Special Reserves	48	-	-	-
Operating Surplus (via reserve)	-	-	-	-
<i>Total Funding Applied</i>	330	264	235	29



FLOOD PROTECTION

WHAT WE DO AND WHY

The increased frequency and intensity of storm events and rising sea levels expected to affect the district over the medium to long term due to climate change reinforces the importance of this group of activities for community resilience.

Infrastructure managed under this group of activities include:

- Flood Protection Works
- Coastal Structures

The structures we manage not only sustain and protect homes, businesses and properties, doubling as recreation spaces, they add to the vibrancy and liveability of our communities.

COMMUNITY OUTCOMES

This group of activities supports outcomes related to people, place and partnerships.



PEOPLE

- Welcoming, proud, thriving communities



PLACE

- Vibrant, diverse, liveable communities
- Sustainable, resilient district



PARTNERSHIPS

- Progressive, enduring, supportive partnerships for district wellbeing

FLOOD PROTECTION WORKS

Commissioned in 1966, the Ōtorohanga Flood Protection Scheme (ŌFPS) is part of Project Watershed – a flood protection, soil conservation and river management scheme for the greater Waikato catchment.

ŌFPS assets include 4.6 kilometres of stopbanks⁷⁰ to keep the Waipā River from flooding Ōtorohanga township and three large flood pump stations to pump surface water back to the river in a flood event. The scheme design is for a one in 100-year event.

We own the stopbanks and all the assets that make up the ŌFPS. Maintenance and operation of the scheme is carried out by our staff under a service level agreement with our partner, Waikato Regional Council. This arrangement means we can coordinate this activity with our local stormwater drainage activities. All ŌFPS work is paid for with funding from Project Watershed⁷¹.

CHANGES FROM THE 2024/34 LTP

No change

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
The ŌFPS is well managed, maintained and operated.	Maintenance, repairs and renewal undertaken to	Achieved

⁷⁰ www.waikatoregion.govt.nz/assets/WRC/Council/Policy-and-Plans/HR/S32/Part-A/WRC-Policy-Series-2011-07.pdf, pages 67 and 142.

⁷¹ Project Watershed rates are collected by Waikato Regional Council.





	approved standards ⁷² (M) ⁷³ .	
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M = Mandatory measure

COASTAL STRUCTURES

This activity focuses on the structures we manage and maintain in coastal areas. These structures are a mix of coastal defences (e.g. seawalls) protecting public and private property from coastal erosion and facilities that provide water access (e.g. boat ramps). In some instances, these assets are multi-functional, providing for protection and as well as for recreation needs.

Key assets are:

- Kāwhia Seawalls
- Kāwhia Wharf
- Kāwhia boat ramps (x3)

On behalf of the residents and ratepayers in Aotea, Council holds the resource consent for the Aotea Seawall and coordinates maintenance of the structure. The seawall is a community asset and, in recent years, has experienced ongoing pressure from coastal processes, including channel movement and localised failures requiring repair. Council will continue to work with the Aotea community on the long-term management, funding and adaptation considerations associated with the structure.

KEY PROJECTS 2026/27

Coastal Structures	When
Aotea Seawall Maintenance	2025/26 – 2027/28
Kāwhia Seawall Condition Assessment and associated works	2024/25 – 2028/29

CHANGES FROM THE 2024/34 LTP

No change to the overall work programme. However, Council recognises that the Aotea Seawall faces ongoing strategic challenges due to coastal processes and changing channel conditions. Council will continue to coordinate maintenance while working with the Aotea community on long-term management, funding and adaptation considerations.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
Coastal structures well managed, maintained and renewed.	Maintenance, repairs and renewals undertaken to approved standards ⁷⁴ (M) ⁷⁵ .	Achieved

M = Mandatory measure

⁷² As reported in annual scheme report to Waikato Regional Council.

⁷³ (M) Full wording: The major flood protection and control works that are maintained, repaired and renewed to the key standards defined in the local authority's relevant planning documents (such as its activity management plan, asset management plan, annual works programme or long term plan).

⁷⁴ As reported to Waikato Regional Council.

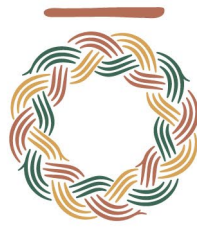
⁷⁵ (M) Full wording: The major flood protection and control works that are maintained, repaired and renewed to the key standards defined in the local authority's relevant planning documents (such as its activity management plan, asset management plan, annual works programme, long term plan or resource consent).





COST OF SERVICE STATEMENT

FLOOD PROTECTION - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)	variance (\$000)
OPERATING REVENUE				
Activity Revenue	209	227	234 -	7
Targeted Rates	122	98	119 -	21
Development Contributions	-	-	-	-
General Rates	73	81	123 -	42
Other General Sources	-	-	-	-
<i>Total Operating Revenue</i>	403	406	476 -	70
OPERATING EXPENDITURE				
Flood Protection	196	207	210 -	4
Coastal Structures	242	197	289 -	91
<i>Total Operating Expenditure</i>	437	404	499 -	95
Includes:				
Salaries and Wages	-	-	-	-
Depreciation and Amortisation	79	88	108 -	20
Interest	14	13	16 -	3
Operating Surplus (Deficit)	- 34	2 -	23	25
Operating Surplus transferred to Reserves; or	-	2	-	2
Operating Deficit funded from Reserves	34	-	23 -	23
CAPITAL AND RESERVES FUNDING REQUIREMENTS				
Capital Renewals	162	61	58	3
Capital Growth	-	-	-	-
Capital Levels of Service	-	-	-	-
Loans Repaid	33	29	28	1
Operating Deficit	34	-	23 -	23
<i>Total Funding Required</i>	229	90	109 -	20
FUNDED BY:				
Funding from Non-Cash Expenses	97	50	44	6
Loans Raised	82	32	30	2
Transfer from General and Special Reserves	49	6	35 -	29
Operating Surplus (via reserve)	-	2	-	2
<i>Total Funding Applied</i>	229	90	109 -	20



TE KAUNIHERA Ā-ROHE O
ŌTOROHANGA
DISTRICT COUNCIL

RESPONSIBLE WASTE MANAGEMENT

- WASTE MANAGEMENT AND MINIMISATION



RESPONSIBLE WASTE MANAGEMENT

WHAT WE DO AND WHY

In 2023/24 our contractors collected 1585 tonnes of refuse and 2910 tonnes of recycling. As it is for the rest of New Zealand, minimising waste volumes is essential for the long term sustainability of the district and liveable communities. The annual tonnage of waste to landfill in the Waikato Region is continuing to climb and this is despite household recycling reportedly increasing⁷⁶.

Our waste management responsibilities are to effectively manage waste, reduce waste volumes and minimise the environmental impact of old landfills. We also support waste minimisation education and initiatives such as EnviroSchools⁷⁷ and Para Kore⁷⁸.

COMMUNITY OUTCOMES

Responsible waste management supports outcomes related to people and place.



PEOPLE

- Welcoming, proud, thriving communities



PLACE

- Vibrant, diverse, liveable communities
- Sustainable, resilient district

WASTE MANAGEMENT AND MINIMISATION

The services we deliver under this activity are:

- Kerbside rubbish and recycling services in Aotea, Kāwhia and Ōtorohanga
- Operation of transfer stations in Kāwhia and Ōtorohanga, and the provision of four rural recycling depots
- Management of closed council landfills
- Waste minimisation education.

Our urban rubbish and recycling collection services, the operation of our transfer stations, and the servicing of rural recycling depots are carried out under contract. Following a review and retender process in 2025/26, **Evolve Ventures** was appointed as the new contractor to deliver these services. Contractors⁷⁹ also monitor the closed landfills on our behalf so that we can report on compliance with resource consents issued by Waikato Regional Council.

The waste minimisation activities we undertake are outlined in our Waste Management and Minimisation Plan (WMMP) and funded from revenue raised by the national landfill waste levy, administered by the Ministry for the Environment (MfE). These activities are important for reducing waste to landfill and are delivered in a range of ways depending on the project.

CHANGES FROM THE 2024/34 LTP

The 2024/34 LTP signalled the introduction of a kerbside food scraps collection service for Ōtorohanga township from 1 January 2027, based on central government requirements at the time. Food scraps collection is no longer a government requirement and, for this reason, Council is not progressing a district kerbside food scraps collection service at this time.

⁷⁶ www.waikatoregion.govt.nz/assets/WRC/WPI/WPIIndicatorScorecard.pdf

⁷⁷ An environmental action based programme empowering young people to design and lead sustainability projects in their schools, neighbourhoods and country.

⁷⁸ A te ao Māori based, zero-waste education programme which aims to design out waste and strengthen the connection to Papatūānuku (earth) and Ranginui (sky).

⁷⁹ Co-Lab undertakes monitoring/sampling and AECOM compliance reporting.





Instead, Council is looking at opportunities to support organics recycling through community composting hubs. This approach provides a more locally appropriate and flexible way to reduce organic waste going to landfill, while keeping options open as waste policy settings and community needs continue to develop. From 1 July 2026, an additional recycling crate will also be rolled out to kerbside collection properties to help increase recycling capacity and support better separation of recyclable materials.

WHAT YOU CAN EXPECT FROM US

Level of service	How we measure success	Target 2026/27
A reliable weekly household kerbside rubbish and recycling collection service in Aotea, Kāwhia and Ōtorohanga.	Kerbside collection services comply with National Waste Strategy ⁸⁰ .	Achieved
Waste minimisation to be actively promoted.	Increase in recycling volumes over previous year ⁸¹ .	10% Increase

⁸⁰ As measured through contractor's monthly report.

⁸¹ Ibid.





COST OF SERVICE STATEMENT

RESPONSIBLE WASTE MANAGEMENT - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)	variance (\$000)
OPERATING REVENUE				
Activity Revenue	148	151	228 -	77
Targeted Rates	444	474	492 -	18
Development Contributions	-	-	-	-
General Rates	138	141	113	27
Other General Sources	-	-	-	-
<i>Total Operating Revenue</i>	730	766	833 -	67
OPERATING EXPENDITURE				
Rubbish & Recycling Services	740	759	824 -	65
<i>Total Operating Expenditure</i>	740	759	824 -	65
Includes:				
Salaries and Wages	-	-	-	-
Depreciation and Amortisation	11	12	32 -	20
Interest	5	4	3	1
Operating Surplus (Deficit)	- 10	7	9 -	2
Operating Surplus transferred to Reserves; or Operating Deficit funded from Reserves	- 10	7 -	9 - -	2 -
CAPITAL AND RESERVES FUNDING REQUIREMENTS				
Capital Renewals	1	6	6	-
Capital Growth	-	-	-	-
Capital Levels of Service	-	-	-	-
Loans Repaid	19	17	15	2
Operating Deficit	10	-	-	-
<i>Total Funding Required</i>	30	23	21	2
FUNDED BY:				
Funding from Non-Cash Expenses	3	16	16	1
Loans Raised	-	-	5 -	5
Transfer from General and Special Reserves	27	0 -	9	9
Operating Surplus (via reserve)	-	7	9 -	2
<i>Total Funding Applied</i>	30	23	21	2



TE KAUNIHERA Ā-ROHE O
ŌTOROHANGA
DISTRICT COUNCIL

THE MONEY IN DETAIL

PROSPECTIVE FINANCIAL STATEMENTS

POLICIES AND STATEMENTS

- ACCOUNTING POLICIES
- RATING INFORMATION
- DISCLOSURE STATEMENT



PROSPECTIVE FINANCIAL STATEMENTS

- COMPREHENSIVE REVENUE AND EXPENSES AND PROSPECTIVE COMBINED COST OF SERVICE STATEMENT RECONCILIATION
- PROSPECTIVE STATEMENT OF CHANGES IN EQUITY
- PROSPECTIVE BALANCE SHEET
- PROSPECTIVE STATEMENT OF CASH FLOW
- STATEMENT OF RESERVES



PROSPECTIVE STATEMENT OF COMPREHENSIVE
REVENUE AND EXPENSES

	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)
Income			
Rates Income	16,731	18,085	17,935
Subsidies & Grants	8,510	8,702	6,839
Water by Volume Rates	2,517	2,642	2,445
Contributions	265	271	10
Other Gains/(Losses)	-	-	-
Other Income	1,824	1,876	2,176
<i>Total Income</i>	29,848	31,575	29,406
Expenditure			
Employee Benefit Expenses	7,379	7,580	7,651
Depreciation and Amortisation	7,460	7,839	8,106
Other Expenses	14,799	15,555	14,470
Finance Costs	327	327	372
<i>Total Expenditure</i>	29,965	31,301	30,600
Profit before income tax expenses	- 117	274 -	1,194
Profit for the year	- 117	274 -	1,194
Other Comprehensive Income			
Gain/loss on property revaluation	-	2,336	21,226
Gain/loss on available for sale financial assets	163	193	958
<i>Total other comprehensive income</i>	163	2,529	22,183
Total Comprehensive Income for the year	46	2,803	20,989





PROSPECTIVE STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSES AND
PROSPECTIVE COMBINED COST OF SERVICE STATEMENT

RECONCILIATION

	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)
Total Operating Revenue (Income Statement)			
Total Income	29,848	31,575	29,406
Total Operating Revenue (Cost of Service Statements)			
Activity Revenue	10,334	10,578	9,015
Development Contributions	265	271	10
General Rates	9,504	10,291	10,445
Other General Sources	14,062	14,623	13,757
Targeted Rates	9,744	10,435	9,935
	43,910	46,198	43,163
variance	-14,062	-14,623	-13,757
<i>Reconciling items:</i>			
Internal recoveries	14,062	14,623	13,757
	14,062	14,623	13,757
Total Operating Expenditure (Income Statement)			
Total Expenditure	29,965	31,301	30,600
Expenditure			
Trusted Leadership and Relationships	16,637	17,515	16,531
Strong Communities	2,254	2,381	2,365
Vibrant Places and Spaces	3,769	3,789	4,243
Sustainable Developmentn and Public Safety	2,610	2,870	2,693
Resilient Infrastructure: Land Transport	12,297	12,724	11,682
Resilient Infrastructure: Wastewater	1,261	1,293	1,444
Resilient Infrastructure: Water Supply	3,297	3,443	3,241
Resilient Infrastructure: Stormwater	367	377	409
Resilient Infrastructure: Flood Protection	437	404	499
Responsible Waste Management	740	759	824
	43,669	45,555	43,930
variance	-13,704	-14,254	-13,331
<i>Reconciling items:</i>			
Internal Recoveries	14,062	14,623	13,757
Internal Interest on Balance	-358	-369	-426
	13,704	14,253	13,331



PROSPECTIVE STATEMENT OF CHANGES IN EQUITY

	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)
Balance 1 July	409,699	409,745	415,853
Gain/(loss) on movement of reserves			
Surplus/(deficit) for the year	46	2,803	20,989
Total recognised income/(expense) for the year ended 30 June	46	2,803	20,989
Balance 30 June	409,745	412,548	436,842
Comprised of:			
Retained Earnings	163,835	164,057	168,743
Reserve Funds	3,074	3,125	3,079
Revaluation Reserves	242,837	245,366	265,020
	409,745	412,548	436,842



PROSPECTIVE

BALANCE SHEET

	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)
Assets			
Current Assets			
Cash and Cash Equivalents	2,241	2,426	1,216
Inventory	32	33	34
Property Inventory	-	-	-
Trade and Other Receivables	2,409	2,460	4,734
Loan Receivable	250	250	250
Total Current Assets	4,933	5,169	6,234
Non-current Assets			
Loan Receivable	1,250	1,000	1,251
Intangible Assets	195	195	249
Investments	8,011	8,182	9,420
Property, Plant and Equipment	409,209	411,931	438,096
Total Non-current assets	418,665	421,308	449,016
Total Assets	423,598	426,477	455,250
Liabilities			
Current Liabilities			
Employee Benefit Liabilities	421	430	409
Income in Advance	778	794	1,062
Provisions	1	1	1
Trade and Other Payables	2,825	2,874	3,841
Development and Financial Contributions in Advance	541	541	586
Borrowings	-	-	7,000
Total Current Liabilities	4,565	4,640	12,899
Non-current Liabilities			
Borrowings	9,223	9,223	5,448
Employee Benefit Liabilities	49	50	51
Provisions	16	16	11
Total Non-current Liabilities	9,287	9,288	5,509
Total Liabilities	13,852	13,929	18,408
Net Assets	409,745	412,548	436,842
Equity			
Retained Earnings	163,835	164,057	168,743
Reserve Funds	3,074	3,125	3,079
Revaluation Reserves	242,837	245,366	265,020
Total equity attributable to ODC	409,745	412,548	436,842



PROSPECTIVE STATEMENT OF
CASH FLOW

	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)
Cash flows from operating activities			
Receipts from rates revenue	19,219	20,713	19,743
Receipts from other revenue	10,527	10,802	7,525
Interest received	15	16	89
Dividends received	10	10	8
Payments to suppliers and employees	- 22,048 -	- 23,076 -	- 21,389
Interest paid	- 327 -	- 327 -	- 372
Net cash provided by/(used in) Operating Activities	7,396	8,137	5,604
Cash flows from investing activities			
Proceeds from sale of Property, Plant and Equipment	153	203	151
Purchase of Investments	250	272 -	453
Purchase of property, plant and equipment	- 11,509 -	- 8,376 -	- 9,448
Purchase of intangible assets	- 219 -	- 52 -	- 104
Net cash provided by/(used in) Investing Activities	- 11,325 -	- 7,953 -	- 9,854
Cash flows from financing activities			
Proceeds from borrowings	-	-	-
Repayment of borrowings	3,000	-	3,225
Net cash provided by/(used in) Financing Activities	3,000	-	3,225
Net (decrease)/increase in cash, cash equivalents and bank overdrafts	- 929	184 -	1,025
Cash, cash equivalents and bank overdrafts at the beginning of the year	3,170	2,241	2,241
Cash and cash equivalents at the end of the year	2,241	2,426	1,216





STATEMENT OF RESERVES

	Opening Balance (000's)	Transfer to Reserves (000's)	Transfer from Reserves (000's)	Closing Balance (000's)
Revaluation Reserves				
Asset Revaluation Reserve	- 235,456	- 21,226	- -	- 256,682
Investment Revaluation Reserve	- 7,380	- 958	- -	- 8,338
	- 242,837	- 22,183	- -	- 265,020
Reserve Funds				
Ōtorohanga General Reserve Fund	- 784	- 24	- -	- 808
Subdivision Reserve Fund	- 490	- 15	- -	- 505
ŌCB Reserve Fund	- 135	- 4	- -	- 139
ŌCB Property Development Reserve	- 1,392	- 42	49 -	- 1,385
Upper Waipa Management	- 35	- -	- -	- 35
Kāwhia Reserve Fund	- 206	- 6	6 -	- 206
	- 3,044	- 90	55 -	- 3,079
Council Controlled Reserves				
Trusted Leadership and Partnerships	109	13,228	13,055	282
Strong Communities	35	243	242	36
Vibrant Places and Spaces	212	590	618	184
Sustainable Development and Public Safety	- 172	- 318	383 -	- 237
Resilient Infrastructure: Land Transport	- 1,505	- 17,130	17,285 -	- 1,660
Resilient Infrastructure: Water Supply	- 2,924	- 4,129	4,383 -	- 3,178
Resilient Infrastructure: Wastewater	- 724	- 2,108	2,130 -	- 746
Resilient Infrastructure: Flood Protection	- 66	- 548	585 -	- 103
Responsible Waste Management	83	856	845	94
	- 4,951	- 39,150	39,525 -	- 5,326



TE KAUNIHERA Ā-ROHE O
ŌTOROHANGA
DISTRICT COUNCIL

POLICIES AND STATEMENTS

- ACCOUNTING POLICIES
- RATING INFORMATION
- DISCLOSURE STATEMENT



STATEMENT OF ACCOUNTING POLICIES

REPORTING ENTITY

The prospective financial statements of the Ōtorohanga District Council are for the year ended 30 June 2026.

The Ōtorohanga District Council (Council) is a territorial local authority governed by the provisions of the Local Government Act 2002 (the Act) and is domiciled in New Zealand.

The primary objective of Council is to provide services or goods for the community for social benefit rather than making a financial return. Accordingly, having regard to the criteria set out in the Public Benefit Entity Internal Public Sector Accounting Standards (PBE IPSAS), as a defined public entity under the Public Audit Act 2001, the Council is audited by the Auditor-General and is classed as a Public Sector Benefit Entity (PBE) for financial reporting purposes. Council has designated itself as a Tier 2 entity.

The financial information contained within this document has been prepared in accordance with PBE-FRS 42: Prospective Financial Statements. It has been prepared to enable the public to participate in the decision-making processes regarding the services to be provided by Council over the financial years 2024-2034 and to provide a broad accountability mechanism of Council to the community.

The operations of Council have been divided into the following Groups of Activities:

- Trusted Leadership and Relationships.
- Strong Communities.
- Vibrant Places and Spaces.
- Sustainable Development and Public Safety.
- Resilient Infrastructure: Land Transport.
- Resilient Infrastructure: Water Supply.
- Resilient Infrastructure: Wastewater.
- Resilient Infrastructure: Stormwater.
- Resilient Infrastructure: Flood Protection.
- Responsible Waste Management.

Council advises caution that the information in these statements may not be appropriate for purposes other than those described.

The prospective financial statements were authorised for issue by Council on 30 June 2026. The Mayor and Chief Executive that authorise the issue of the prospective financial statements by Council are responsible for the prospective financial statements presented, including the appropriateness of the assumptions underlying the prospective financial statements and all other required disclosures. No actual results have been incorporated in these prospective financial statements. It is not intended to update the prospective financial statements subsequent to presentation.

MEASUREMENT BASE

The measurement base adopted is that of historical cost, modified by the revaluation of certain assets.





ACCOUNTING POLICIES

The following accounting policies which materially affect the measurement of results and financial position have been applied consistently to all years presented from 1 July 2024 unless otherwise stated.

1 BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

The prospective financial statements have been prepared in accordance with the requirements of the Local Government Act 2002: Part 6, Section 93 and Part 1 of Schedule 10, which includes the requirement to comply with New Zealand generally accepted accounting practice (NZ GAAP).

These financial statements have been prepared in accordance with NZ GAAP. They comply with NZ PBE IPSAS, and other applicable Financial Reporting Standards, as appropriate for public benefit entities. Council is a tier 2 reporting entity using the public sector Public Benefit Entity Accounting Standards, as it has expenses less than \$33m, and is not publicly accountable.

Although Council is not publicly accountable, Council has included a separate Cost of Services Statement for each significant activity.

The financial statements are presented in New Zealand dollars and all values are rounded to the nearest thousand dollars (\$000). The functional currency of Council is New Zealand dollars.

The financial statements have been prepared on a going concern basis and the accounting policies have been applied consistently throughout the period.

The 2024/34 Long Term Plan adopted by the Council in June 2024 has been provided as a comparator for these prospective financial statements. The closing balance in this comparative differs from the opening position used to prepare these prospective financial statements, which is based on the most up-to-date forecast information.

2 BUDGET FIGURES

The budget figures have been prepared in accordance with NZ GAAP and comply with NZ PBE IPSAS, and other applicable Financial Reporting Standards, using accounting policies that are consistent with those adopted in preparing these financial statements. As a tier 2 reporting entity, Council uses the public sector Public Benefit Entity Accounting Standards.

3 REVENUE

Revenue is measured at the fair value of consideration received or receivable.

RATES REVENUE

The following policies for rates have been applied:

- General rates, targeted rates (excluding water-by-meter), and uniform annual general charges are recognised at the start of the financial year to which the rates resolution relates. They are recognised at the amounts due. The Council considers the effect of payment of rates by instalments is not sufficient to require discounting of rates receivables and subsequent recognition of interest revenue.
- Rates arising from late payment penalties are recognised as revenue when rates become overdue.
- Revenue from water-by-meter rates is recognised on an accrual basis based on usage.
- Rate remissions are recognised as a reduction of rates revenue when the Council has received an application that satisfies its rates remission policy.

WAKA KŌTAHI NZ TRANSPORT AGENCY ROADING SUBSIDIES

Council receives funding assistance from the New Zealand Transport Agency, which subsidises part of the costs of maintenance and capital expenditure on the local roading infrastructure. The





subsidies are recognised as revenue upon entitlement, as conditions pertaining to eligible expenditure have been fulfilled.

OTHER GRANTS RECEIVED

Other grants are recognised as revenue when they become receivable unless there is an obligation in substance to return the funds if conditions of the grant are not met. If there is such an obligation, the grants are initially recorded as grants received in advance and recognised as revenue when conditions of the grant are satisfied.

DEVELOPMENT AND FINANCIAL CONTRIBUTIONS

Development and financial contributions are recognised as revenue when Council provides, or is able to provide, the service for which the contribution was charged. Otherwise, development and financial contributions are recognised as liabilities until such time as Council provides, or is able to provide, the service.

VESTED OR DONATED PHYSICAL ASSETS

Where a physical asset is acquired for nil or nominal consideration, the asset is recognised at its fair value when Council obtains control of the asset. The fair value of the asset is recognised as revenue, unless there is a use or return condition attached to the asset.

The fair value of vested or donated assets is usually determined by reference to the cost of constructing the asset. For assets received from property developments, the fair value is based on construction price information provided by the property developer.

DIRECT CHARGES – SUBSIDISED

(i) RENDERING OF SERVICES - SUBSIDISED

Rendering of services at a price that is not approximately equal to the value of the service provided by Council is considered a non-exchange transaction. This includes rendering of services where the price does not allow Council to fully recover the cost of providing the service (such as building consents, water connections, dog licencing, etc.) and where the shortfall is subsidised by income from other activities, such as rates. Generally, there are no conditions attached to such revenue.

Revenue from such subsidised services is recognised when Council issues the invoice or bill for the service. Revenue is recognised at the amount of the invoice or bill, which is the fair value of the cash received or receivable for the service. Revenue is recognised by reference to the stage of completion of the service to the extent that Council has an obligation to refund the cash received for the service (or the extent that the customer has the right to withhold the payment from Council for the service) if the service is not completed.

(ii) SALE OF GOODS – SUBSIDISED

A sale of goods at a price that is not approximately equal to the value of the goods provided by Council is considered a non-exchange transaction.

This includes sales of goods where the price does not allow Council to fully recover the cost of producing the goods and where the shortfall is subsidised by income from other activities such as rates.

Revenue from the sale of such subsidised goods is recognised when Council issues the invoice or bill for the goods. Revenue is recognised at the amount of the invoice or bill, which is the fair value of the cash received or receivable for the goods.

REVENUE FROM EXCHANGE TRANSACTIONS

DIRECT CHARGES – FULL COST RECOVERY

(i) RENDERING OF SERVICES - FULL COST RECOVERY

Revenue from the rendering of services (such as resource consents, etc.) is recognised by reference to the stage of completion of the service. Stage of completion is measured by reference to the labour hours incurred to date as a percentage of total estimated labour hours for each contract. When the





contract outcome cannot be measured reliably, revenue is recognised only to the extent that the expenses incurred are eligible to be recovered.

(ii) SALE OF GOODS – FULL COST RECOVERY

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, and when the amount of revenue can be measured reliably and it is probable that the economic benefits or service potential associated with the transaction will flow to Council.

INTEREST AND DIVIDENDS

Interest income is recognised using the effective interest method.

Dividends are recognised as income when the rights to receive payment have been established.

4 BORROWING COSTS

Borrowing costs are recognised as an expense in the period in which they are incurred.

5 GRANT EXPENDITURE

Non-discretionary grants are those grants that are awarded if the grant application meets the specified criteria and are recognised as expenditure when an application that meets the specified criteria for the grant has been received.

Discretionary grants are those grants where the Council has no obligation to award on receipt of the grant application and are recognised as expenditure when approved by the Council and the approval has been communicated to the applicant. The Council's grants awarded have no substantive conditions attached.

6 LEASES

OPERATING LEASES

An operating lease is a lease that does not transfer substantially all the risks and rewards incidental to ownership of an asset. Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

7 CASH AND CASH EQUIVALENTS

Cash and cash equivalents includes cash on hand, deposits held with banks and other short-term investments with maturities of three months or less, and bank overdrafts. Bank overdrafts are shown as a current liability in the statement of financial position.

8 DEBTORS AND OTHER RECEIVABLES

Debtors and other receivables are initially recorded at the amount due, less any provision for expected credit losses (ECL).

Council has reviewed individual debtor balances to determine the ECL to recognise for short-term receivables.

Rates are “written-off”:

- When remitted in accordance with Council's rates remission policy; and
- In accordance with the write-off criteria of sections 90A (where rates cannot be reasonably recovered) and 90B (in relation to Māori freehold land) of the Local Government (Rating) Act 2002.

Other receivables are written-off when there is no reasonable expectation of recovery.





9 PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment consist of:

- **OPERATIONAL ASSETS** – These include land, buildings, landfill post closure, library books, plant and equipment, and motor vehicles.
- **RESTRICTED ASSETS** – Restricted assets are mainly parks and reserves and related buildings owned by Council which provide a benefit or service to the community and cannot be disposed of because of legal or other restrictions.
- **INFRASTRUCTURE ASSETS** – Infrastructure assets are the fixed utility systems owned by Council. Each asset class includes all items that are required for the network to function, for example, sewer reticulation includes reticulation piping and sewer pump stations.

Land (operational and restricted) is measured at fair value, and buildings (operational and restricted), and infrastructural assets (except land under roads) are measured at fair value less accumulated depreciation. All other asset classes are measured at cost less accumulated depreciation and impairment losses.

REVALUATION

Land and buildings (operational and restricted), and infrastructural assets are revalued with sufficient regularity to ensure that their carrying amount does not differ materially from fair value and at least every three years.

The carrying values of revalued assets are assessed annually to ensure that they do not differ materially from the assets' fair values. If there is a material difference, then the off-cycle asset classes are revalued.

Revaluations of property, plant, and equipment are accounted for on a class-of-asset basis.

The net revaluation results are credited or debited to other comprehensive revenue and expense and are accumulated to an asset revaluation reserve in equity for that class-of-asset. Where this would result in a debit balance in the asset revaluation reserve, this balance is not recognised in other comprehensive revenue and expense but is recognised in the surplus or deficit. Any subsequent increase on revaluation that reverses a previous decrease in value recognised in the surplus or deficit will be recognised first in the surplus or deficit up to the amount previously expensed, and then recognised in other comprehensive revenue and expenses.

ADDITIONS

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to Council and the cost of the item can be measured reliably.

Work in progress is recognised at cost less impairment and is not depreciated.

In most instances, an item of property, plant and equipment is recognised at cost. Where an asset is acquired at no cost, or for a nominal cost, it is recognised at fair value as at the date of acquisition.

DISPOSALS

Gains and losses on disposals are determined by comparing the disposal proceeds with the carrying amount of the asset. Gains and losses on disposals are reported in the surplus or deficit. When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to accumulated comprehensive revenue and expenses.

SUBSEQUENT COSTS

Costs incurred subsequent to initial acquisition are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to Council and the cost of the item can be measured reliably.





DEPRECIATION

Depreciation is provided on a straight-line basis or diminishing value basis on all property, plant and equipment other than land, at rates that will write off the cost (or valuation) of the assets to their estimated residual values over their useful lives. The useful lives and associated depreciation rates of major classes of assets have been estimated as follows:

ASSET CLASSES	USEFUL LIFE (YEARS)	DEPRECIATION RATE
Buildings		
• Internal Fitout	5-31	3.2-20%
• Structure	5-58	1.7-20%
• Roof	5-55	1.8-20%
• Plant	5-10	10-20%
• Services	5-35	2.8-20%
• Other Site Improvements	80	1.5%
Improvements	20	5%
Vehicles	6.6	15%
Computers	3-4	25-33.33%
Office Equipment	4-10	10-25% DV
Furniture/ Fixture	10	10% DV
Library Books	6.6	15% DV
Plant and Machinery	2.5-3	33.33-40%
WATER TREATMENT		
Piping	20-100	1-5%
Equipment	5-100	1-20%
Other	2-100	1-50%
WASTEWATER		
Piping	50-90	1.11-2%
Equipment	10-81	1.23-10%
Other	20-80	1.25-5%
STORMWATER		
Piping	40-100	1-2.5%
Equipment	15-80	1.25-6.66%
Other	20-100	1-5%
ROADING		
<i>Pavement (Basecourse)</i>		
• Sealed	7-79	1.26-14.3%
• Unsealed	9-80	1.25-11.1%
<i>Pavement (Sub-Base)</i>		
• Sealed	7-74	1.35-14.3%
• Unsealed	2-73	1.37-50%
Seal	1-16	6.25-100%
Culverts	1-90	1.11-100%
Bridges	37-76	1.31-2.7%
Kerb & Channel/ Catchpits	2-55	1.81-50%
Footpaths	2-74	1.35-50%
Streetlights	1-57	1.75-100%
Signposting	1-14	7.14-100%

The residual value and useful life of an asset is reviewed, and adjusted if applicable, at each financial year-end. Items that are fully depreciated are recorded as having a useful life of one year.

IMPAIRMENT OF PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment subsequently measured at cost that have an indefinite useful life, are not subject to amortisation and are tested annually for impairment.





Property, plant and equipment subsequently measured at cost that have a finite useful life are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less cost to sell and value in use.

10 INTANGIBLE ASSETS

SOFTWARE ACQUISITION

Acquired computer software licences are capitalised on the basis of the costs incurred to acquire and bring to use the specific software. Costs associated with maintaining computer software are recognised as an expense when incurred.

AMORTISATION

The carrying value of an intangible asset with a finite life is amortised on a straight-line basis over its useful life. Amortisation begins when the asset is available for use and ceases at the date that the asset is derecognised. The amortisation charge for each period is recognised in the profit or loss.

The useful lives and associated amortisation rates of major classes of intangible assets have been estimated as follows:

- Computer software (finite life) three years 33.3%

IMPAIRMENT OF INTANGIBLE ASSETS

Intangible assets subsequently measured at cost that have an indefinite useful life, are not subject to amortisation and are tested annually for impairment.

Intangible assets subsequently measured at cost that have a finite useful life are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less cost to sell and value in use.

11 GOODS AND SERVICES TAX (GST)

All items in the financial statements are exclusive of GST, with the exception of receivables and payables which are stated as GST inclusive. When GST is not recoverable as an input tax, it is recognised as part of the related asset or expense.

Commitments and contingencies are disclosed exclusive of GST.

12 COST OF SERVICE STATEMENTS

The Cost of Service Statements report the net cost of services for significant activities of Council, and are represented by the costs of providing the service less all revenue that can be allocated to these activities.

COST ALLOCATION

The cost of service for each significant activity of Council has been derived using the cost allocation system outlined below.

- Direct costs are those costs directly attributable to a significant activity. Indirect costs are those costs, which cannot be identified in an economically feasible manner, with a specific significant activity.
- Direct costs are charged directly to significant activities. Indirect costs are charged to significant activities using appropriate cost drivers such as actual usage, staff numbers and floor area.

13 OTHER FINANCIAL ASSETS

Financial assets are initially recognised at fair value. They are then classified as, and subsequently measured under, the following categories:





- Amortised cost
- Fair value through other comprehensive revenue and expenses (FVTOCRE)
- Fair value through surplus and deficit (FVTSD).

Transaction costs are included in the value of the financial asset as initial recognition unless it has been designated as FVTSD, in which case it is recognised in surplus or deficit.

The classification of a financial asset depends on its cash flow characteristics and the Council management model for managing them.

A financial asset is classified and subsequently measured as amortised cost if it gives rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal outstanding and is held within a management model whose objective is to collect the contractual cash flows of the asset.

A financial asset is classified and subsequently measured at FVTOCRE if it gives rise to cash flows that are SPPI and held within a management model whose objective is achieved by both collecting contractual cash flows and selling financial assets.

Financial assets that do not meet the criteria to be measured at amortised cost or FVTOCRE are subsequently measured at FVTSD. However, the Council may elect at initial recognition to designate an equity investment not held for trading as subsequently measured at FVTOCRE.

SUBSEQUENT MEASUREMENT OF FINANCIAL ASSETS AT AMORTISED COST

Financial assets classified at amortised cost are subsequently measured at amortised cost using the effective interest method, less any expected credit losses (ECL). Where applicable, interest accrued is added to the investment balance. Instruments in this category include term deposits and community loans.

SUBSEQUENT MEASUREMENT OF FINANCIAL ASSETS AT FVTOCRE

Financial assets in this category that are equity instruments designated as FVTOCRE are subsequently measured at fair value with fair value gains and losses recognised in other comprehensive revenue and expense. There is no assessment for impairment when fair value falls below the cost of the investment. When sold, the cumulative gain or loss previously recognised in other comprehensive revenue and expense is transferred to accumulated funds within equity. The Council and group designate into this category all equity investments that are not held for trading as they are strategic investments that are intended to be held for the medium to long-term.

EXPECTED CREDIT LOSS ALLOWANCE (ECL)

Council recognise an allowance for ECLs for all debt instruments not classified as FVTSD. ECLs are the probability-weighted estimate of credit losses, measured at the present value of cash shortfalls, which is the difference between the cash flows due to Council in accordance with the contract and the cash flows it expects to receive. ECLs are discounted at the effective interest rate of the financial asset.

ECLs are recognised in two stages. ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). However, if there has been a significant increase in credit risk since initial recognition, the loss allowance is based on losses possible for the remaining life of the financial asset (Lifetime ECL).

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on the Council's historical experience and informed credit assessment and including forward-looking information.





The Council consider a financial asset to be in default when the financial asset is more than 90 days past due. The Council may determine a default occurs prior to this if internal or external information indicates the entity is unlikely to pay its credit obligation in full.

14 LOANS RECEIVABLE

Loans made at nil or below-market interest rates are initially recognised at the present value of their expected future cash flow, discounted for the current market rate of return for a similar financial instrument.

Financial assets classified at amortised cost are subsequently measured at amortised cost using the effective interest method, less and expected credit losses (ECL). Where applicable, interest accrued is added to the investment balance. Instruments in this category include loans to community groups.

15 PAYABLES

PAYABLES UNDER EXCHANGE TRANSACTIONS

Payables under exchange transactions are recognised when ŌDC becomes obliged to make future payments resulting from the purchase of goods and services. Subsequent to initial recognition, payables under exchange transactions are recorded at amortised cost.

DEPOSITS AND BONDS

Deposits and bonds are recognised at their face value at the time they are received. The refund of deposits and bonds is recognised at the time that all conditions related to that bond are met.

BORROWINGS

Borrowings are initially recognised at their fair value. After initial recognition, all borrowings are measured at amortised cost using the effective interest method net of transaction costs.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after balance date.

EMPLOYEE ENTITLEMENTS

SHORT-TERM EMPLOYEE ENTITLEMENTS

Employee benefits that are expected to be settled within 12 months after the end of the period in which the employee renders the related service are measured based on accrued entitlements at current rates of pay. These include salaries and wages accrued up to balance date, annual leave earned to, but not yet taken at balance date, and sick leave.

A liability for sick leave is recognised to the extent that absences in the coming year are expected to be greater than the sick leave entitlements earned in the coming year. The amount is calculated based on the unused sick leave entitlement that can be carried forward at balance date, to the extent it will be used by staff to cover those future absences.

LONG-TERM EMPLOYEE ENTITLEMENTS

Employee benefits that are due to be settled beyond 12 months after the end of the period in which the employee renders the related service, such as long service leave, have been calculated on an actuarial basis. The calculations are based on:

- Likely future entitlements accruing to staff, based on years of service, years to entitlement, the likelihood that staff will reach the point of entitlement and contractual entitlements information; and
- The present value of the estimated future cash flows.

PRESENTATION OF EMPLOYEE ENTITLEMENTS

Sick leave, annual leave, and vested long service leave are classified as a current liability. Non-vested long service leave expected to be settled within 12 months of balance date are classified as a current liability. All other employee entitlements are classified as a non-current liability.





16 PROVISIONS

A provision is recognised for future expenditure of uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event, it is probable that an outflow of future economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense and is included in “finance costs”.

LANDFILL POST-CLOSURE COSTS

Council, as operator of the Ōtorohanga and Kāwhia closed landfills, has a legal obligation under the resource consents to provide ongoing maintenance and monitoring services at the landfill. An allowance for post-closure costs is recognised as a provision within the balance sheet.

The provision is measured based on the present value of future cash flows expected to be incurred, taking into account future events including new legal requirements and known improvements in technology.

The discount rate used is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

FINANCIAL GUARANTEE CONTRACT LIABILITIES

A financial guarantee contract is a contract that requires the Council to make specified payments to reimburse the holder of the contract for a loss it incurs because a specified debtor fails to make payment when due.

Financial guarantee contract liabilities are measured initially at their fair value. If a financial guarantee was issued in a stand-alone arm's length transaction to an unrelated party, its fair value at inception is equal to the consideration received. When no consideration is received, the fair value of the liability is initially measured using a valuation technique, such as considering the credit enhancement arising from the guarantee or the probability that the Council will be required to reimburse a holder for a loss incurred discounted to present value. If the fair value of a guarantee cannot be reliably determined, a liability is only recognised when it is practicable there will be an outflow under the guarantee.

Financial guarantees are subsequently measured at the higher of:

- The present value of the estimated amount to settle the guarantee obligation if it is probable there will be an outflow to settle the guarantee; and
- The amount initially recognised less, when appropriate, cumulative amortisation as revenue.

17 EQUITY

Equity is the community's interest in the Council and is measured as the difference between total assets and total liabilities. Equity is disaggregated and classified into a number of reserves.

The components of equity are:

- Accumulated comprehensive revenue and expenses
- Restricted reserves
- Asset revaluation reserves
- Fair value through other comprehensive revenue and expense reserve.

RESTRICTED RESERVES





Restricted reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by the Council.

Restricted reserves include those subject to specific conditions accepted as binding by Council and which may not be revised by Council without reference to the Courts or a third party. Transfers from these reserves may be made only for certain specified purposes or when certain specified conditions are met.

Also included in restricted reserves are reserves restricted by Council decision. The Council may alter them without references to any third party or the Courts. Transfers to and from these reserves are at Council's discretion.

ASSET REVALUATION RESERVE

The asset revaluation reserve arises on the revaluation of land, buildings and infrastructural assets to fair value.

FAIR VALUE THROUGH OTHER COMPREHENSIVE REVENUE AND EXPENSE RESERVE

This reserve comprises the cumulative net change in the fair value of assets classified as fair value through other comprehensive revenue and expense.

18 ESTIMATES AND ASSUMPTIONS

In preparing these financial statements, Council has made estimates and assumptions concerning the future. These estimates and assumptions may differ from the subsequent actual results. Estimates and judgements are continually evaluated and are based on historical experience and other factors that are believed to be reasonable under the circumstances.

The estimates and assumptions that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities are discussed in the Long Term Plan 2024 - 2034 – Volume Two, pages 104 to 119.

19 ROUNDING ERRORS

Some rounding errors may occur in the financial statements due to stating dollar amounts to the nearest \$1,000.

20 CRITICAL JUDGEMENTS IN APPLYING ACCOUNTING POLICIES

Management has exercised the following critical judgements in applying accounting policies:

CLASSIFICATION OF PROPERTY

Council owns a number of properties, which are maintained primarily to provide housing to pensioners. The receipt of rental from these properties is incidental to holding these properties. These properties are held for service delivery objectives as part of the ŌDC's social housing policy. These properties are accounted for as property, plant and equipment.

CLASSIFICATION OF NON-FINANCIAL ASSETS AS CASH GENERATING ASSETS OR NON-CASH-GENERATING ASSETS

For the purpose of assessing impairment indicators and impairment testing, ŌDC classifies non-financial assets as either cash-generating or non-cash-generating assets. The Council classifies non-financial assets as cash-generating assets if the primary objective of the asset is to generate commercial return. All other assets are classified as non-cash-generating assets.





All property, plant and equipment and intangible assets held by ŌDC are classified as non-cash-generating assets. This includes assets that generate fee revenue or other cash flows for the Council, as the cash flows generated are generally not sufficient to represent commercial return on the assets.





RATING INFORMATION

INTRODUCTION

The Local Government (Rating) Act 2002 sets out the methods by which local authorities can rate and the detailed criteria around their uses. Processes and policies that local authorities must apply in the establishment of their rating systems are set by the Local Government Act 2002 and include provisions for informing communities. We have prepared our funding impact statement in accordance with these Acts.

This funding impact statement sets out:

- The revenue and financing mechanisms used
- An indicative level or amount of funding for each mechanism
- Explanatory information supporting the use of general and targeted rates
- A summary of the total rates requirement.

The application of funding methods to Council's activities is summarised in a table at the end of this section.

This statement should be read in conjunction with our Revenue and Financing policy which sets out Council's policies in respect of each source of funding of operating and capital expenses.

RATING POLICY

The Rating Policy outlines how Council will set the rate funding required to fund activities. This includes our high-level rating philosophy, and summarises the rationale for the rating decisions taken. In making these decisions, we have considered:

- The distribution and timing of benefits;
- Rating efficiency and transparency;
- Community preferences; and
- The overall impact on the economic, cultural, social and environmental well-being of the district.

The policy provides the link between the funding decisions taken at the activity level, with the eventual rates assessment that each ratepayer will receive. The overview of the resulting mix of general and targeted rates, user charges and other funding sources is set out in the Funding Impact Statement (see page 80).

PROPERTY VALUATIONS AND RATES DISTRIBUTION

We set the total amount of rates required to fund our expenditure based on the budgeted costs included in the long term plan. For the majority of our rates, we use property valuations as the basis to distribute the total rates requirement proportionately across all properties in the district.

Property revaluations are conducted every three years and Council uses these valuations for the purposes of calculating the rates each property has to pay. We contract Quotable Value (QV) as our valuation service provider (VSP). The latest revaluation of the district was carried out on 1 July 2025 and these values have been used for rating purposes for the Annual Plan. The rating valuations are intended to provide relative values only and are based on the market value of a property at a particular point in time. It cannot be taken as market valuation.

EFFECT OF NEW VALUATIONS ON RATES

It is important to note that an increase/ decrease in values does not automatically mean that there will be an increase/ decrease in rates. It depends on whether the valuation of a property changes more than the average of the group of property values. Council does not collect extra rates as a result of valuation changes. We calculate the total rate requirement for the year and then use capital value as the basis to distribute this total. Therefore, a change in the capital value (value of land and improvements) of a property will only impact the rates bill of the property to the extent that the change is higher or lower than the average change.



Council rate assessments contain different charges that make up the annual levy:

- General Rates (calculated on capital value with no differentials);
- Uniform Annual General Charge (set charge); and
- Targeted Rates (uniform charge or value-based charge).

SEPARATELY USED OR INHABITED PART OF A RATING UNIT

A separately used or inhabited part of a rating unit includes any part of a rating unit separately used or inhabited by the owner or any other person who has the right to use or inhabit that part by virtue of a tenancy, lease or other agreement. As a minimum, the land or premises intended to form the separately used or inhabited part of the rating unit must be capable of actual habitation, or separate use. For the avoidance of doubt, a rating unit that has only one use (i.e. does not have separate parts or is vacant land) is treated as being one separately used or inhabited part.

HOW WE RATE

There are two types of rates – general rates and targeted rates. These may be charged in two ways:

- On a uniform basis – to all rateable land for which the rate is set; or
- Differentially – on a different basis for different categories of land.

The rates may be charged on a fixed amount, including as a fixed amount per rating unit, per separately used or inhabited part of a rating unit, or number of services used such as number of water closets, or using a factor such as land or capital value.

GENERAL RATE

Council sets a general rate with no differentials, based on the capital value of each rating unit.

UNIFORM ANNUAL GENERAL CHARGE

Uniform annual general charge (UAGC) is a specific levy of an equal amount on every rating unit within the district and does not vary with the value of the rating unit. It is used as a mechanism to ensure each rating unit contributes a minimum amount of the general rate. Individuals benefit as each has an equal opportunity to access and use the assets and services, and to an extent, many within the community make similar use of assets and services.

We consider that a range from 25% to 26% of the rates requirement should be recovered by way of a Uniform Rate charged to every rating unit in the district, which reflects the equal opportunity to access and use the assets and services.

TARGETED RATES

Council sets targeted rates for different functions of council where the benefit of having access to particular function(s) or service(s) exist to particular groups of ratepayers.

LAND TRANSPORT RATE

This is funded by a District Wide rate in the dollar plus a uniform targeted rate. Roothing needs to be managed as a network and on a district-wide basis, progressively throughout the funding year. This is consistent with the policy approach to funding taken by NZ Transport Agency (Council's primary Roothing funding source) to fund roading as a network.

District-Wide rating spreads the cost of roading amongst all ratepayers. An advantage of this is that it makes larger expenditure commitments more affordable than annually uneven cost recoveries targeted to specific ratepayer categories. It therefore provides regularity to funding to appropriately manage the district asset.

ŌTOROHANGA COMMUNITY RATE

A targeted rate levied across the Ōtorohanga Community to fund services that directly benefit that communities.



KĀWHIA COMMUNITY RATE

A targeted rate levied across the Kāwhia/ Aotea Community to fund services that directly benefit these communities.

HALL TARGETED RATES

Some halls have specific areas defined by the hall committees and Council collects a targeted rate from ratepayers within these areas. Funds received are available to Hall Committees to go towards the operation, maintenance, renovation and/or extension of those facilities.

WATER SUPPLIED BY VOLUME RATES – RURAL WATER SCHEMES (AROHENA, TIHIROA, RANGINUI AND WAIPĀ)

Separate rating units in the Rural Water Supply areas with water meters are levied a targeted rate for water usage. This rate is set on a per cubic metre usage basis. These separate rating units areas also attract a charge for each meter connected to the Rural Water Scheme.

REFUSE TARGETED RATE

All properties situated in the Ōtorohanga and Kāwhia Community with a building are levied a uniform targeted rate for each separately occupied portion of that building.

ŌTOROHANGA SECURITY TARGETED RATE

A targeted rate in the dollar and a uniform targeted rate is applied to all properties within the “Security Patrol Area” to fund a Security Patrol Service in a defined area of the Ōtorohanga Community.

ŌTOROHANGA WASTEWATER

All properties that are connected to the Ōtorohanga Sewerage Treatment and Reticulation Scheme are levied a rate per separately used or inhabited part of the rating unit. All properties with four or less water closets or urinals pay a flat fee. For all water closets or urinals over four, a charge for each additional water closet or urinal applies.

WATER SUPPLIED BY VOLUME RATES - ŌTOROHANGA

Separate rating units in the Ōtorohanga Water Supply areas with water meters are levied a targeted rate for water usage. This rate is set on a per cubic metre usage basis.

All separate rating units, either rateable or non-rateable, receiving a supply from the Ōtorohanga Community Water Supply will have a charge for each water meter.

REFUSE TARGETED RATE

All properties situated within the Kāwhia/Aotea and Ōtorohanga communities with a building are levied a uniform targeted rate for each separately occupied portion of that building.

KĀWHIA WATER SUPPLY

All properties that are connected to the Kāwhia Water Supply Scheme are levied a uniform targeted rate for each separately occupied portion of any building.

KĀWHIA TARGETED WATER LOAN RATE

Properties in the Kāwhia community water supply area are levied a targeted loan rate to finance loan repayment costs in respect of loans raised for capital expenditure on the Kāwhia water scheme.

WATER SUPPLIED BY VOLUME RATES - KĀWHIA

Separate rating units in the Kāwhia community water supply area with water meters are levied a targeted rate for water usage over the free allowance. This rate is set on a per cubic metre usage basis. Outside the Kāwhia community water supply area, separate rating units with water meters that are using water from the Kāwhia scheme are levied a targeted rate for water usage, on a per cubic metre basis, with a minimum charge per annum.

All separate rating units, either rateable or non-rateable, receiving a supply from the Kāwhia Water Supply Scheme will have a charge for each water meter.





KĀWHIA/AOTEA SEAWALL PROTECTION

Properties within the Kāwhia/Aotea community pay a uniform targeted rate for each rating unit to fund the maintenance and repairs of the Kāwhia and Aotea seawalls.

DIFFERENTIAL TARGETED RATES

Properties within the Ōtorohanga community may be charged targeted rates under one of two differentials which are applied based on how the land is used. The two land use categories are:

- Ōtorohanga Commercial
- Ōtorohanga Residential

The following targeted rates are set using differentials.

ŌTOROHANGA COMMUNITY RATE

The area of the Ōtorohanga Community is defined on a map approved by Council. Valuation numbers begin with either 05540 or 05541.

ŌTOROHANGA TARGETED SEWERAGE LOAN RATE

Areas of benefit are defined on maps and approved by Council.

ŌTOROHANGA TARGETED WATER LOAN RATE

Areas of benefit are defined on maps and approved by Council.

UTILITY CHARGES FOR NON-RATEABLE PROPERTIES

Non-rateable properties are liable for targeted rates and charges for the provision of utility services, such as water, wastewater and refuse collection.

SETTING OF RATES

Rates are set by Council by way of resolution for each financial year, referred to as the Rating Year. These rates will remain in effect for the rating year and will not be affected by a change in the rateable value or factors of a rating unit during the financial year in which the rates are set.

INSTALMENTS

Rates and charges for the year ending on 30 June 2027 will be assessed in two instalments, which will become due and payable on the following dates:

- 28 August 2026
- 26 February 2027

Charges for Water Metered Rates for Ōtorohanga Community Supply for the year ending on 30 June 2027 will be assessed in four instalments, which will become due and payable on the following dates:

- 27 November 2026
- 26 February 2027
- 28 May 2027
- 27 August 2027

Charges for Water Metered Rates for the Kāwhia Community Water Supply and all Rural Water Supplies for the year ending on 30 June 2027 will be assessed in two instalments, which will become due and payable on the following dates:

- 26 February 2027
- 27 August 2027

PENALTIES

Penalties are applied in accordance with Section 57 and 58 of the Local Government (Rating) Act 2002.





A penalty of 10% is added to each instalment or part thereof 'current rates' which are unpaid after the due date for payment on the following dates:

- 28 August 2026
- 26 February 2027

For Water Metered Rates for the Ōtorohanga Community, a penalty of 10% is added to all amounts of rates remaining unpaid a day after the due date, as listed below:

- 27 November 2026
- 26 February 2027
- 28 May 2027
- 27 August 2027

For Water Metered Rates for the Kāwhia Community Water Supply and all Rural Water supplies, a penalty of 10% is added to all amounts of rates remaining unpaid a day after the due date, as listed below:

- 26 February 2027
- 27 August 2027

UTILITY CHARGES FOR NON-RATEABLE PROPERTIES

A penalty of 10% is added to previous year's rates 'rates in arrears' that remain unpaid on 1 July 2026, and again on 1 January 2027.

FUNDING IMPACT STATEMENT

The Council level Financial Impact Statement (see table below):

- Links our Revenue and Financing Policy, the annual setting of rates, fees, development contribution and the annual borrowing requirement
- Sets out the revenue and financing mechanisms that will be used in each year along with an indicative level or amount of funds to come from each mechanism; and
- Shows the planned application of funds in each year.





ALL OF COUNCIL FUNDING IMPACT STATEMENT

ALL OF COUNCIL FUNDING IMPACT STATEMENT - 2026/27	2025/26 LTP (\$000)	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)
SOURCES OF OPERATING FUNDING			
General Rates, Uniform Annual General Charges, Rates Penalties	9,504	10,291	10,445
Targeted Rates	9,744	10,435	9,935
Subsidies & Grants for Operating Purposes	4,177	4,271	3,581
Fees & Charges	1,095	1,117	1,223
Interest and Dividends from Investments	26	26	97
Local Authorities Fuel Tax, Fines, Infringement Fees, & Other Receipts	704	733	856
Total sources of Operating Funding	25,250	26,873	26,137
APPLICATION OF OPERATING FUNDING			
Payments to Staff & Suppliers	21,071	22,003	21,016
Finance Costs	327	327	372
Other Operating Funding Applications	1,112	1,136	1,265
Total application of Operating Funding	22,510	23,466	22,653
Surplus (deficit) in operating funding	2,740	3,407	3,485
SOURCES OF CAPITAL FUNDING			
Subsidies & Grants for Capital Expenditure	4,333	4,431	3,258
Development & Financial Contributions	10	10	10
Increase (Decrease) in Debt	1,338	977	1,271
Gross Proceeds from Sale of Assets	153	203	151
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of Capital Funding	5,834	5,621	4,690
APPLICATION OF CAPITAL FUNDING			
Capital Growth	409	158	400
Capital Level of Service	230	224	465
Capital Renewals	10,340	9,580	7,590
Increase (Decrease) in Reserves	- 2,405 -	- 934 -	- 280
Increase (Decrease) in Investments	-	-	-
Total application of Capital Funding	8,574	9,028	8,175
Surplus (deficit) in operating funding	- 2,740 -	- 3,407 -	- 3,485
FUNDING BALANCE	-	-	-



2026/27 RATES INFORMATION

TOTAL REVENUE REQUIRED	RATES 2024/25 (GST EXCLUSIVE)	CATEGORIES ON WHICH RATE IS SET	FACTOR OR FACTORS	DIFFERENTIAL CATEGORIES	DIFFERENTIAL CALCULATION	INDICATIVE	
						UNITS OF MEASURE	RATE OR CHARGE
6,587,625	General Rate (partially funds activities as detailed below)	Every rating unit in the district	Rate in the \$ on capital value			6,261,699,900	\$0.0010521
2,823,268	Uniform Annual General Charge (partially funds activities as detailed below)	Every rating unit in the district	Fixed amount for each rating unit			4,340	\$650.52
5,104,267	Land Transport Rate (partially funds the Land transport programme in compliance with the Revenue and Financing Policy).	Every rating unit in the district	Rate in the \$ on capital value Fixed amount for each rating unit			6,261,699,900 4,340	\$0.0005706 \$352.83
557,554	Ōtorohanga Community Targeted Rate (partially funds activities as detailed on page 77)	Every rating unit in the defined Ōtorohanga Community area	Rate in the \$ on capital value Fixed amount for each rating unit	Commercial Properties Residential Properties	Ratio 2.5 Ratio 1.0	174,989,100 660,220,000 1,398	\$0.0008889 \$0.0003556 \$119.65
291,054	Kāwhia Community Targeted Rate (partially funds activities as detailed on page 78)	Every rating unit in the defined Kāwhia/Aotea Community area	Rate in the \$ on capital value Fixed amount for each rating unit			381,368,350 600	\$0.0006120 \$145.04
262,973	Refuse Collection Targeted Rate Ōtorohanga	Every rating unit in the defined Ōtorohanga Community area	Fixed amount for each separately used or inhabited part of a rating unit			1,415	\$185.72
229,076	Refuse Collection Targeted Rate Kāwhia	Every rating unit in the defined Kāwhia/Aotea Community area	Fixed amount for each separately used or inhabited part of a rating unit			523	\$438.00
344,932	Water Supply Targeted Rate Kāwhia	Every rating unit in the defined Kāwhia Water Supply area	Fixed amount for each separately used or inhabited part of a rating unit			410	\$841.30
50,717	Water Supply Targeted Loan Rate – Ōtorohanga	Every rating unit in the defined Ōtorohanga Water Supply area	Rate in the \$ on capital value	Commercial Properties Residential Properties	Ratio 2.0 Ratio 1.0	142,376,000 660,220,000	\$0.0001073 \$0.0000537





2026/27 RATES INFORMATION

TOTAL REVENUE REQUIRED	RATES 2024/25 (GST EXCLUSIVE)	CATEGORIES ON WHICH RATE IS SET	FACTOR OR FACTORS	DIFFERENTIAL CATEGORIES	DIFFERENTIAL CALCULATION	INDICATIVE	
						UNITS OF MEASURE	RATE OR CHARGE
64,903	Water Supply Targeted Loan Rate – Kāwhia	Every rating unit in the defined Kāwhia Water Supply area	Rate in the \$ on capital value			234,311,400	\$0.0002770
1,718	Water Supply Targeted Loan Rate – Arohena Rural Scheme	Every rating unit in the defined Arohena Rural Water Scheme area	Rate in the \$ on capital value	Arohena Rural Water Scheme		160,837,500	\$0.0000107
1,010,413	Sewerage Treatment Targeted Rate	Every rating unit in the defined Ōtorohanga Sewerage Treatment area	Fixed amount for each separately used or inhabited part of a rating unit	1 unit 2 to 4 5 or more	per urinal	1,385 35	\$728.42 No charge \$44.44
195,161	Sewerage Treatment Targeted Loan Rate	Every rating unit in the defined Ōtorohanga Sewerage Treatment area	Rate in the \$ on capital value	Commercial Properties Residential Properties	Ratio 2.5 Ratio 1.0	139,871,000 637,032,000	\$0.0004945 \$0.0001978
28,586	Rural Halls Targeted Rate	Every rating unit within the defined Rural Hall areas	Rate in the \$ on capital value Fixed amount for each separately used or inhabited part of a rating unit	Arohena Kio Kio Puketotara/Ngutunui Honikiwi Arohena Kio Kio Tokanui Crossroads Puketotara/ Ngutunui Ōtewā		258,903,500 474,021,000 469,594,900 187,597,600 57 206 188 290 132	\$0.000010 \$0.000006 \$0.000009 \$0.000013 \$45.00 \$20.00 \$20.00 \$12.00 \$25.00
119,206	Kāwhia/Aotea Erosion Targeted Rate	Every rating unit within the Kāwhia/Aotea Community area	Fixed amount for each rating unit			574	\$207.68
80,926	Security Patrol Rate	Every commercial property within the defined Ōtorohanga Commercial area	Rate in the \$ on capital value Fixed amount for each rating unit			82,426,000 95	\$0.0004909 \$425.93
1,350,242	Water Supplied by Volume – Rural Water Supplies	Every property connected to the defined Rural Water Schemes.	Fixed amount for each cubic metre of water consumed Fixed amount per meter	Arohena Tihiroa Ranginui Waipā Arohena Tihiroa Ranginui – First meter		515,800 189,662 105,273 188,648 74 60 5	\$0.80 \$1.95 \$0.63 \$1.45 \$750.00 \$1,200.00 \$2,200.00





2026/27 RATES INFORMATION

TOTAL REVENUE REQUIRED	RATES 2024/25 (GST EXCLUSIVE)	CATEGORIES ON WHICH RATE IS SET	FACTOR OR FACTORS	DIFFERENTIAL CATEGORIES	DIFFERENTIAL CALCULATION	INDICATIVE	
						UNITS OF MEASURE	RATE OR CHARGE
				Additional meter Waipā		11 149	No charge \$600.00
1,081,953	Water Supplied by Volume – Ōtorohanga Water Supply	Every property connected to the defined Ōtorohanga Water Supply Scheme	Fixed amount for each cubic metre of water consumed Fixed amount per meter	All connected properties All connected properties		376,747 1493	\$2.00 \$220.00
12,624	Water Supplied by Volume – Kāwhia Water Supply	Every property connected to the defined Kāwhia Water Supply Scheme	Fixed amount for each cubic metre of water consumed (220 cubic metre free allowance) Fixed amount per meter	All connected properties All connected properties Minimum charge (where applicable)		6,718 15	\$1.60 \$125.00
20,197,198	TOTAL						\$841.30





INDICATIVE CONTRIBUTIONS TO COUNCIL SERVICES 2025/26
EXAMPLES

PROPERTY VALUE	585,000	637,500	750,000	937,500	621,000	737,500	1,500,000	2,300,000	5,000,000
	ŌTOROHANGA RESIDENTIAL		ŌTOROHANGA COMMERCIAL		KĀWHIA COMMUNITY		Rural		
ACTIVITY	\$		\$		\$		\$		
Governance	425.47	445.35	608.43	709.55	545.45	608.08	575.25	792.49	1,525.69
Community Development and Empowerment	40.77	42.55	46.36	52.72	41.99	45.94	71.77	98.88	190.36
Community Service Providers and Contestable Grants	30.87	32.21	35.10	39.91	31.79	34.78	54.33	74.85	144.11
Economic Development and Wellbeing	114.96	120.07	1,052.30	1,178.40	114.52	125.01	190.73	262.76	505.87
Resource Management	45.42	47.40	51.65	58.72	46.78	51.17	79.95	110.15	212.06
Corporate Planning/Projects	96.09	100.28	109.27	124.24	98.97	108.27	169.16	233.04	448.65
Environmental Health, Public Amenity and Safety	61.47	64.15	69.90	79.47	63.31	69.26	108.21	149.07	286.99
Animal Control	34.71	36.22	39.47	44.88	35.75	39.11	61.10	84.18	162.06
Iwi Liaison	28.64	29.89	32.57	37.03	29.50	32.27	50.42	69.46	133.73
Parks & Reserves and Council Owned Property	353.45	369.77	486.98	565.82	454.38	506.44	503.63	693.82	1,335.74
Swimming Pools	95.49	99.65	108.58	123.46	98.34	107.59	168.09	231.57	445.82
Rubbish & Recycling Services	230.60	231.34	232.94	235.59	521.24	522.89	29.97	41.29	79.48
On Demand Supply	25.76	26.88	29.29	33.30	994.02	996.52	45.35	62.47	120.27
Wastewater	845.50	845.84	846.57	847.79	8.06	8.81	13.77	18.97	36.52
Libraries, Learning & Development	94.03	98.13	106.92	121.58	96.84	105.95	165.53	228.04	439.02
Civil Defence and Emergency Management	27.70	28.91	31.50	35.82	28.53	31.21	48.76	67.18	129.33
Coastal Structures	10.28	10.73	11.69	13.29	277.57	283.85	18.09	24.92	47.98
Building Control	96.60	100.82	109.85	124.90	99.49	108.84	170.06	234.28	451.03
Cemeteries	19.10	19.93	21.72	24.69	19.67	21.52	33.62	46.31	89.16
Stormwater	207.02	218.77	493.16	597.44	207.16	228.79	5.10	7.03	13.52
Land Transport	789.63	824.08	897.90	1,020.94	813.25	889.70	1,390.06	1,915.02	3,686.76
Wastewater Loan	133.06	145.00	426.48	533.11	-	-	-	-	-
Water Loan	36.11	39.35	92.58	115.73	197.82	234.93	-	-	-
	\$3,842.72	\$3,977.33	\$5,941.19	\$6,718.36	\$4,824.41	\$5,160.91	\$3,952.94	\$5,445.79	\$10,484.15





EXAMPLE RATE INCREASES

The following rate increases are indicative only and are only for reference purposes. The actual increases in later years may be impacted by revaluations of the rating roll and any changes in the number of properties in an area. The following examples exclude specific rates such as Kāwhia/Aotea Erosion rates and Rural Hall rates.

PROPERTY VALUE		2026/27	
		% change	\$ change
ŌTOROHANGA RESIDENTIAL			
	475,000	5.18%	\$ 175.51
	550,000	4.61%	\$ 165.52
ŌTOROHANGA COMMERCIAL			
	420,000	5.28%	\$ 229.23
	840,000	3.49%	\$ 212.93
KĀWHIA			
	510,000	5.39%	\$ 230.14
	610,000	3.60%	\$ 166.48
RURAL			
	1,420,000	10.10%	\$ 349.01
	2,615,000	2.31%	\$ 136.45
	4,580,000	1.33%	\$ 127.36



ANNUAL PLAN DISCLOSURE STATEMENT

FOR THE YEAR COMMENCING 1 JULY 2026

PURPOSE

The purpose of this statement is to disclose Council's planned financial performance in relation to various benchmarks to enable the assessment of whether Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

The Council is required to include this statement in its annual plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

Benchmark	Planned	Met
Rates affordability benchmark • Increases	8.3%	Yes
Debt affordability benchmark	175% of total revenue	Yes
Balanced budget benchmark	100%	No (96%)
Essential services benchmark	100%	Yes
Debt servicing benchmark	10%	Yes

NOTES

RATES AFFORDABILITY BENCHMARK

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

DEBT AFFORDABILITY BENCHMARK

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

BALANCED BUDGET BENCHMARK

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

Council has not met this benchmark due to the decision to loan fund some of the longer term operating expenditure such as town concept plan works.



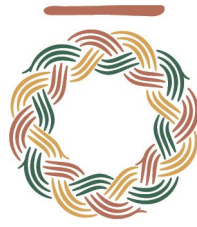


ESSENTIAL SERVICES BENCHMARK

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

DEBT SERVICING BENCHMARK

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



TE KAUNIHERA Ā-ROHE O
ŌTOROHANGA
DISTRICT COUNCIL

OTHER INFORMATION

- MAYOR AND COUNCILLORS





TŌ TĀTOU KOROMATUA ME NGĀ KAİKAUNIHERA

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HIS WORSHIP THE MAYOR RODNEY DOW

MAYOR | KAHİKA

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Item 48 Rates Resolution 2026/27

To Ōtorohanga District Council

From Brendan O’Callaghan, Project Accountant

Type **DECISION REPORT**

Date 30 June 2026



1. Purpose | Te kaupapa

1.1. To adopt the rates resolution for the 2026/27 financial year.

2. Executive summary | Whakarāpopoto matua

2.1. The rates resolution for the year beginning 1 July 2026, based on the adopted Annual Plan 2026/27, is provided for Ōtorohanga District Council (ŌDC) adoption.

3. Staff recommendation | Tūtohutanga a ngā kaimahi

That Ōtorohanga District Council

A **ADOPT** the following rates under the Local Government (Rating) Act 2002, on rating units in the district for the financial year commencing 1 July 2026 and ending on 30 June 2027.

All rates and amounts are plus GST at the prevailing rate. (The prevailing rates is currently 15%).

1. ŌTOROHANGA DISTRICT

a. General Rate

A General Rate set under section 13 of the Local Government (Rating) Act 2002 of 0.0009307 cents in the dollar on the capital value of all rating units.

b. Uniform Annual General Charge

A Uniform Annual General Charge of \$650.52000 per rating unit, set under section 15 of the Local Government (Rating) Act 2002.

2. ŌTOROHANGA COMMUNITY

a. Ōtorohanga Community Targeted Rate

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 on every rating unit within the Ōtorohanga Community area, assessed on a differential basis as described below:

- i. a rate of 0.0008889 cents in the dollar of capital value on every rating unit in the “commercial” category.

- ii. a rate of 0.0003556 cents in the dollar of capital value on every rating unit in the “residential” category.

b. Ōtorohanga Community Uniform Targeted Rate

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of \$119.65000 per rating unit on all rating units within the Ōtorohanga Community area

3. KĀWHIA COMMUNITY

a. Kāwhia Community Targeted Rate

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of 0.0006120 cents in the dollar of capital value on all rating units within the Kāwhia Community area.

b. Kāwhia Community Uniform Targeted Rate

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of \$145.04000 per rating unit on all rating units within the Kāwhia Community area

4. TARGETED LOAN RATES

a. Ōtorohanga Sewage Treatment Loan Rate

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 on every rating unit within the Ōtorohanga Community area, assessed on a differential basis as described below:

- i. a rate of 0.0004945 cents in the dollar of capital value on every rating unit in the “commercial” category.
- ii. a rate of 0.0001978 cents in the dollar of capital value on every rating unit in the “residential” category.

b. Ōtorohanga Water Supply Loan Rate

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 on every rating unit within the Ōtorohanga Community area, assessed on a differential basis as described below:

- i. a rate of 0.0001073 cents in the dollar of capital value on every rating unit in the “commercial” category.
- ii. a rate of 0.0000537 cents in the dollar of capital value on every rating unit in the “residential” category.

c. Kāwhia Water Supply

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of 0.0002770 cents in the dollar of capital value on all rating units within the Kāwhia Community area.

d. Arohena Rural Water Supply

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of 0.0000107 cents in the dollar of capital value on all rating units within the Arohena Rural Water Supply Area.

5. TARGETED RATES

a. Roothing

- i. A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 made of 0.0005706 cents in the dollar of capital value on all rating units within the Ōtorohanga District.
- ii. A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of \$352.83000 per rating unit on all rating units within the Ōtorohanga District.

b. Security Patrol

- i. A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of 0.0004909 cents in the dollar of capital value on all rating units within the “Security Patrol Area” in the Ōtorohanga Community.
- ii. A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of \$425.93000 per rating unit on all rating units within the “Security Patrol Area” in the Ōtorohanga Community.

c. Kāwhia/Aotea Seawall Targeted Rate

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of \$207.68000 per rating unit on all rating units within the Aotea Community.

d. District Halls

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 for all rating units within the defined hall areas as follows:

HALL SEPARATE RATING DISTRICT	RATE IN \$	RATING SYSTEM	UNIFORM ANNUAL CHARGE	
Arohena	0.0000100	capital value	\$45.00	Per rating unit
Kio Kio	0.0000060	capital value	\$20.00	Per rating unit
Tokanui Crossroads	-		\$20.00	Per rating unit
Puketotara/ Ngutunui	0.0000090	capital value	\$12.00	Per rating unit
Ōtewā	-		\$25.00	Per rating unit
Honikiwi	0.0000130	capital value	-	

6.

TARGETED REFUSE RATES

a. Ōtorohanga Community

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of \$185.72000 per separately used or inhabited part on all rating units within the Ōtorohanga Refuse Collection Area.

b. Kāwhia Community

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of \$438.00000 in respect of each separately used or inhabited part of a rating unit in the Kāwhia Refuse Collection Area.

8. TARGETED WATER RATES

a. Kāwhia Community

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of \$841.30000 on every separately used or inhabited part of a rating unit, which receives an ordinary supply of water within the Kawhia Community.

9. TARGETED SEWERAGE RATES

A Targeted Rate set under section 16 of the Local Government (Rating) Act 2002 of \$728.42000 for the first water closet or urinal and \$0 for the second to fourth, \$44.44000 for subsequent closets or urinals, on every separately used or inhabited part of a rating unit connected, either directly or through a private drain to the Ōtorohanga Community Sewerage Scheme.

10. TARGETED RATES FOR WATER SUPPLY

a. Ōtorohanga Community

- i. A targeted rate for water supply, set under section 19 of the Local Government (Rating) Act 2002, of \$2.00 per cubic metre of water consumed, for each rateable rating unit connected to the Ōtorohanga Community Water Supply.
- ii. A targeted rate for water supply, set under section 16 of the Local Government (Rating) Act 2002, of \$220.00 per meter for each separate rating unit whether rateable or non-rateable receiving a supply from the Ōtorohanga Community Water Supply.

b. Kāwhia Community

- i. A targeted rate for water supply, set under section 19 of the Local Government (Rating) Act 2002, of \$1.60 cents per cubic metre of water consumed in excess of 220 cubic metres, for each rating unit, whether rateable or non-rateable, within the Kāwhia Community on a metered supply.
- ii. A targeted rate for water supply, set under section 19 of the Local Government (Rating) Act 2002, of \$1.60 cents per cubic metre of water consumed in excess of 220 cubic metres, for each rating unit, whether rateable or non-rateable, outside the Kāwhia Community on a metered supply, with a minimum charge of \$841.30.
- iii. A targeted rate for water supply, set under section 16 of the Local Government (Rating) Act 2002, of \$125.00 per meter for each separate rating unit whether rateable or non-rateable receiving an extraordinary supply from the Kāwhia Community Water Supply.

11. RURAL WATER SUPPLIES

- i. A targeted rate for water supply, set under section 19 of the Local Government (Rating) Act 2002, of \$0.80 cents per cubic metre of water consumed, whether rateable or non-rateable, within the Arohena Rural Water Supply Area.
- ii. A targeted rate for water supply, set under section 16 of the Local Government (Rating) Act 2002, of \$750.00 per meter within the Arohena Rural Water Supply Area.
- iii. A targeted rate for water supply, set under section 19 of the Local Government (Rating) Act 2002, of \$0.63 cents per cubic metre of water consumed, whether rateable or non-rateable, within the Ranginui Rural Water Supply Area.
- iv. A targeted rate for water supply, set under section 16 of the Local Government (Rating) Act 2002, of \$2,200.00 for the first meter per property within the Ranginui Rural Water Supply Area.

- v. A targeted rate for water supply, set under section 19 of the Local Government (Rating) Act 2002, of \$1.95 per cubic metre of water consumed, whether rateable or non-rateable, within the Tihiroa Rural Water Supply Area.
- vi. A targeted rate for water supply, set under section 16 of the Local Government (Rating) Act 2002, of \$1,200.00 per meter within the Tihiroa Rural Water Supply Area.
- vii. A targeted rate for water supply, set under section 19 of the Local Government (Rating) Act 2002, of \$1.45 cents per cubic metre of water consumed, whether rateable or non-rateable, within the Waipa Rural Water Supply Area.
- viii. A targeted rate for water supply, set under section 16 of the Local Government (Rating) Act 2002, of \$600.00 per meter within the Waipa Rural Water Supply Area

B ADOPT the definitions for its differential categories set out in the funding impact statement contained in the 2026/27 Annual Plan as its differential rating categories for the year.

C SETS, with the exception of water by meter charges as identified on c) & d) below, that all rates will be payable in two equal instalments with the due dates for payment being:

Instalment One 28 August 2026

Instalment Two 26 February 2027

D SETS that water by meter charges for those connected to the Ōtorohanga Community Water Supply, will be payable in four instalments with the due dates for payment being:

Instalment One 27 November 2026

Instalment Two 26 February 2027

Instalment Three 28 May 2027

Instalment Four 27 August 2027

E SETS that water by meter Charges for those connected to the Kāwhia Community Water Supply and all Rural Water Supplies for the year ending on 30 June 2027 will be assessed in two instalments, which will become due and payable on the following dates:

Instalment One 26 February 2027

Instalment Two 27 August 2027

F SETS the following penalties will apply as follows:

- a. A charge of 10 percent on so much of any instalment, excluding metered water charges, that has been assessed after 1 July 2026, and which is unpaid after the due dates below:

Instalment One 28 August 2026

Instalment Two 27 February 2026

- b. A charge of 10 percent on so much of any metered water charges, excluding for those connected to the Ōtorohanga Community Water Supply, that have been assessed after 1 July 2026, and which is unpaid after the due dates below:

	Instalment One	26 February 2027
	Instalment Two	27 August 2027
c.	A charge of 10 percent on so much of any metered water charges for those connected to the Ōtorohanga Community Water Supply, that have been assessed after 1 July 2026 and which is unpaid after the due dates below:	
	Instalment One	27 November 2026
	Instalment Two	26 February 2027
	Instalment Three	28 May 2027
	Instalment Four	27 August 2027
d.	A charge of 10 percent on so much of any rates, excluding metered water charges, assessed before 1 July 2026 that remain unpaid on 1 July 2026	
e.	A further amount of 10 percent on any rates, excluding metered water charges, to which a penalty has been added under (d) if rates remain unpaid on 1 January 2027.	
G	CONFIRM rates shall be payable at any of the following places:	
a.	The council offices, 17 Maniapoto Street, Ōtorohanga or any temporary Council offices as they are established.	
b.	Using online banking or direct debit facilities established by the Council.	

4. Context | Horopaki

- 4.1. The Annual Plan 2026/27 sets out the basis for setting the rates for the term of the Annual Plan, through the rating policy and revenue and financing policy in the document.
- 4.2. The Funding Impact Statement in the Annual Plan outlines the rates required to be set for the 2026/27 financial year in order to receive the rates income budgeted in the document. The rates identified in this resolution match those identified in the Annual Plan.

5. Discussion | He kōrerorero

- 5.1. The Rates Resolution is required under the Local Government (Rating) Act 2002 to allow the setting of the rates for the coming year. It outlines the value of the rates to be set, as well as the type of rate being set.
- 5.2. Rates can be set using a number of different allocation methods. The bulk of our rates are set as either uniform rates by property, or rates set by the capital value of the properties.
- 5.3. The Rates Resolution is also required to identify the penalty dates for applying any penalties, as well as the methods that can be used by ratepayers to pay their rates.

6. Strategic Considerations | Ngā whai whakaarotanga

Significance and engagement

6.1. Given that these rates are derived from the Annual Plan, which has not changed substantially from the previously consulted Long Term Plan, there is no additional engagement required.

Mana whenua / Māori

6.2. There are not deemed to be any impacts on Māori over and above the increased financial impacts on all ratepayers.

Strategic alignment

6.3. This decision relates to the Annual Plan 2026/27, and the rates required and associated budgets are contained within that document.

Legal

6.4. There are no legal issues related to this report.

Financial

6.5. This decision is predominately a financial one, as it impacts the rates income and budgets for the 2026/27 financial year.

Risk analysis

6.6. The risks of incorrectly creating the rates resolution is that it may invalidate the rates set and would require resetting the resolution if there were any issues. However, given the reviews done on this report and the settings, it is believed the risk is Low.

7. Options analysis | Tātari Kōwhiringa

Options summary of considerations

	Option 1	Option 2
Summary	Adopt the rates resolution	Don't adopt the rates resolution
Advantages	Sets the rates charges to be applied for the 2026/27 financial year.	Would allow for reworking the rates if wanted
Disadvantages	There are no identified disadvantages.	Would mean ŌDC cannot charge the rates for the 2026/27 financial year until the rates resolution is adopted. May require amending the Annual Plan document to reflect any changes to the rates adopted.

Recommended option and rationale

7.1. The preferred option is to adopt the rates resolution as set out above.

8. Appendices | Ngā āpitihanga

Number	Title
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There are no appendices.

Item 49 February 2026 Severe Weather Event Recovery Action Plan

To Ōtorohanga District Council

From Nardia Gower, Recovery Manager

Type **DECISION REPORT**

Date 30 June 2026



1. Purpose | Te kaupapa

- 1.1. To seek endorsement of the February 2026 Severe Weather Event Recovery Action Plan (RAP) as a living recovery document to guide, coordinate and monitor recovery activity across the district.

2. Executive summary | Whakarāpopoto matua

- 2.1. The attached draft RAP has been developed to provide Ōtorohanga District Council (ŌDC), staff, partners and communities with a clear framework for coordinating recovery from the February 2026 severe weather event. The RAP has been prepared to capture the recovery programme from the point of transition out of response, rather than simply providing a snapshot of the current position. It sets out the event context, the response and recovery information currently available, the recovery approach, and the key actions proposed across the built, community, natural, and economic recovery environments.
- 2.2. The RAP has been shaped through input from internal staff and external stakeholders involved in recovery coordination. It is intended to be a practical and transparent working document rather than a static strategy.
- 2.3. The plan is expressly structured as a living document. It will continue to evolve as impact information is refined, response and recovery data is consolidated, indicative costs are further developed, and partner work programmes evolve. For that reason, staff are seeking endorsement rather than adoption. Further changes and updates are not intended to be endorsed by Council unless the changes are significant or material enough to seek governance approval.
- 2.4. The document is arranged in two parts. The front sections provide the context, framework, governance, principles, and sector-based recovery narrative. The RAP tables at the back of the document provide the working view of actions, responsibilities, measures of success, milestones, dependencies, and indicative funding pathways. These tables are intended to be the most regularly updated part of the plan as recovery progresses, with section 16 addressing what transition from Recovery to BAU will look like.

3. Staff recommendation | Tūtohutanga a ngā kaimahi

That Ōtorohanga District Council:

- a) **ENDORSE** the February 2026 Severe Weather Event Recovery Action Plan attached as Appendix 1 as the guiding framework for ŌDC's recovery programme.
- b) **NOTE** that the Recovery Action Plan is a living document and will continue to be updated as recovery actions unfold, and that only significant changes requiring governance decisions will be reported back.

4. Context | Horopaki

- 4.1. Recovery from the February 2026 severe weather continues to progress beyond the initial post-response "transition to recovery" phase and short-term recovery actions into medium and longer-term work. ŌDC has already received updates on the event impacts, the transition to recovery, and emerging recovery issues. The RAP is intended to consolidate that work into a single framework that supports governance oversight, operational coordination, and transparent communication with partners and communities.
- 4.2. The RAP has been prepared to support discussion, alignment, coordinated delivery across the recovery system, and to set out the transition to Business as Usual (BAU). It is not intended to imply that every issue has been fully resolved or fully scoped. Rather, it provides the current best view of the recovery context, the key environments of recovery, the workstreams underway or anticipated, and the dependencies that will shape delivery over time.

5. Discussion | He kōrerorero

- 5.1. The RAP is designed to provide a practical and usable framework for guiding recovery activity, rather than a static policy document.
- 5.2. A key strength of the RAP is that it has been informed by both internal and external perspectives. Internal input has come from staff involved in recovery leadership, sector coordination, infrastructure, regulatory, communications and engagement functions. External input has been drawn from partner agencies, iwi, and others involved in recovery discussions and delivery. This has helped ensure that the document reflects not only ŌDC's internal view, but also the wider system of partners required to deliver recovery.
- 5.3. The RAP is intentionally framed as a living document, therefore staff seek endorsement rather than adoption enabling ŌDC to support the plan as a guiding framework, while preserving the flexibility needed to update the document as recovery progresses. While recovery can be ongoing, there will be a time when ŌDC's recovery from the February event is completed and we are operating under business as usual. This will be communicated when it is clear that the CDEM recovery phase has been completed.

- 5.4. The plan is arranged so that the front sections set out the event summary, recovery framework, governance arrangements, engagement approach, and the narrative for each of the four recovery environments. The action plan tables toward the back of the document are intended to be the operational core of the plan. They show what action is proposed, what success and completion looks like, who is involved, what the key dependencies are, and the indicative funding or delivery pathway where currently known.
- 5.5. Section 16 of the RAP focuses on the transition from Recovery to BAU and explains how we will scale down recovery coordination over time, what “done” looks like at a practical level, and how work will be handed over so accountability remains clear. This structure allows the narrative sections to remain relatively stable while the action tables can be updated more regularly as new information emerges or actions progress. Updated reporting against the RAP will be provided to ŌDC on a regular basis without the need for further endorsement.
- 5.6. Current status of RAP actions:
- Economic action plan: All actions completed. No outstanding actions
 - Natural action plan: 6 actions, none yet completed.
 - Community action plan. 9 actions, 4 (44%) completed
 - Built action plan: 12 actions, 7 (58%) completed.

6. Strategic Considerations | Ngā whai whakaarotanga

Significance and engagement

- 6.1. Endorsement of the RAP is not considered a significant decision under ŌDC’s Significance and Engagement Policy. The plan does not itself commit ŌDC to specific unbudgeted projects or funding decisions. Instead, it provides the framework for recovery planning, coordination and reporting. Any future decisions with significant financial, strategic or community impact will be brought to ŌDC separately as required. The RAP will be made publicly available on ODC’s Road to Recovery webpage¹ and provided to both the Group and NEMA.

Mana whenua / Māori

- 6.2. Mana whenua perspectives are an important part of effective recovery planning. The draft RAP has been developed with recognition that iwi/hapū have interests across cultural wellbeing, sites of significance, te taiao, and wider community recovery. The document also anticipates continued engagement with iwi/hapū throughout recovery.

Strategic alignment

- 6.3. Endorsement of the RAP aligns with ŌDC’s community outcomes of People, Place and Partnerships, and with ODC’s Long Term Plan 2024–2034, which identifies Civil Defence and Emergency Management as a core Council activity covering preparedness, response, transition and recovery following an

¹ <https://engage.otodc.govt.nz/our-road-to-recovery>

emergency. More broadly, the plan supports the Long Term Plan’s emphasis on community wellbeing, resilient infrastructure, and the management of natural hazard risk over time.

Legal

6.4. Recovery planning and coordination sit within ŌDC’s wider responsibilities under the Civil Defence Emergency Management Act 2002 and related recovery arrangements. Endorsing the plan does not of itself create new statutory powers or financial commitments. Rather, it confirms ŌDC’s support for the current recovery framework and the use of the plan as a guide for coordinated recovery activity and reporting.

Financial

6.5. There are no immediate direct financial implications arising solely from endorsement of the plan. However, the plan references actions and workstreams that may have future financial implications as scopes, priorities and delivery pathways are confirmed. Some costs and funding pathways within the draft remain indicative or are still being collated. Specific funding decisions will continue to be reported to ŌDC separately where approval is required.

Risk analysis

6.6. The key risk in not endorsing the RAP is that recovery activity may continue without a sufficiently clear, shared and transparent framework for coordination, monitoring and communication. There is also a risk that communities and partners may have less visibility of priorities, sequencing and dependencies. The key risk in endorsing the plan is that some stakeholders may assume the document is fixed, when in fact it is expected to evolve. This can be mitigated by clearly signalling that the plan is a living document and by continuing regular updates to ŌDC and the community.

7. Options analysis | Tātari Kōwhiringa

Options summary of considerations

	Option 1	Option 2
Summary	Endorse the draft Recovery Action Plan as a living document and invite Councillor feedback.	Defer endorsement and request further refinement before the plan is brought back to ŌDC.
Advantages	Provides a clear governance framework; supports recovery coordination; recognises the plan can continue to evolve.	Allows additional information, data and costs to be incorporated before endorsement.
Disadvantages	Some content remains indicative and will require ongoing refinement as information and costs are confirmed.	Delays having a formally endorsed recovery framework; may reduce clarity for staff, partners and communities in the interim.

	Option 3	Option 4
Summary	Adopt the Recovery Action Plan as a fixed plan.	Do not endorse a Recovery Action Plan at this stage.
Advantages	Would provide strong formal direction.	Retains maximum flexibility.
Disadvantages	Not recommended, as the plan is still evolving and some data, costs and dependencies remain incomplete. Adoption may imply a level of finality that is not appropriate at this stage.	The RAP would continue to be used unendorsed but with reduce transparency, coordination and governance visibility, and may make it harder to maintain a shared picture of recovery priorities and progress.

Recommended option and rationale

7.1. Option 1 is recommended. It provides ŌDC with a clear recovery framework to endorse now, while appropriately recognising that the document is intended to remain live and updateable. This option strikes the best balance between providing strategic direction and preserving the flexibility needed as further information, costs, actions and dependencies are confirmed.

8. Appendices | Ngā āpiti hanga

Number	Title
1	February 2026 Severe Weather Event Recovery Action Plan



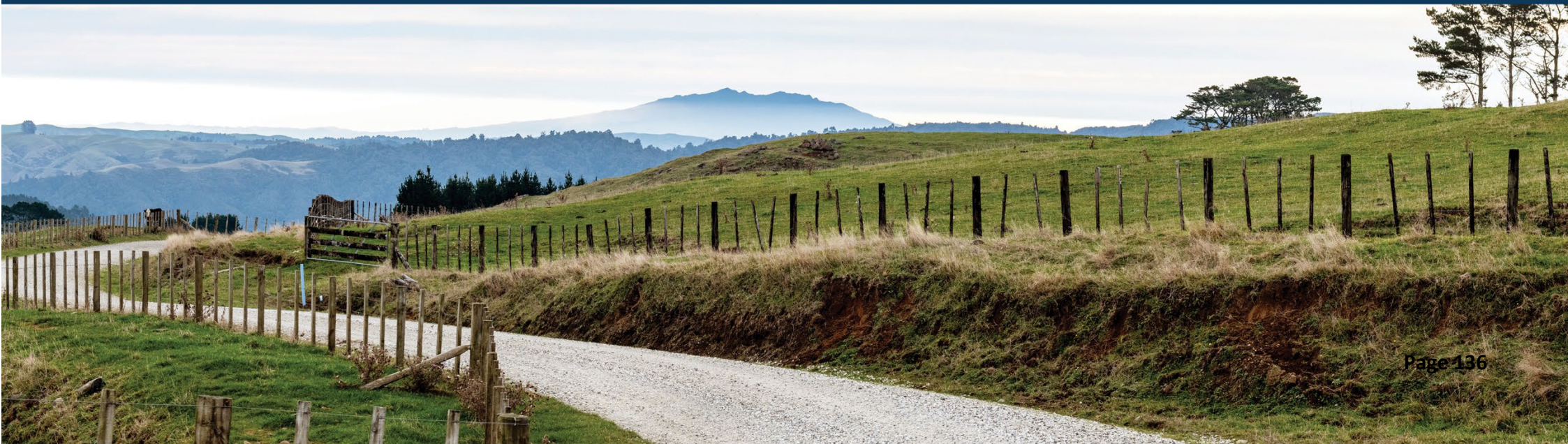
TE KAUNIHERA Ā-ROHE O
ŌTOROHANGA
DISTRICT COUNCIL

The Road to **RECOVERY**

DRAFT RECOVERY PLAN

14 FEB EVENT

LAST UPDATED 22 June 2026



Contents

1.	Executive summary	4
2.	Event summary and impacts overview.....	5
3.	Recovery approach and framework.....	7
4.	Vision, outcomes and principles	9
6.	Recovery governance and structure	11
7.	Working with iwi/hapū and embedding Te Tiriti and tikanga.....	13
8.	Built environment recovery.....	14
9.	Community environment recovery.....	16
10.	Natural environment recovery	18
11.	Economic recovery	19
12.	Recovery Action Plan	20
13.	Transition back to BAU and exit triggers.....	34
14.	Funding and support pathways.....	36
15.	Glossary and acronyms	38

1. Executive summary

Ōtorohanga transitioned from response into recovery following the February 2026 severe weather event on 25 February 2026. Recovery activities take time and will require sustained coordination across councils, lifelines, agencies, iwi/hapū, community organisations, and the private sector.

Both Waipa and Ōtorohanga districts council 's declared a State of Emergency independently for this event, and the response was delivered through a highly coordinated and shared approach through the Western Waikato CDEM agreement, with a jointly operated Emergency Operations Centre (EOC). This approach demonstrated the value of collective capability, aligned decision-making, and strong inter-organisational relationships - and it provides a strong foundation for recovery.

As the response phase concluded, recovery arrangements transitioned to separate recovery programmes led by each council, reflecting the different impacts, priorities, and statutory responsibilities within each district. While recovery is delivered through each council's own recovery structure, both councils will maintain strong coordination where systems, partners, and recovery issues overlap.

Recovery phase takes into account how the activities are governed, coordinated, and delivered over what is usually a medium- to long-term period. In particular, balancing:

- maintaining strong place-based recovery for affected communities,
- making best use of limited recovery capability,
- ensuring clear accountability to elected members and communities, and
- supporting staff sustainability over time.

Recovery also requires disciplined choices about what can be progressed through the recovery programme, what will need to be managed through longer-term planning and business-as-usual processes, and what may need to be deferred, re-scoped, or not progressed where no feasible delivery or funding pathway exists. This reflects the reality that recovery is not simply about restoring everything to its previous state, but about making transparent, evidence-based decisions on priorities, affordability, and the best use of limited capacity and resources.

This Recovery Plan sets out our approach to recovery across the four recovery environments - Built, Community, Natural, and Economic - and brings together the actions, what success looks like, and key dependencies that may affect timing.

As recovery planning progresses, this plan is updated and maintained through the Recovery Action Plan tables which capture the actions, responsibilities, and priorities.

The recovery programme also aligns with Ōtorohanga District Council’s wider strategic frameworks, including the **Economic Wellbeing Strategy and Te Punga o te Hapori**, ensuring recovery actions support both immediate restoration and the long-term resilience of the district’s economy.

2. Event summary and impacts overview

From 13–14 February 2026, a severe weather system delivered over 170mm of rainfall, resulting in significant river and surface flooding across Ōtorohanga and Waipā districts. Based on current assessments, this event is being described as a **1-in-250-year flood**.

A “1-in-250-year” flood does not mean it happens only once every 250 years. It means that, based on the best available historical data and modelling, a flood of this size has around a 0.4% chance of occurring in any given year. In other words, it is rare, but it can happen at any time - including more than once within a shorter period.

Across the two districts, the event affected people, homes, access routes, water services, rural operations, and the natural environment. In some areas, road and bridge damage and ongoing restrictions have reduced access to essential services and created longer travel times. In Ōtorohanga, building impacts have required assessments and follow-up with affected households, alongside significant local road disruption. In Waipā, water supply impacts have affected Pirongia, and closures and safety concerns have affected key reserves and tracks.

The event also caused damage to council-owned facilities and community assets, including parks and reserves infrastructure, community buildings, walkways, playgrounds, carparks, and older persons housing. Impacts included flooding damage, slips, erosion, and damage to structures and surfaces.

Essential three waters infrastructure was also affected across multiple locations, including water, wastewater and stormwater assets such as pump stations, treatment plants, pipelines, intakes, electrical systems, monitoring

equipment and stormwater infrastructure. In some cases, temporary operational measures were required to maintain services, including generator and pump hire, contractor works, and contamination clean-up.

One person lost their life in the early stages of the event. This is acknowledged respectfully here as part of the overall impact of the event on the community.

Recovery takes time. Some issues can be resolved quickly through temporary reinstatement, while others require specialist assessment, design, funding decisions, and permanent works. This plan brings together what we know now and sets out how we will prioritise and coordinate recovery so our communities can recover safely and with confidence.

Event Snap-Shot – total impact across both Waipā and Ōtorohanga Districts – as at 25 February 2026 first day of Recovery



EVENT OVERVIEW

1 in 250 year event
180 staff deployed
from 12 councils
11 Day EOC activation

COMMUNITY IMPACT

- 21 Displaced households
- 133 Displaced people
- 362 Welfare needs assessments
- 3 Pop-up community hubs
- 3 Marae provided support
- 230 Properties without power
- 4 Farms dumped milk
- 1 School closed



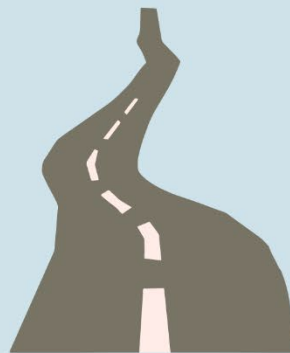
PLACARDED BUILDINGS

1 Red 23 Yellow 33 White



DAMAGED OR CLOSED

5 Council buildings/facilities
6 Playgrounds



ROADING NETWORK

- 25 Local roads closed
- 3 State highways closed
- 3 Bridges closed
- 13 Culverts damaged
- 2 Culverts blocked
- 10 Roads blocked by trees
- 207 Slips on roads
- 31 Drop outs



WASTE CLEARED

23.27 tonne (known)

3. Recovery approach and framework

Purpose of this plan

This Recovery Plan sets out how Ōtorohanga District Council, alongside iwi and our partners, will coordinate recovery from the February 2026 event. While the plan reflects shared recovery issues across both districts, it is primarily focused on Ōtorohanga District Council's recovery responsibilities, priorities, and actions. It provides:

- a shared understanding of the impacts and priorities,
- a clear approach to how decisions will be made and work will be sequenced, and
- a transparent picture of the actions underway and planned across the four recovery environments (Built, Community, Natural, Economic).

In the natural environment in particular, many activities sit with partner agencies, especially Waikato Regional Council, which has a key leadership and delivery role for river, catchment, and related natural hazard work. In those areas, this plan records how Ōtorohanga District Council will coordinate, support, and interface with partner-led activity as part of the wider recovery picture.

This plan is designed to be useful and updateable. As impacts are confirmed and priorities change, actions, milestones and timing will be refreshed.

What 'recovery' means

Recovery is the coordinated work that helps our communities **restore, rebuild and strengthen** after an emergency. It includes immediate stabilisation

(making things safe and functional), restoration (repairing and reinstating services and access), and longer-term improvements where they are agreed, practical and affordable.

Recovery is not just about assets. It is also about people's wellbeing, livelihoods, and the health of the natural environment. Many **issues are interconnected** - for example, road access affects household wellbeing, business continuity, rural operations, and how quickly repairs can progress.

How we will deliver recovery

We will deliver recovery through a coordinated approach that:

- is **trauma informed**
- is **risk-based**
- is **community-informed** and grounded in local priorities,
- is **partner-enabled**, recognising many actions sit with lifelines and government agencies, and
- is **transparent and measurable**, so communities can see what's happening, what will take time, and why,
- provides for a **managed transition from response into recovery**, and over time from recovery into business as usual.

How this plan will be used and updated

This plan will be reviewed and updated as recovery progresses. Updates will reflect:

- new impact information (including community and iwi feedback),
- delivery progress and changes in sequencing or timing,

- emerging risks and constraints that may affect sequencing, timeframes and delivery confidence, and
- funding and approval decisions as they are confirmed.

The Recovery Action Plan tables in Section 12 provide the “working” view of priorities, milestones, dependencies and indicative funding pathways. Where an action is led by a partner agency, this plan records that relationship and how we will coordinate, rather than duplicating the partner’s work programme.

4. Vision, outcomes and principles

Alignment with council community outcomes

Recovery is not separate from the council's long-term direction for the district. This Recovery Plan supports the delivery of Ōtorohanga District Council's community outcomes of **People, Place and Partnerships**, and reflects the council's commitment to **weaving the future together**

In the context of recovery, this means:

People – supporting the wellbeing, safety and resilience of individuals, whānau and communities as they recover from the impacts of the event.

Place – restoring and strengthening the district's infrastructure, natural environment and community spaces so that Ōtorohanga continues to be a safe and thriving place to live, work and visit.

Partnerships – working collaboratively with iwi/hapū, neighbouring councils, government agencies, community organisations and the private sector to deliver recovery in a way that reflects shared priorities and collective effort.

Our recovery vision

*Supporting the recovery of people, place and livelihoods
through partnership - strengthening community
wellbeing for the future*

Ōtorohanga will work with our communities, iwi/hapū, partners to support recovery that is **safe, well-coordinated**, and **fit for the future**. Our focus is on restoring what matters most – people, place and livelihoods, through genuine

partnerships and strengthening community wellbeing and improving resilience where it is practical and affordable.

Recovery Objectives

Our operational goals guide recovery work and decision-making. They help the Recovery Team prioritise work, Governance make decisions and Sector groups align their actions

1. Restore essential services and infrastructure safely and efficiently.
2. Support affected communities to recover wellbeing and resilience.
3. Enable economic recovery for local businesses and rural sectors.
4. Protect and restore natural environments affected by the event.
5. Strengthen resilience where practical and affordable.
6. Provide a clear pathway from recovery to Business As Usual.

Recovery Outcomes

Our outcomes describe what success looks like - the state we want communities to reach because of recovery.

Community - Whānau and community wellbeing

We will support whānau and communities to be safe, well, and connected, with clear pathways to the right help and deliberate follow-up so no one is missed.

Built - Lifelines, infrastructure and access

We will restore and strengthen critical lifelines and infrastructure so they are reliable and more resilient where feasible (not just 'back to how it was'),

including safe access and connectivity and practical waste and clean-up systems that support communities and the economy.

Natural - Te taiao and places of significance

Where practical we will look to protect and restore te taiao, manage land stability and environmental risks, and safeguard sites of significance, supporting long-term restoration alongside cultural values.

Economic - Stability and recovery for livelihoods

We will help households, businesses and farms to stabilise and recover by restoring access, reducing disruption, and supporting local livelihoods to get back on their feet.

Principles guiding recovery decisions and delivery

These principles describe how we will prioritise work, make decisions, and communicate trade-offs over time.

1. **Safety first**

We will protect the health and safety of people, animals and property in all recovery decisions.

2. **Locally-led, coordinated where it matters**

Recovery will be locally led, with coordinated approaches across councils and partners where impacts, networks and dependencies are shared.

3. **Community-informed and equitable**

Recovery priorities will reflect community needs and lived experience, with deliberate action to ensure people don't fall through the cracks.

4. **Clear choices and transparent trade-offs**

We will be open about priorities, timeframes, affordability and constraints, and explain what can happen now, what will take time, and why.

5. **Build back smarter, where justified**

Where it is practical and affordable, recovery decisions will focused on reducing future risk and improve resilience-not just reinstate pre-event settings.

Principles guiding engagement, including iwi/hapū

Engagement is part of recovery delivery. We will engage early enough to inform decisions and close the loop so people can see how feedback has shaped outcomes. We will work in ways that reflect:

1. **Whakaute** (respect),
2. **Pononga** (truthful and genuine engagement),
3. **Kanohi ki te kanohi** (meeting in person where it matters), and
4. **Tikanga ā iwi** (following iwi protocols and practices).

*Mā tini mā mano ka rapa te whai.
By many, by thousands, the work will be accomplished.*

6. Recovery governance and structure

Recovery works best when there is clear leadership, clear decision rights, and a practical way to coordinate across partners and communities. This section describe how recovery will be governed and how accountability will be maintained.

Governance structure (decision-making and oversight)

Recovery governance will sit with Council as a whole, with oversight and direction provided through Council meetings as required. This reflects that recovery is a council-wide responsibility and that key recovery decisions, priorities, risks, and trade-offs need to be visible through normal governance channels.

The role of governance is to:

- confirm shared recovery priorities and sequencing,
- provide oversight of major risks, constraints and delivery confidence,
- resolve cross-boundary trade-offs and dependencies, and
- ensure recovery remains aligned to the agreed outcomes and principles.

Day-to-day recovery coordination will be led by the Recovery Lead, who will manage the operational coordination of recovery activity across the four recovery environments: Built, Community, Natural, and Economic. The statutory responsibilities of the Recovery Manager remain unchanged, with the Recovery Manager retaining overall accountability for recovery under the Civil Defence Emergency Management framework. Sector leads will be in place for as long as necessary and are responsible for coordinating activity within their area, maintaining visibility of progress, risks, and dependencies, and reporting these through the Recovery Lead and Recovery Manager as appropriate.

To support meaningful partnership in recovery decision-making, an invitation was shared with PSG iwi CE's to participate in the Recovery Governance Group. This is highlighted further in the next section of the plan.

Operational delivery will continue through council teams, partner agencies, lifeline utilities, community organisations, and contractors delivering the actions set out in this plan. Recovery coordination will focus on maintaining a shared view of priorities, dependencies, and risks; identifying issues early; and ensuring matters are escalated to Council where governance input is required.

Reporting will be provided through Council meetings as required, with the level of detail and frequency stepping down over time as recovery stabilises and more work transitions into business-as-usual programmes.

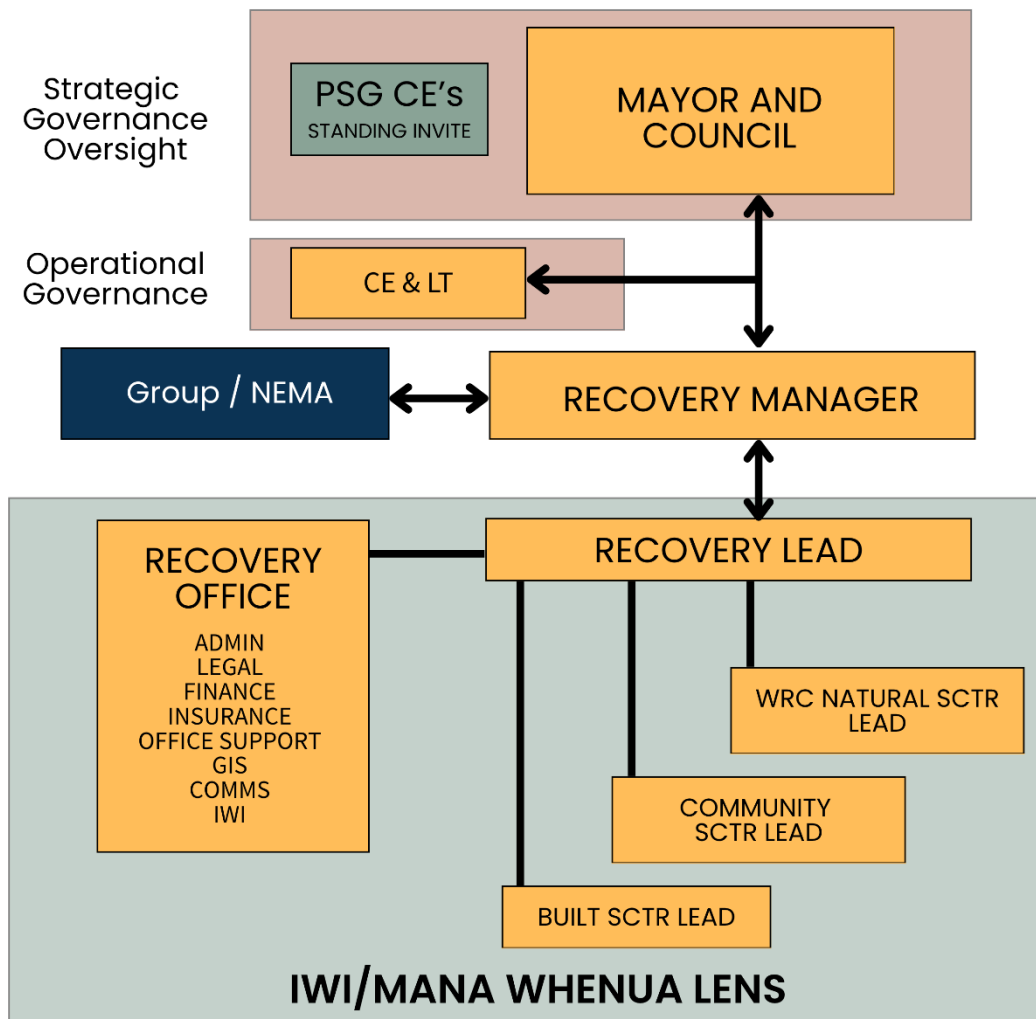
Staff sustainability and transition to BAU

Recovery requires sustained effort over time. Governance and delivery arrangements will be designed to:

- protect staff sustainability,
- reduce duplication and unnecessary reporting load, and
- enable a staged transition of work into BAU programmes, including Annual Plan and LTP planning cycles.



ŌTOROHANGA DISTRICTS COUNCILS RECOVERY STRUCTURE



7. Working with iwi/hapū and embedding Te Tiriti and tikanga

Recovery will be stronger when it reflects the values, priorities and lived experience of mana whenua and our wider communities. For this event, Council will work in a way that is consistent with Te Tiriti o Waitangi and supports meaningful engagement with iwi and hapū where recovery decisions or activities affect cultural wellbeing, sites of significance and te taiao.

Governance participation

(Post Settlement Governance Entity iwi chairs)

An invitation was shared with PSG iwi CE's to participate in recovery governance discussions. Feedback indicates their preferred involvement is through ongoing information sharing rather than direct governance membership. We will continue to keep them informed through regular reporting and updates, work directly with relevant hapū on place-based matters as needed, and escalate issues likely to be of interest or significance. A standing invitation remains should that preference change over time.

Council will continue to nurture its connections established before and during response through direct engagement with relevant hapū, marae and Māori organisations where recovery activity affects particular places, values or communities.

Tikanga-informed delivery on the ground (site protocols)

Where recovery works occur in or near waterways, urupā, wāhi tapu, marae, or other culturally sensitive areas, we will apply **existing site protocols**.

Council acknowledges that partner organisations such as Waikato Regional Council and Waka Kotahi have established their own direct relationships and engagement processes with iwi. Where recovery works intersect with council responsibilities, community concerns, or cross-agency issues, councils will work alongside those organisations to support coordination, maintain visibility of matters affecting local communities, and advocate where appropriate for timely and culturally respectful engagement.

Cultural wellbeing and recognition in recovery milestones

Where requested, and where safe and practical, opportunities for karakia or blessing may be supported at key recovery milestones such as reopening or return moments::

- a home or street when residents are able to return,
- a school when it reopens or returns to normal operations,
- a bridge, track, reserve, or access route when it reopens.

Ehara taku toa I te toa takitahi, engari he toa takitini

Our strength is not that of an individual, but that of the collective

8. Built environment recovery

The built environment includes the infrastructure and services our communities rely on every day - roads and bridges, water and wastewater services, public facilities, and the practical systems that keep people connected, safe, and able to get on with daily life.

Impacts overview

Key built environment impacts:

- **Significant access disruption** across state highway and local road networks, including the **SH39, 31 and 3 closure** and multiple local road and bridge closures and restrictions.
- **Bridge and structure constraints**, including closures and weight limits affecting freight, rural operations, and community connectivity – farm water supplies, fences sheds and bridges
- **Water supply impacts in Waipā**, affecting **Ōtorohanga residents supplied by the Waipa reservoir**.
- **Building impacts in Ōtorohanga**, including yellow and white placarded homes and buildings
- **Significant waste and debris volumes** from damaged homes and rural properties, creating clean-up and disposal challenges
- **Damage to Waikeria Prison culverts** and farm roading within the farming portion of the property

What we are prioritising (built environment priorities)

Our built environment recovery priorities have focused on the areas below.

- **Restore and maintain safe access and connectivity** for communities, essential services, and the local economy, including rural production routes.
- **Stabilise and strengthen lifelines and critical services**, moving from temporary fixes to more durable solutions where needed.
- **Support affected households where building impacts** have created uncertainty, repair needs, or displacement risk.
- **Manage debris and waste safely and efficiently**, with disposal options that work for both town and rural communities.
- **Repair and reinstate council-owned facilities and critical three waters infrastructure**, including water supply, wastewater, stormwater systems, and damaged community assets, to ensure safe and reliable services for residents.
- **Improve the evidence base for recovery and future decision-making**, including flood and hazard mapping where this is needed to inform household, infrastructure, and land-use decisions.

Housing impacts and household recovery pathways

A significant part of recovery for Ōtorohanga relates to homes that received yellow placards following the event. These properties include both owner-occupied, rental homes and community halls, and the reasons for placarding vary across locations.

For some households, recovery may not simply be a matter of repair. It may involve difficult decisions about future safety, repair options, insurance processes, and whether a property remains suitable to live in over the longer term. In some locations, the scale of flooding has also required updating councils hazard information to better understand future risk, including the impacts of climate change.

Council will work with affected households and communities to better understand these issues, provide clear points of contact, and support informed decision-making as recovery progresses. This includes direct engagement with residents and property owners, as well as further technical work where needed to clarify hazard and flood risk in affected areas.

Housing impacts intersect both the Built and Community recovery environments. Technical assessment and property decisions sit within the Built environment, while household wellbeing and support pathways are addressed through Community recovery actions.

The specific actions that support affected households, address technical risk assessment, and coordinate council engagement are outlined in the Recovery Action Plan tables in Section 12.

Indicative costs and funding (high-level)

Costs and funding pathways will vary across projects and partners. Some works are council-funded, some are partner-funded (for example state highways), and some will require co-funding or confirmed cost-recovery pathways. Council will work to maximise available NZTA subsidy opportunities and make use of infrastructure insurance cover where eligible, alongside any other relevant recovery funding mechanisms. As scopes are finalised, we will update this plan and supporting reporting with clearer cost ranges, funding assumptions, and timeframes.

	Rough Order Costs
3Waters	\$940,000
Community Facilities	\$500,000
Roading	\$4,000,000

9. Community environment recovery

The community environment focuses on people - whānau wellbeing, housing stability, access to essential services, community networks, and the supports that help people get back on their feet. Social impacts can have a long tail: even when visible disruption reduces, stress, fatigue, financial pressure and housing challenges can emerge or intensify over time.

Our focus is to support communities to recover in a way that is safe, connected and equitable, with clear pathways to help and deliberate follow-up acknowledging that some issues take time to appear.

Impacts overview

Key community impacts identified to date include:

- **Psychosocial impacts** following the event, including stress and fatigue, particularly where clean-up or repair is prolonged.
- **Housing impacts and displacement risk** with follow-up required after building assessments to ensure households have clear next steps and support where needed.
- **Access disruption and isolation** affecting the ability of some people to reach services, schooling, and essential supplies, especially in rural areas.
- **Education disruption** across several schools, including significant flood impacts at Ōtorohanga Primary School. The school was heavily affected, with major reinstatement works required including carpets, plumbing, internal linings, possible playground contamination, and damage to the uninsured school pool. Students operated from

temporary arrangements including Ōtorohanga South School, with the school moving back into its site in April 2026.

- **Cultural wellbeing impacts**, including access needs and damage for marae/urupā and support for cultural priorities.
- **Rural Environment** including disrupted farm operations and daily routines due to access constraints (including milking routes), longer clean-up timeframes, increased costs from detours and restrictions, and a higher risk of isolation where services and support are harder to reach.

What we are prioritising (social and community priorities)

Our community recovery priorities have focused on the areas below.

1. **Support wellbeing and psychosocial recovery**, recognising needs can increase after the response period and that some households, including children and families directly affected by flooding, land instability or housing disruption, may continue to experience stress or trauma as recovery progresses.
2. **Ensure housing stability and follow-up** for households affected by the event.
3. **Reduce isolation and maintain access to essentials**, particularly for rural communities and those with limited transport or connectivity.
4. **Support continuity for Ōtorohanga Primary School and affected community services**, including restoring access & communications where disrupted.

5. **Work in ways that are equitable and culturally safe**, with genuine partnerships.

Indicative costs and funding (high-level)

At this stage, the main identified costs in the community environment relate to psychosocial support. Psychosocial support is expected to be delivered and funded through Health New Zealand or other relevant health pathways.

	Rough Order Costs
Psychosocial Support	\$TBC

10. Natural environment recovery

The natural environment includes te taiao - waterways and catchments, land stability, reserves and tracks, biodiversity, and the places that hold environmental, cultural, and community value. Impacts in this environment can be complex and may change over time, particularly after further rainfall, as debris and sediment continue to move through catchments.

Recovery activity in the natural environment, especially in relation to rivers, catchments, drainage, erosion, and natural hazard management, primarily sits with Waikato Regional Council (WRC) and other partner agencies. Ōtorohanga District Council's role is to maintain visibility of impacts affecting local communities, coordinate and advocate where appropriate, and ensure these partner-led activities are reflected in the wider recovery picture.

Impacts overview

Key natural environment impacts identified to date include:

- **Waterways and tributaries affected** by sediment, debris and physical damage, with potential downstream effects after future rain events.
- **Hill country landscapes affected** by landslips, with potential for further erosion and associated soil loss and debris movement, and downstream water quality impacts after future rain events
- **Flora and fauna impacts not yet fully known**, with a need for further assessment and monitoring over time.
- **Reserve and track closures** due to safety concerns and slope/land stability risks, including impacts in the Pirongia area and other affected reserves and tracks.
- **Partner-managed natural areas affected**, including closures and restoration needs in places managed by agencies such as DOC.
- **Sites of significance potentially at risk**, including where erosion, slips, or access loss creates cultural and environmental impacts.

What WRC and others are prioritising (natural environment priorities)

The natural environment recovery priorities have focused on the areas below.

1. **Reduce immediate risk to people and communities** by keeping unsafe areas closed and addressing known hazards (e.g., slope instability in a rural setting).
2. **Stabilise and protect waterways**, including debris/sediment hotspots and areas at risk of further damage.
3. **Build a clear picture of ecological and cultural impacts**, including monitoring and assessment that can be updated as conditions change. This includes drawing on existing monitoring programmes and scientific assessments.
4. **Restore access to reserves and natural spaces safely**, recognising the importance of these places for recreation, wellbeing, and community connection – D.O.C. lead.

11. Economic recovery

Economic recovery focuses on the ability of households, businesses, farms, and the wider local economy to stabilise and regain momentum after disruption. For this event, the most immediate economic impacts have been driven by **access constraints**, disruption to **rural production**, and the flow-on effects of detours, delays, and prolonged clean-up. Some impacts are visible quickly (e.g., milk dumping, reduced trade), while others emerge over time through fatigue, repair costs, and reduced productivity.

Our focus was to support stability first - restoring access, reducing disruption, and ensuring practical support pathways are clear. Recovery actions therefore focussed on restoring access for rural producers, supporting local businesses affected by disruption

Impacts overview

Key economic impacts identified to date include:

- **Rural production disruption**, including food crops, dairy production and other primary sector activity. This included constrained milking access, milk dumping in the early stages of the event, and the risk of early dry-off had disruption persisted. It also includes impacts on vegetable and produce growers supplying regional markets such as Hamilton and Cambridge.
- **Increased operating costs** for farms and contractors due to detours, delays, and vehicle restrictions.
- **Business impacts from SH39 closure**, a key freight and logistics route between the west coast of the North Island and Auckland/Northland, with detours increasing transport costs and travel times for freight operators.
- **Repair and replacement costs** for damaged farm infrastructure and materials (e.g., fencing, farm races, culverts, bridges, stream embankments, barns and sheds)

- **Prolonged clean-up burden** reducing productivity and adding ongoing cost and fatigue for households and rural operators including the removal and disposal of silt and debris deposited on farmland.

What we are prioritising (economic recovery priorities)

Our economic recovery priorities are to:

1. **Restore access that enables livelihoods**, especially rural production routes and key freight connections.
2. **Support rural communities and farm operations** with practical outreach and clear pathways to help and advice.

12. Recovery Action Plan

This section brings together the actions that will guide recovery across the four environments: **Built, Community, Natural, and Economic**. The tables are designed to be practical and transparent - showing what we will do, what success looks like, key milestones, dependencies, and indicative funding pathways. These actions will be refined as more information becomes available and as priorities are confirmed with communities, iwi/hapū, partners and agencies.

How to read the Action Plan tables

- **Scope:** actions are marked **W** (Waipā), **Ō** (Ōtorohanga), or **WŌ** (shared across both districts).
- **Duration bands:**
 - **SHORT** = 0–3 months
 - **MED** = 3–6 months
 - **LONG** = 6–24 months
 - **MED–LONG** = spans medium to long-term delivery
- **Status definitions:**
 - **Completed** – The recovery action has been delivered to the point intended in this plan, or the required recovery intervention has been finished and no further recovery-specific coordination is needed. Any remaining work, if required, sits within normal business-as-usual activity.
 - **Underway** – The recovery action is actively in progress. Work has started and is being coordinated or delivered, but key milestones, decisions, or implementation steps are still to be completed.
 - **Ongoing** – The recovery action remains active over time because it involves continuing monitoring, coordination, support, advocacy, or relationship management rather than a single defined completion point. It may not have a clear short-term end date, but it still requires recovery visibility or oversight.
- **Funding pathway (indicative):** funding and cost pathways may sit with councils, partner agencies, co-funding arrangements, or other avenues. The pathway shown is an initial view and will be confirmed as scopes and partner commitments are finalised.
- **Dependencies:** many actions rely on factors such as access, weather windows, geotechnical assessments, specialist availability, procurement lead times, or partner agency programmes - these are noted to help explain why some actions take longer.

BUILT ACTION PLAN

This table summarises the key built environment recovery actions, including access, lifelines, buildings, and waste/debris. It shows what success looks like, the expected duration, and the main dependencies that may affect timing.

Note: These actions form a live recovery programme and will be reviewed and updated as recovery progresses. Timeframes, dependencies and funding pathways are indicative and may change as impacts are confirmed, partner programmes develop, and priorities are refined.

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
Built	SH39 closure affecting access, travel times, freight, rural operations and Pirongia economy	Maintain a coordinated interface with Waka Kotahi to align detours, local road prioritisation, public updates and messaging, and escalate issues where required to support timely access solutions and minimise impacts on communities and the local economy.	WŌ	Safe and predictable access along SH39 is restored, with clear timeframes communicated and reduced disruption for communities, freight and local businesses.	MED \n• Confirm WK programme + decision points (TBC) \n• Align detour routes + local maintenance priorities \n• Staged reopening criteria agreed \n• Post-reopen monitoring through wet season	WK engineering decisions; weather windows; contractor capacity; detour route condition	Lead: Waka Kotahi; Waipā; ŌDC	Waka Kotahi - NZTA	Completed to reduced level of service
Built	Uncertainty about future flood and hazard risk in areas where homes received yellow placards following the February event. Clearer risk information is required to inform	Commission updated flood and hazard modelling for affected locations, including climate change projections, to inform household, insurance and council decision-making.	Ō	Clear, accessible hazard information is available and used to support informed repair, rebuild or future planning	MED-LONG. Scoping and commissioning of modelling; technical assessment completed and findings communicated.	Technical specialists, insurance processes, district planning frameworks, community engagement.	Lead: ŌDC, Waikato Regional Council, technical specialists, insurers.	Council funded planning or resilience budgets where applicable.	Completed

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
	repair, rebuild or longer-term planning decisions.			decisions by households, insurers and council.					
Built	The event highlighted locations where stormwater, drainage and culvert systems were unable to cope with the volume and intensity of rainfall, contributing to flooding and property impacts.	Review the performance of stormwater, drainage and culvert assets in affected locations and use the findings to inform recovery decisions, asset management planning, and future prioritisation of resilience improvements.	Ō	Priority locations for improvement are identified and incorporated into asset planning, improving resilience of stormwater and drainage systems over time.	MED-LONG. Event review completed; priority locations confirmed; findings fed into asset management plans and future programme prioritisation.	Technical assessment, flood/hazard modelling, funding availability, future planning and capital works processes.	Lead: ŌDC asset team, roading/stormwater teams, technical specialists, Waikato Regional Council where relevant.	Council funded for initial review; future works through asset management, renewals, Annual Plan and/or LTP processes where required.	Underway
Built	Council-owned facilities and community assets have been affected including parks and reserves infrastructure, community buildings, walkways, playgrounds, carparks and older persons housing. Damage affects safety, usability and community	Assess damage, prioritise repairs, and deliver staged reinstatement of affected council-owned facilities and community assets, focusing first on safety, service continuity and assets that support community wellbeing and connection.	Ō	Affected facilities and community assets are made safe, repaired in priority order, and progressively returned to normal use.	SHORT-MED \n• Confirm full asset damage schedule and priorities \n• Complete immediate safety works and make-safe actions \n• Confirm repair scopes and delivery programme \n• Deliver staged reinstatement and reopening	Contractor capacity; insurance processes; specialist assessments; weather; procurement lead times	Lead: ŌDC; contractors; insurers (where applicable); iwi/hapū (where applicable)	Council-funded / insurance / co-funding with central government	Underway

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
	access to important local facilities and spaces.								
Built	Damaged water, wastewater and stormwater infrastructure across multiple locations, including pump stations, treatment plant components, pipelines, intakes, electrical systems, monitoring equipment and stormwater assets. Temporary operational responses have been required to maintain service continuity.	Progress assessment, repair and reinstatement of damaged three waters infrastructure, including reactive works already underway, and confirm any longer-term resilience improvements required as permanent solutions are developed.	Ō	Essential three waters services remain safe and reliable, temporary measures are progressively removed, and damaged assets are repaired or reinstated	SHORT-MED \n• Confirm asset damage, response costs and recovery scopes \n• Complete urgent repairs and service continuity measures \n• Confirm permanent repair or replacement pathways \n• Deliver staged reinstatement and resilience improvements where justified	Specialist parts and equipment; contractor capacity; procurement lead times; insurance; weather; technical assessments	Lead: ŌDC; contractors; specialist suppliers; insurers (where applicable)	Council-funded / insurance / eligible infrastructure recovery funding (TBC)	Underway
Built	ŌDC local road closures limiting resident access and connectivity, (incl. rural routes) affecting residents and rural productivity	Prioritised inspection, temporary reinstatement, then enduring repairs; maintain safe resident access where possible. Restore community-	Ō	Roads reopen safely, restrictions reduce over time, and permanent repair pathways are in place for	MED-LONG \n• Condition checks completed \n• Temporary access reinstated (where safe) \n• Permanent scope/options confirmed with indicative funding	Contractor capacity; geotech; detour pressures from SH39; weather	Lead: ŌDC; contractors	Council-funded NZTA (TBC)	Completed

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
		critical access first, then durability upgrades; align priorities with rural needs and essential services		remaining sites. Residents and rural operators have safe, reliable access; restrictions reduce progressively	pathway \n• Works delivered and restrictions reduced/removed				
Built	ŌDC roads “open with caution” creating safety and reliability risk	Targeted repairs/maintenance to remove “caution” status; keep status current	Ō	Roads are progressively removed from the “open with caution” list as risks are addressed, with more routes returned to normal operating status over time.	SHORT-MED \n• Reinspect and confirm controls \n• Prioritise quick wins \n• Remove from list as risk reduced \n• Ongoing wet-season monitoring	Weather; contractor capacity	Lead: ŌDC	Council-funded NZTA (TBC)	Completed
Built	Mangati Bridge closed severing local connectivity	Structural assessment → interim option (if feasible) → repair/replace pathway; clear access alternatives	Ō	Safe crossing restored (temporary or permanent) with clear timeframes	MED-LONG \n• Structural/load assessment complete \n• Interim option decided (yes/no) \n• Repair/replace option selected \n• Works delivered + restrictions lifted \n• Karakia at reopening where requested/agreed/safe	Bridge engineers; procurement lead times; weather; tikanga protocols where works are in/near waterways or sensitive sites	Lead: ŌDC; bridge specialists; iwi/hapū (where applicable)	Council-funded NZTA (TBC)	Completed

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
Built	Ōtorohanga building impacts (RBA yellows) causing uncertainty and potential hidden displacement	Confirm case pathway: hazard assessment → next steps → repair/return/reinstate → support/referrals; track case progress;	Ō	Affected households have clear next steps; unsafe homes addressed; people supported into stable arrangements	SHORT-MED \n• Confirm case list/status \n• Next-step guidance issued \n• Case follow-up underway \n• Review for “hidden hardship” cohort \n• Karakia at return (home/street) where requested/agreed/safe	Insurance timelines; contractor capacity; support agencies	Lead: ŌDC; assessors; MSD/NGOs (TBC); iwi/hapū (where requested)	Council funded	Underway
Built	Community-critical sites disrupted (schools / connectivity)	Support continuity and reopening in coordination with lead agencies; interim arrangements;	WŌ	Sites are safe and functional; whānau know how to access services	SHORT-MED \n• Interim arrangements confirmed \n• Repair/connectivity milestones agreed \n• Karakia at reopening where requested/agreed/safe	MoE/telecom lead times; contractor capacity	MoE lead for school; telecoms lead for connectivity; relevant council; iwi/hapū (where requested)	Partner-funded (MoE/telecom) + council support	Completed
Built	Waste, debris and clean-up logistics (damaged-home debris and rural/on-farm waste), under access constraints	Clarify roles; set up disposal/collection arrangements; coordinate sustained clean-up capacity; align guidance	WŌ	Waste and debris are removed safely and efficiently; disposal options are understood; health/amenity risks are managed; community has clear guidance	SHORT-MED \n• Roles/responsibilities confirmed including operational lead vs support \n• Disposal/drop-off and collection options confirmed (incl. rural access) \n• Priority sites and high-volume areas cleared \n• Ongoing clean-up programme in place	Access constraints; contractor capacity; disposal capacity; hazardous waste requirements; tikanga/CIA where disposal/clean-up affects waterways or sensitive sites	Leads: Waipā and ŌDC, reselectively; contractors, WRC; (where relevant); iwi/hapū (where applicable)	EOC related costs via council / Private / Mayoral Fund where applicable	Completed

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
Built	Reopening/return moments (bridges, roads, tracks, schools, homes) – confidence and transition	Following confirmation of practical completion by the relevant asset owner or lead agency, provide for culturally appropriate reopening/return moments where requested (e.g., karakia/blessing), and reflect this in planning.	Ō	Reopenings and returns occur safely, are clearly communicated, and reflect culturally appropriate practices where requested.	SHORT-MED (as works complete) \n• Identify likely reopening points \n• Confirm requests and agreed approach \n• Plan logistics and safety \n• Deliver and close-out	Safety constraints; mana whenua availability; timing certainty	Leads: Waipā & ŌDC; asset owners; iwi/hapū (where requested)	TBD (low cost; logistics)	Underway

COMMUNITY ACTION PLAN

This table sets out the social and community recovery actions to support wellbeing, housing stability, access to essential services, and community support pathways. It includes actions to ensure people aren't missed as needs change over time.

Note: These actions form a live recovery programme and will be reviewed and updated as recovery progresses. Timeframes, dependencies and funding pathways are indicative and may change as impacts are confirmed, partner programmes develop, and priorities are refined.

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
Community	Psychosocial impacts (trauma, stress, fatigue) emerging after	Establish clear wellbeing support pathways and referral “front door”; targeted	WŌ	People know where to get help; wellbeing needs are identified early;	MED-LONG \n• Confirm psychosocial support pathways and contacts \n• Targeted outreach plan agreed	Access constraints; service capacity of providers; community	Leads: Waipā & ŌDC, ŌSWHA; Health NZ/Te Whatu Ora (TBC);	Health NZ	Ongoing

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
	the event; clean-up longevity increases wellbeing pressure	outreach in affected areas; consistent wellbeing monitoring and messaging		support is accessible and culturally safe	(place-based) \n• Monitor wellbeing trends and adjust supports \n• Review after any subsequent rainfall events	connectivity; trust/confidence	MSD; NGOs; iwi/Māori providers <i>Noting delivery and funding is the responsibility of Health NZ</i>		
Community	Households living in yellow-placard homes face complex recovery decisions and require clear information and support to navigate repair, insurance and housing options.	Provide coordinated council engagement and support for affected households, including clear points of contact and connection to relevant agencies and services.	ō	Affected households understand their recovery pathways, have a clear council contact point, and are connected with appropriate support services.	SHORT-MED. Initial engagement completed; ongoing support as recovery decisions progress.	Hazard assessment outcomes, insurance processes, housing availability, community support services.	Lead: ŌDC, community organisations, insurers, relevant government agencies (e.g. MSD).	Council + partner supports (TBC)	Ongoing
Community	Household displacement / housing insecurity (including “hidden” hardship	Confirm displaced/at-risk households; case follow-up pathway (assessment → next steps → support); ensure no-one falls through gaps	ō	Affected households have clear next steps and stable arrangements; support is proactive and fair	SHORT-MED \n• Confirm displaced/at-risk list and status \n• Establish case follow-up process \n• Connect households to supports (financial, accommodation, repairs navigation) \n• Review for hidden hardship cohort	Insurance timelines; repair contractor capacity; data sharing; privacy considerations	Lead: ŌDC; MSD; TAS; MBIE/housing supports (TBC); NGOs; insurers (TBC)	Council + partner supports (TBC)	Ongoing

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
Community	Access disruption and isolation impacting daily life (healthcare, school, essential services), especially rural	Identify “community-critical access” needs and link them to roading priorities; coordinate service continuity for affected areas	WŌ	People can access essential services; vulnerable households are not isolated for prolonged periods	SHORT-MED \n• Identify priority households/areas/communities at risk of isolation \n• Put interim supports in place (as needed) \n• Review as routes reopen	Road reopenings/weight restrictions; communications outages; provider capacity	Leads Waipā & ŌDC ; Health NZ/Te Whatu Ora (TBC); emergency services (TBC); community providers	Council / partner (TBC)	Completed
Community	Education disruption (school impacted) and whānau disruption	Coordinate reopening/continuity support with MoE; ensure whānau have clear info on arrangements (<i>per Comms Plan</i>)	Ō	Tamariki can attend safely; whānau understand timelines and arrangements	SHORT-MED \n• Interim arrangements confirmed (if required) \n• Site remediation milestones agreed \n• Reopening/return to normal operations \n• Karakia/blessing at reopening where requested/agreed/safe	MoE delivery timeframes; site safety; contractor capacity	Lead: MoE ; school leadership; iwi/hapū and ŌDC; (where requested)	Partner-funded (MoE) + council support	Completed
Community	Loss of phone/internet at Hauturu School reducing safety, coordination and whānau access	Restore connectivity; establish interim comms workaround; ensure whānau know how to contact school (<i>per Comms Plan</i>)	WŌ	School has reliable comms; whānau can contact and receive updates	SHORT \n• Interim contact method in place \n• Provider restoration plan confirmed \n• Connectivity restored and tested	Telecom restoration; power/network resilience	Lead: Telecom provider(s) ; MOE; Otorohanga; school leadership	Partner-funded (telecom/MoE) + council support	Completed
Community	Rural support needs (place-based impacts; risk that	Proactive outreach in identified localities; connect whānau/farms to	WŌ	Rural communities are supported early; needs are	SHORT-MED \n• Confirm priority localities and outreach plan \n• Outreach	Access constraints; connectivity; availability of	Lead RST ; Waipā & ŌDC; MPI; Rural Cluster Group; MSD;	RST	Ongoing

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
	dispersed households are missed)	rural support and wellbeing services; ensure “come to us” isn’t the only pathway		identified and addressed without relying on self-reporting	delivered (door-knock / phone / community connectors) \n• Referral pathways confirmed and used	rural support partners	iwi/community connectors		
Community	Cultural wellbeing impacts (marae/urupā access constraints; tikanga-based needs)	Work with mana whenua to confirm impacts and priorities; enable safe access restoration where possible; embed tikanga into reopening/return moments	WŌ	Cultural wellbeing needs are recognised and addressed; access to sites of significance is restored safely where feasible	SHORT-MED \n• Confirm impacted sites and access issues (with mana whenua) \n• Prioritise safe access restoration options \n• Karakia/blessing at return/reopening where requested/agreed/safe \n• Embed agreed tikanga/site protocols into relevant works	Dependent on Built works (bridges/roads); site safety; partner roles (DOC/WRC etc.)	Lead: Iwi/hapū; councils; relevant asset owners/partners	TBD / partner/council (site-specific)	Underway
Community	Animal welfare and companion animal impacts adding stress for households	Clarify support pathways for animal welfare; integrate into welfare referrals where needed	WŌ	Households can access animal welfare support; animal welfare issues don’t become a barrier to recovery	SHORT-MED \n• Confirm animal welfare contact pathways \n• Ensure welfare partners know referral options \n• Monitor and respond to emerging issues	Access constraints; SPCA/animal welfare capacity	Leads Waipā & ŌDC; SPCA/animal welfare (TBC); MPI (TBC)	Partner-funded / co-funded (TBC)	Completed

NATURAL ACTION PLAN

This table outlines actions to stabilise and restore te taiao, including waterways, reserves and tracks, ecological impacts, and sites of significance. It also highlights where tikanga, partnership, and cultural impact considerations may shape how work is delivered.

Note: These actions form a live recovery programme and will be reviewed and updated as recovery progresses. Timeframes, dependencies and funding pathways are indicative and may change as impacts are confirmed, partner programmes develop, and priorities are refined.

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
Natural	Waterways and tributaries affected (sediment/debris, bank damage, water quality), with potential downstream impacts after future rain	Coordinate catchment-wide assessment and clean-up sequencing; confirm hotspots; align public advice	WŌ	Priority waterways are stabilised; risks are understood and managed; communities and mana whenua have confidence in the approach	MED-LONG \n• Confirm priority waterways/hotspots and clean-up plan \n• Monitoring approach agreed (incl. where/when/how often) \n• Priority clean-up/repairs completed \n• Review after significant rain events; adapt plan	Access constraints; weather; debris movement; disposal capacity; technical assessments	Lead: WRC; councils; contractors; Health NZ (as needed); iwi/hapū (where applicable)	Partner-funded (WRC) + council support / co-funding (TBC)	Underway
Natural	Flood debris, erosion and stream damage on private land are creating ongoing clean-up, cost and land-use impacts for some landowners.	Waikato Regional Council and relevant agencies to confirm affected sites, communicate responsibilities and available support, provide technical guidance where needed, and continue advocating for any feasible	WŌ	Affected landowners have clear information on responsibilities, access to practical advice, and visibility of any support or funding pathways available. Priority sites are identified and unmanaged risks reduced where possible.	MED-LONG \n• Confirm scale and location of affected sites \n• Clarify responsibilities and current funding position \n• Provide information and technical guidance to affected landowners \n• Identify any cases suitable for Mayoral Relief Fund or other assistance \n• Continue advocacy where broader support is warranted	Waikato Regional Council river management decisions; landowner access; agency technical advice; any relief funding criteria; central government settings	Lead: WRC; councils; affected landowners; iwi/hapū where applicable; central government agencies if required.	Recovery action WRC supported by councils <i>Clean up: Primarily landowner-funded. Limited case-by-case support may be available through relief funding such as the Mayoral Relief Fund. Central government</i>	Ongoing

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
		<p>funding assistance</p>						<p>funding unlikely at this stage.</p>	
Natural	Forestry / land disturbance interface increasing sediment/debris risk and compounding impacts on waterways and infrastructure	Align land management, clean-up, and monitoring expectations; clarify responsibilities and acceptable outcomes	WŌ	Sediment/debris risks are reduced; responsibilities are clear; community concerns are addressed	MED-LONG \n • Confirm risk locations and responsible parties \n • Agreed mitigation/clean-up actions underway \n • Monitoring and compliance approach confirmed \n • Review after major rain events	Weather; enforcement levers; access; technical monitoring	Lead: WRC; MPI (as relevant); landowners/industry; councils; iwi/hapū (where applicable)	Partner/industry/regional council (TBC)	Underway
Natural	Ecological impacts from flooding not yet fully understood; changes to stream habitat, channel form and riparian condition may affect biodiversity and water quality.	Coordinate ecological monitoring and impact assessment with partner agencies; use existing State of the Environment monitoring and riparian surveys to understand changes and identify priority areas for restoration or management.	WŌ	Ecological impacts are clearly understood and priority locations for restoration or management are identified early.	MED-LONG \n • Confirm monitoring partners and datasets \n • Complete post-event ecological assessments \n • Identify priority sites for restoration or management \n • Integrate findings into catchment and restoration planning	Monitoring stand-down periods after disturbance; seasonal survey windows; specialist capability; access to sites.	Lead: WRC; DOC; iwi/hapū (where applicable); specialist consultants	Partner-funded (WRC) + potential co-funding (TBC)	Underway

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
Natural	Flooding has damaged riparian margins and vegetation in some catchments, increasing erosion risk, weed invasion and habitat loss.	Work with regional partners, community groups and landowners to develop riparian restoration opportunities, including fencing and native planting programmes where appropriate.	WŌ	Priority riparian areas are stabilised and restoration programmes are underway with landowner and community involvement.	MED-LONG \n • Identify priority restoration catchments \n • Confirm partner programmes and funding pathways \n • Support community or landowner-led planting initiatives \n • Implement staged planting and restoration over seasonal windows	Planting season windows; landowner willingness; funding availability; community partner capacity.	Lead: WRC; Waikato River Authority; Waikato River Care; Puniu River Care; Taiea te Taiao; Waipā Rere Noa; councils; iwi/hapū	Partner-funded / grants (WRA, community funding) + landowner contribution	Planning Underway
Natural	Debris accumulation, vegetation growth or localised blockages in waterways and culverts may affect water flow and contribute to ongoing erosion or flood risk concerns.	Share community observations and field intelligence with partner agencies and incorporate into catchment assessments to help identify priority locations for debris management or remediation.	WŌ	Priority locations affecting water conveyance are identified and incorporated into wider catchment management or river maintenance programmes.	SHORT-MED \n • Collate community observations and field assessments \n • Share information with partner agencies \n • Confirm priority locations for investigation \n • Integrate findings into ongoing catchment management programmes	Agency monitoring programmes; field assessments; weather events; operational capacity.	Lead: WRC; councils; landowners; community groups	WRC	Underway

ECONOMIC ACTION PLAN

This table sets out actions to support households, businesses, farms and rural productivity, with a focus on restoring access and reducing disruption. It includes outreach and support pathways, and how economic recovery will transition back into BAU programmes over time.

Note: These actions form a live recovery programme and will be reviewed and updated as recovery progresses. Timeframes, dependencies and funding pathways are indicative and may change as impacts are confirmed, partner programmes develop, and priorities are refined.

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
Economic	Rural production disruption (milking access constraints; milk dumped; early dry-off risk) causing immediate income loss and compounding stress	Prioritise access routes that enable daily farm operations; coordinate rural support outreach; ensure clear pathways to practical support and advice (<i>per Comms & Engagement Plan</i>)	WŌ	Affected farms regain reliable access; production disruption reduces; rural households feel supported	SHORT-MED \n• Identify farms/areas with critical access needs (as available) \n• Prioritise “milking-critical” routes in roading programme \n• Rural support outreach delivered \n• Review ongoing constraints and adapt	Dependent on road/bridge reopening; contractor capacity; weather windows; communications reach	Leads: Waipā & ŌDC ; RST; MPI; Rural Cluster Group; dairy companies (TBC); iwi/Māori land entities (where applicable)	Partner-funded / co-funded (TBC)	Completed
Economic	Access constraints driving increased operating costs for farms and contractors (detours, delays, vehicle limits)	Track and communicate stable access routes and restrictions; coordinate with lifelines/roading leads to reduce uncertainty	WŌ	Businesses can plan with predictable information; detour impacts are reduced over time	SHORT-MED \n• Confirm stable detour/access routes \n• Regular update rhythm for restrictions (<i>per Comms Plan</i>) \n• Prioritised restrictions reduction plan confirmed	Dependent on SH39 and local road programmes; signage/enforcement; contractor capacity	Leads: Waipā & ŌDC ; Waka Kotahi; key business networks (TBC)	Process / council-funded (TBC)	Completed

Environment	Issue & consequence	Recovery action	Scope	What success looks like	Duration & milestones	Interdependencies	Agencies involved	Funding pathway (indicative)	Status
Economic	Supply chain and freight disruption (including detours and heavy vehicle constraints)	Identify critical freight routes and constraints; coordinate restrictions reduction priorities with roading programmes	WŌ	Freight movement stabilises; heavy vehicle constraints reduce	MED \n• Critical freight constraints identified \n• Restrictions reduction priorities agreed \n• Review and adjust through wet season	Dependent on bridge load ratings and road resilience works	Leads: Waipā & ŌDC ; Waka Kotahi; freight operators (TBC)	Council/partner (TBC)	Completed

13. Transition back to BAU and exit triggers

Recovery is time-bound. As impacts stabilise and delivery becomes clearer, recovery activity will progressively transition into normal council and partner business-as-usual (BAU) programmes. This section explains how we will scale down recovery coordination over time, what “done” looks like at a practical level, and how work will be handed over so accountability remains clear.

Transition approach

We will transition to BAU in stages, rather than waiting for every action to be complete. In practice this means:

- recovery coordination will reduce as risks stabilise and work becomes routine,

- projects and programmes will be transferred into BAU capital and operational work programmes (including Annual Plan and LTP planning and budgeting cycles), and
- reporting will shift from recovery-specific updates to BAU performance and project reporting.

This approach supports timely delivery and ensures recovery does not become a permanent structure.

What triggers a transition to BAU

The timing of transition will vary across the four recovery environments. In general, recovery can step down when:

- recovery issues have been worked through sufficiently for decisions to be made about what is feasible, necessary, and affordable to progress,
- actions that will continue have clear funding, ownership, and delivery pathways,
- some matters have been intentionally deferred, re-scoped, or transferred into longer-term planning and asset management processes,
- partner-led programmes are established with clear responsibilities and timeframes, and
- community impacts are reducing, with ongoing needs able to be met through BAU channels or other agreed arrangements.

Transition to BAU triggers by recovery environment (end states)

These triggers are intended to be practical and testable. They will be confirmed and refined as recovery progresses.

Community

- **Welfare/support:** Nil open welfare/support cases without a documented support plan and responsible lead agency/owner.
- **Housing stability:** All displaced households have a stable accommodation pathway and next steps confirmed (including repairs/insurance navigation where required).

Built

- **Access:** Critical access routes are reopened or operating under stable, managed restrictions with funded work programmes in place.

- **Programme maturity:** Temporary works have either been replaced with permanent solutions or are incorporated into approved BAU programmes (with budgets, timeframes, and accountabilities).
- **Property/building cases:** Outstanding building safety and follow-up cases are transferred to BAU regulatory/customer pathways with clear responsibility.

Natural

- **Priority risks stabilised:** Priority environmental risks (e.g., debris/sediment hotspots, unsafe areas) are stabilised and have an ongoing management/monitoring plan.
- **Reopening pathways:** Reserve/track reopening decisions are made, with remaining restoration works programmed into BAU asset or partner programmes.
- **Ongoing monitoring:** Environmental monitoring and reporting are handed to BAU and partner agency programmes.

Economic

- **Rural disruption reduced:** Immediate rural disruption is addressed through restored access and stable support pathways, with remaining support transitioning to BAU rural/economic programmes.
- **Business impacts managed:** Targeted business support activity is embedded into BAU economic development functions and partner networks.
- **Constraints stabilised:** No critical economic constraints remain unmanaged (or they sit within funded BAU programmes with clear owners).

Governance and reporting step-down

As transition to BAU triggers are met, recovery governance and reporting will step down in a controlled way and then transition into normal BAU reporting.

14. Funding and support pathways

Recovery will rely on a mix of council funding, partner agency programmes, insurance pathways, and potential central government support. Given the scale of impacts relative to local capacity, external support may be needed for some recovery actions to proceed in a timely and sustainable way.

The funding pathway identified for each action is indicative only and reflects the best current view at the time of drafting. It does not confirm funding availability or approval. Funding will depend on the nature of the action, eligibility criteria, insurance outcomes, partner decisions, and future council budget processes. Some actions may not have a confirmed funding source and may need to be prioritised, deferred, re-scoped, transferred to longer-term planning processes, or not progressed

Council-funded recovery

Councils will fund a range of recovery activity through operating and capital programmes, including repairs, reinstatement, and ongoing service delivery. Where recovery work is significant, councils may need to re-sequence business-as-usual programmes and consider Annual Plan and Long Term Plan implications. Council funding is largely drawn from rates and user charges, so decisions about what is funded, and when, must balance urgency, affordability, and fairness across the district...

Decisions about step-down will be made transparently, based on progress, residual risk, and confidence that BAU structures can manage remaining work.

Partner agency funding (examples)

Many recovery actions sit with, or are supported by, partner agencies. Examples include Waka Kotahi / NZTA for state highway recovery works, Waikato Regional Council for aspects of river and catchment response, DOC for conservation land and assets it manages, and the Ministry of Education for school property remediation where it is the lead agency. Other support may also come through rural, community, and social service programmes.

Government support to local authorities for eligible infrastructure recovery

Following an emergency, and subject to Cabinet approval and eligibility settings, the Government may provide financial support to local authorities for eligible essential infrastructure repair or rebuild costs above a defined threshold. Eligibility and approval processes apply, and funding pathways will be confirmed as recovery scopes and cost estimates are refined. Where recovery issues extend beyond the practical capacity of councils, landowners, or partner agencies acting alone, councils will work with regional and central government partners to seek practical and equitable solutions.

Welfare and household financial support (government agencies)

Households affected by an emergency may be eligible for support through normal government welfare pathways, including one-off assistance for essential costs such as food, clothing, bedding, accommodation, and loss of income. Temporary Accommodation Service may also support displaced households while homes are repaired and families work towards returning home.

Temporary accommodation support (TAS)

The **Temporary Accommodation Service (TAS)** can support households displaced after a civil defence emergency to find temporary accommodation while their home is repaired and they work towards returning home. Where temporary accommodation needs arise in our districts, TAS will be one of the key referral pathways.

Mayoral Relief Fund (community relief)

The Ōtorohanga Mayoral Disaster Relief Fund has been activated to provide one-off financial assistance for people and organisations in the district experiencing hardship as a result of the February 2026 severe weather event. It is intended as a last-resort support mechanism where other options, such as insurance or government support, are unavailable or insufficient. Subject to fund criteria, assistance may be available for essential household needs, debris clearance, insurance excesses, and replacement of essential uninsured or underinsured items. The fund may also support small businesses, community organisations, and marae experiencing event-related hardship.

Rural and primary sector support

Rural recovery will be supported through a mix of local, regional, industry, and government pathways, including MPI / On Farm Support and the Rural Support Trust. In practice, support may include practical advice, wellbeing support, rural outreach, help navigating assistance, and coordination of emerging rural issues. Depending on need, this may also involve processors, sector groups,

animal welfare networks, Waikato Regional Council, and other rural partners. Specific support offers and contact pathways will be confirmed as recovery progresses.

How people will find out what support is available

Information on available support, eligibility, and how to apply will be shared through council channels. Where support pathways are led by partner agencies, councils will work to align information so communities receive clear and consistent guidance.

15. Glossary and acronyms

This section explains acronyms and key terms used in this Recovery Plan. It will be updated as partners and delivery arrangements are confirmed.

Acronyms

- **BAU** - Business as usual (normal council/agency operations and programmes).
- **CIA** - Cultural Impact Assessment (a tool that may be considered for significant works where cultural values or sites of significance may be affected).
- **CDEM** - Civil Defence Emergency Management.
- **CE** - Chief Executive.
- **CIF** - Collective Impact Framework (the approach used to align outcomes, measures, actions and communication across partners).
- **DOC** - Department of Conservation.
- **EOC** - Emergency Operations Centre.
- **LTP** - Long Term Plan.
- **MBIE** - Ministry of Business, Innovation and Employment.
- **MED** - Medium duration (in this plan: 6 weeks–6 months).
- **MED-LONG** - Medium to long duration (spans medium and long timeframes).
- **MoE** - Ministry of Education.
- **MoH** - Ministry of Health (*note: health functions now sit under Health NZ/Te Whatu Ora; used here only where referenced in partner discussions*).
- **MPI** - Ministry for Primary Industries.
- **MSD** - Ministry of Social Development (Work and Income).
- **NGO** - Non-government organisation.
- **ŌDC** - Ōtorohanga District Council.
- **ŌSWHA** - Ōtorohanga Support House Whare Awhina.
- **PSG** - (CDEM) Partner/Sector Group (*confirm local naming if different*).
- **RBA** - Rapid Building Assessment.
- **RST** - Rural Support Trust.
- **SHORT** - Short duration (in this plan: 0–6 weeks).
- **TAS** - Temporary Accommodation Service.
- **Te Tiriti** - Te Tiriti o Waitangi / Treaty of Waitangi.
- **Waka Kotahi** - Waka Kotahi NZ Transport Agency.
- **WDC / Waipā** - Waipā District Council.
- **WŌ** - Applies across both Waipā and Ōtorohanga districts.
- **WRC** - Waikato Regional Council.

Key terms

- **Action Plan tables** - The tables in Section 12 that list recovery actions, what success looks like, duration/milestones, dependencies, agencies involved, and indicative funding pathways.
- **Backbone support** - The small coordination function that maintains a shared picture of impacts, priorities, dependencies and progress across councils and partners (without taking over delivery).
- **Critical lifelines** - Essential networks and services that communities rely on (e.g., transport, water services, power, telecommunications).
- **Dependencies** - Things that must happen first, or constraints that influence timing (e.g., geotech, design, procurement lead times, weather windows, contractor capacity, partner programmes).
- **Iwi/hapū** - Māori tribal and sub-tribal groups with mana whenua interests in places affected by recovery actions.
- **Karakia** - Prayer/incantation. In this plan, karakia/blessing may be provided at return/reopening moments where requested, agreed with mana whenua, and safe/practical.
- **Mana whenua** - The iwi/hapū with customary authority and responsibilities over an area.
- **Mauri** - Life force/essential quality (often used when describing the health of wai/waterways and te taiao).
- **Mahinga kai** - Food gathering places/activities and associated customary practices.
- **Recovery environments** - The four areas used in this plan to organise recovery: Built, Social/Community, Natural, and Economic.
- **Sites of significance** - Places with cultural, historical, spiritual, or environmental significance (may include wāhi tapu and urupā).
- **Te taiao** - The natural environment.

WEAVING THE
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TE KAUNIHERA Ā-ROHE O
ŌTOROHANGA
DISTRICT COUNCIL

Item 50 Older Persons Housing Policy

To Ōtorohanga District Council

From Keri Downs, Senior Property Advisor

Type **DECISION REPORT**

Date 30 June 2026



1. Purpose | Te kaupapa

1.1. To consider the Older Persons Housing Policy following consideration by the Kāwhia Community Board and the Ōtorohanga Community Board, and to decide whether to adopt the updated policy and associated rent and eligibility settings.

2. Executive summary | Whakarāpopoto matua

- 2.1. The ‘Older Persons Housing Policy’ has been reviewed following the 2025 Ōtorohanga District Council Older Persons Housing Review by Veros, which recommended policy updates to improve clarity, financial sustainability and alignment with current practice.
- 2.2. The Kāwhia Community Board and the Ōtorohanga Community Board have each considered the draft policy and made recommendations to Ōtorohanga District Council (ŌDC) for consideration. The Board recommendations differ on the appropriate rental benchmark, so a full ŌDC decision is now required.

3. Staff recommendation | Tūtohutanga a ngā kaimahi

That Ōtorohanga District Council:

- a) **NOTES** the recommendations received from the Kāwhia Community Board and the Ōtorohanga Community Board;
- b) **ADOPTS** the updated Older Persons Housing Policy;
- c) **APPROVES** a phased rent benchmark for the older persons housing portfolio to 75% of market rent over the next three financial years, being 65% in 2026/27, 70% in 2027/28, and 75% in 2028/29, with implementation to occur in accordance with the Residential Tenancies Act 1986;
- d) **APPROVES** the proposed eligibility changes in the policy, including increasing the minimum age of eligibility from 60 to 65 years while retaining discretion for exceptional cases;
- e) **APPROVES** the proposed income threshold settings set out in the policy;
- f) **APPROVES** the proposed asset threshold settings set out in the policy;
- g) **APPROVES** the proposed rent review settings set out in the policy;

- h) **APPROVES** the clarification of ŌDC’s role as a provider of affordable rental housing in the policy; and
- i) **APPROVES** the removal of curtains from the list of standard furnishings in the policy.

4. Context | Horopaki

- 4.1. ŌDC must regularly review whether its services are effective, efficient and still needed. Any changes to rent or the policy must follow tenancy law and protect tenants’ rights.
- 4.2. Any discussions about individual tenants, such as rent impacts or MSD support, must protect privacy.

Delegation to the Board

- 4.3. ŌDC owns 28 older persons housing units across the district, being 22 in Ōtorohanga and 6 in Kāwhia. Both Community Boards have now considered the draft policy because of its direct effect within their areas and have provided recommendations for ŌDC’s decision.
- 4.4. This report brings the matter to ŌDC for final decision-making after receiving Community Board input.

Community Board consideration

- 4.5. The Kāwhia Community Board (KCB) considered the draft policy on 4 June 2026. KCB noted the proposed policy and recommended to ŌDC that Kāwhia rentals be set at 60% of market rent for the 2026/26 financial year with rental reviewed annually. One member voted against the motion as they did not want any increase for the 2026/27 financial year.

Resolved K20: That the Kāwhia Community Board notes the proposed Older Persons Housing Policy and recommends to Ōtorohanga District Council that the Kāwhia allocation be set at 60% with annual reviews.

Mover: Chairperson Good Second: Councillor Jeffries Result: **Carried.**

Board Member Harpur requested that his vote against the motion be recorded.

- 4.6. The Ōtorohanga Community Board (ŌCB) considered the draft policy on 8 June 2026. ŌCB recommended that ŌDC update the policy to incorporate the review recommendations and adopt a phased target rent benchmark of 75% of market rent across the next three financial years, being 65% in 2026/27, 70% in 2027/28 and 75% in 2028/29.

Resolution O23: That the Ōtorohanga Community Board recommend Ōtorohanga District Council update the ‘Older Persons Housing Policy’ to incorporate the recommendations from the Ōtorohanga District Council Older Persons Housing Review and take into consideration the following matter: A target rent benchmark of 75% of market rent across the next three financial years to:

- a) 65% for 2026/27;
- b) 70% for 2027/28; and,
- c) 75% (for 2028 /29).

Mover: Board Member McNeil Second: Chairperson Tubman Result: **Carried.**

4.7. The differing recommendations reflect local views expressed through the Community Boards. However, the older persons housing portfolio is managed as one district-wide activity rather than as separate area-based portfolios. ŌDC must therefore determine the final policy position on that basis. Any future decision to adopt different area-based settings would need to be considered through the next Long Term Plan process.

Current state

4.8. The *'Older Persons Housing Policy'* was last reviewed in 2023.

4.9. Veros conducted the *'Ōtorohanga District Council Older Persons Housing Review'* in 2025 to assess the ongoing suitability, efficiency, and sustainability of the units. This review was conducted in line with Section 17A of the *Local Government Act 2002*, requiring councils to periodically evaluate the cost-effectiveness of service delivery. The *'Older Persons Housing Policy'* was looked at as part of this review.

4.10. Approximately 10 people at any time are on the waiting list for a unit and this number is likely to rise as the high-need elderly population is projected to increase by 30% in the next 10 years. ŌDC's role is essential as it fills a housing gap for these residents.

4.11. The units are in fair condition but are dated and require investment.

4.12. Current rents are well below the Market Rental provided by Veros. Increasing rents would improve revenue and enable reinvestment into upgrades.

5. Discussion | He kōrerorero

5.1. ŌDC's current *'Older Persons Housing Policy'* serves as the foundational document guiding the provision, management, and tenancy of the ŌDC's older persons housing portfolio. Its primary objective is to provide safe accommodation for older persons with limited financial means. A central tenet of the policy is that ŌDC's housing investment will continue to be self-funding without rates input, with all generated revenue reinvested into the activity for maintenance, management, renewal, and extension.

5.2. Total annual operating costs are \$219,000. Management costs are \$32,600, representing 12% of current gross rental income.

5.3. The current policy outlines that the units are intended to be self-contained, offering privacy and independence within a communal setting. It establishes specific eligibility criteria for tenants, including:

- a) Age (60 years or over)
- b) Ability to live independently, and a verified good tenant history
- c) Asset limits & Income thresholds.

5.4. The definition of "Market Rental" is included in the Policy, with no other reference to it.

5.5. Veros assessed the current Market Rental (not the wider market rental) of the units and found that the portfolio is currently rented at 61% (average) as shown below with current total gross rental income at \$283,140.

Market vs Current Rental			Market Rental		Current rental		Total
<i>Rent</i>	<i>Type</i>	<i>No.</i>	<i>Wk</i>	<i>p.a.</i>	<i>Wk</i>	<i>% MR</i>	<i>p.a.</i>
WC 1 Bedroom	1 Bedroom	8	\$360	\$149,760	\$225	62.5%	\$93,600
WC Studio	Studio	4	\$300	\$62,400	\$180	60.0%	\$37,440
EP 1 Bedroom	1 Bedroom	1	\$360	\$18,720	\$225	62.5%	\$11,700
EP Studio	Studio	9	\$290	\$135,720	\$180	62.1%	\$84,240
K 1 Bedroom	1 Bedroom	6	\$315	\$98,280	\$180	57.1%	\$56,160
Total Rental Gross p.a.		28		\$464,880			\$283,140

WC – Windsor Court; EP – Elizabeth Place; K - Kawhia

5.6. Recommendations in the Veros Report include updates to the current Policy which include:

- d) Defining ŌDC’s role as a provider of affordable rental housing for older persons;
- e) Change the eligibility criteria from 60 to 65 years of age to prioritise older residents with the greatest housing need;
- f) Include a reference to Current Market Rental in the rent review process to enable ŌDC to generate the revenue needed to improve housing quality and support future development. If rents were increased to 80% market rental, the total gross rental income would be \$371,904, an increase of \$88,764 over current income. Adjusting the rental settings to 80% of market value through a phased approach would mean a 20% discount aligning with a nationally recognised benchmark for ‘affordable rentals’ in New Zealand.

Rent increases to 65%, 70%, 75%, 80% of Market Rental are shown below:

Rent increases	65%		70%		75%		80%	
	<i>Wk</i>	<i>p.a.</i>	<i>Wk</i>	<i>p.a.</i>	<i>Wk</i>	<i>p.a.</i>	<i>Wk</i>	<i>p.a.</i>
WC 1 Bedroom	\$234	\$97,344	\$252	\$104,832	\$270	\$112,320	\$288	\$119,808
WC Studio	\$195	\$40,560	\$210	\$43,680	\$225	\$46,800	\$240	\$49,920
EP 1 Bedroom	\$234	\$12,168	\$252	\$13,104	\$270	\$14,040	\$288	\$14,976
EP Studio	\$189	\$88,218	\$203	\$95,004	\$218	\$101,790	\$232	\$108,576
K 1 Bedroom	\$205	\$63,882	\$221	\$68,796	\$236	\$73,710	\$252	\$78,624
Gross p.a.		\$302,172		\$325,416		\$348,660		\$371,904

WC – Windsor Court; EP – Elizabeth Place; K - Kawhia

Percentage of market value

5.7. When considering graduated increases to 65%, 70%, 75% or 80% of market rent, it is important to consider the effect on tenants who are in receipt of the MSD Accommodation Supplement payment which can increase if rent increases. Almost all tenants are eligible. Below is information from the ‘Check what you might get’ tool on the MSD website below that shows the net average rent increase.

5.8. The average increase to 65% of market rent and subsequent increases of 5%, taking into account the accommodation supplement which rises in line with rents, are shown below. An example of the increase in real terms is that the increase from \$225 to \$234 means an average increase of \$3 (1.1%) once the accommodation supplement has been taken into account.

	Market Rent \$	Current \$	65% \$	Avg. Incr \$	% Incr
WC EP 1 Bed	360	225	234	3	1.1
WC Studio	300	180	195	5	2.5
EP Studio	290	180	189	3	1.7
Kawhia 1 Bed	315	180	205	8	4.2

	Market Rent \$	65% \$	70% \$	Avg. Incr \$	% Incr
	360	234	252	14	6.0
	300	195	210	5	2.3
	290	189	203	4	2.1
	315	205	221	5	2.2

	Market Rent \$	70% \$	75% \$	Avg. Incr \$	% Incr
WC EP 1 Bed	360	252	270	18	7.1
WC Studio	300	210	225	5	2.1
EP Studio	290	203	218	6	3.0
Kawhia 1 Bed	315	221	236	5	2.3

	Market Rent \$	75% \$	80% \$	Avg. Incr \$	% Incr
	360	270	288	18	6.7
	300	225	240	5	2.2
	290	218	232	4	1.8
	315	236	252	13	5.5

WC – Windsor Court; EP – Elizabeth Place; K - Kawhia

5.9. The benchmark options of 65%, 70%, 75% and 80% of market rent present a balance between affordability for current tenants and the long-term sustainability of the portfolio. A lower benchmark reduces the immediate effect on tenants but slows the rate at which additional revenue becomes available for renewals and upgrades. A higher benchmark improves the portfolio’s ability to remain fully self-funding and to address deferred investment needs, but it increases the importance of careful implementation, communication and support for tenants.

5.10. If ŌDC considers that a phased approach is appropriate, the 75% pathway recommended by ŌCB provides a middle position between the current average rent level and the longer-term 80% affordability benchmark referred to in the Veros review material.

5.11. If ŌDC instead wishes to adopt 80% as the policy benchmark, it may still choose to implement that position progressively over time to manage affordability impacts and support transition.

5.12. Any rent increase adopted by ŌDC would still need to be implemented in accordance with the Residential Tenancies Act 1986 and the notice requirements applying to tenancy changes. Not all tenants will be affected in the same way. Before any change takes effect, staff would need to work through the likely impact with each tenant individually, including whether the Accommodation Supplement or other support may offset some or all of the increase.

Eligibility criteria

5.13. The proposed change to the age of eligibility from 60 to 65 is intended to better target a limited housing resource toward older residents with the greatest need, particularly in the context of ongoing demand and a standing waiting list. The policy still preserves flexibility for exceptional cases through Chief

Executive discretion, which helps manage situations where a strict application of the criteria would produce an unreasonable result.

5.14. Another consideration is income and asset thresholds in the eligibility criteria. Amending the thresholds as shown below would prioritise those most in need of housing. The thresholds also allow for movement as the amounts vary according to externally provided figures.

Income Threshold Formula ¹	<i>Individuals</i>	<i>Couples</i>
Work and Income	Less than NZ Superannuation amount plus 10%	Less than NZ Superannuation amount plus 10%, both must qualify
Asset Thresholds		
Work and Income Asset Limits (Accommodation Supplement) at 1 June 2026	\$8,100	\$16,200

Summary of considerations

5.15. ŌDC is now required to decide on the final form of the policy, including the rent benchmark to be adopted and the pathway for implementation. While the Community Boards have provided valuable local input, their recommendations are advisory and cannot both be adopted as separate portfolio settings through this report because the older persons housing activity is managed as one district-wide portfolio.

5.16. Accordingly, the differing recommendations from KCB and ŌCB should be treated as matters for ŌDC to weigh in reaching a single decision for the whole portfolio. If ŌDC wished in future to adopt separate area-based rental settings or formally split the activity by location, that would require a broader strategic and funding decision and would be more appropriately considered through the next Long Term Plan process.

Other proposed changes

5.17. The policy update is not limited to rent setting. It also clarifies ŌDC’s role as a provider of affordable rental housing for older persons, updates eligibility criteria and financial thresholds to better reflect current need, improves the rent review framework, and removes outdated operational settings that no longer reflect actual practice. These changes are intended to make the policy clearer, more workable in practice, and better aligned with the long-term sustainability of the portfolio.

5.18. Other updates to the Older Persons Housing Policy include:

- a) Annual rent reviews or at least every 3 years as part of the Long-Term Plan process.
- b) Removing curtains from the list of standard furnishings. Despite the inclusion of curtains as a furnishing in the policy, curtains have not been provided for many years as tenants were advised to bring their own curtains which were removed at the end of a tenancy. Not removing curtains from the policy would introduce a significant financial burden for the Older Person Housing

¹ Current Income Threshold: NZ Super \$1,110.30 (single net/fortnight): 1.1 x annual net NZ Super \$31,754, or NZ Super \$854.08 each (couple net/fortnight): 1.1 x annual net NZ Super \$24,426.

Portfolio. Curtain tracks and some custom blinds are provided or have been left by previous tenants.

6. Considerations | Ngā whai whakaarotanga

Significance and engagement

- 6.1. Updating the Older Persons Housing Policy will have an impact on tenants, particularly around rents being raised to a percentage of market rent. Rents were increased in 2023 following a long consultation process. The increases were significant as rents had not risen for several years.
- 6.2. In 2023, tenants were initially very concerned before MSD staff offered advice on-site that the increases would mostly be covered by the higher accommodation supplement. Prior to any future rent increase, ŌDC staff will speak with each tenant about how such an increase will affect them and offer support as appropriate that may include a referral to social services or MSD.
- 6.3. Increasing the age of eligibility could have an effect but there is some discretion that can be exercised by the Chief Executive.

Impacts on Māori

- 6.4. Around half of the tenants are Maori. Support will be offered to tenants due to any impact caused by updates to the Policy.

Risk analysis

- 6.5. Updating the Policy involves a risk for ŌDC if the changes are not discussed in adequate detail with tenants.

Policy and plans

- 6.6. The Older Persons Housing Policy was last reviewed in 2023. The current review follows the 2025 Older Persons Housing Review and is intended to update the Policy, so it better reflects current operating practice, eligibility settings, rent review settings, and the long-term sustainability of the portfolio. Any future proposal to move to area-based settings would need to be considered separately through the Long Term Plan process.

Legal

- 6.7. The Policy has been reviewed having regard to the Residential Tenancies Act 1986. Any changes to rents, tenancy conditions, or related operational practice arising from the adopted Policy will need to be implemented in accordance with the Residential Tenancies Act 1986 and any other applicable legal requirements.

Financial

- 6.8. The elderly housing portfolio is currently self-funding with Kāwhia and Ōtorohanga older persons housing combined under one activity. Any increases in rents will provide a greater surplus that can be used for repairs and upgrades.

6.9. The current estimated surplus for the entire portfolio is \$48,623. At 80% or market rental, the estimated surplus would be \$132,456. Any increase in the surplus will increase ŌDC’s ability to undertake significant capital works that will improve and modernise the portfolio.

Operating Expense Budget	\$218,787
Current rental Surplus at 61%	\$48,623
Current rental Surplus at 70%	\$88,529
Current rental Surplus at 75%	\$110,503
Current rental Surplus at 80%	\$132,456

7. Options analysis

Option 1: Update the Older Persons Housing Policy

Advantages

- 7.1. Re-defining ŌDC as a provider of affordable rental housing for older persons, not social housing will more accurately characterise ŌDC’s role.
- 7.2. Changing the age of eligibility from 60 to 65 prioritises older residents with the greatest need, align with other Waikato councils, and align with superannuation.
- 7.3. Defining a rent benchmark (Market Rent) and committing to move rents in line with it will increase the surplus which could be used for reinvestment in quality improvements and an improved level of service or funding depreciation. The surplus generated guarantees that the portfolio will continue to be self-funding.
- 7.4. Changing financial eligibility thresholds for income and assets and including the requirement that tenants need to be eligible for the Accommodation Supplement prioritises those with the fewest assets who are most in need. Tenants receiving the Accommodation Supplement will benefit from increases in the supplement in line with rent increases.
- 7.5. Removing curtains from the list of inclusions formalises the status quo and allows tenants to choose window furnishings.

Disadvantages

- 7.6. Changing the age of eligibility may disadvantage applicants who are in need but not yet 65 years old. Under exceptional circumstances, an applicant that doesn’t meet the criteria may be given dispensation by the Chief Executive.
- 7.7. Defining Market Rental as a rent benchmark will mean an increase in rents which sit currently at around 61% of Market Rental however, almost all tenants are eligible for accommodation supplements which may cover the bulk of any increases.

Option 2: Do not update the Older Persons Housing Policy

Advantages

- 7.8. No change to the policy means that tenants will continue to pay the same rent.
- 7.9. The eligibility age stays at 60 so tenants who are not yet 65 may apply.

Disadvantages

- 7.10. Not re-defining ŌDC as a provider of affordable rental housing is likely to lead to confusion among applicants and other providers.
- 7.11. The eligibility age of 60 does not prioritise older in need applicants.
- 7.12. The inclusion of curtains represents a significant financial burden for Council.

Recommended option and rationale

- 7.13. The preferred option is to update the *Older Persons Housing Policy*, so it more accurately describes ŌDC’s role, aligns eligibility settings with current housing need, and establishes a clear rent benchmark to support long-term sustainability of the portfolio.
- 7.14. In doing so, ŌDC should take into account the recommendations received from KCB and ŌCB but make one decision for the portfolio as a single district-wide activity.
- 7.15. The recommended approach is therefore to adopt the updated policy and determine a rent pathway that balances affordability for current tenants, compliance with tenancy law, and the need to maintain and improve the housing stock over time. Any future proposal to move to area-based settings would need to be considered separately through the Long-Term Plan process.

8. Appendices | Ngā āpiti hanga

Number	Title
1	Older Persons Housing Policy



OLDER PERSONS HOUSING POLICY

ŌTOROHANGA DISTRICT COUNCIL

Approval authority	Chief Executive
Administrator	Senior Property Advisor
Effective date	TBC
Next review date	1 March 2029

VERSION HISTORY

Date	Changes	By	Date Adopted
1 May 2026	Policy reviewed	Keri Downs	

PURPOSE

1. The purpose of Ōtorohanga District Council's Older Persons Housing is to provide safe accommodation for older persons with limited financial means. This policy:
 - a. sets out the Council's practice in regard to the provision, management and tenancy of Council's Older Persons Housing portfolio within Ōtorohanga District.
 - b. provides clear guidelines on tenant eligibility for persons wanting to live in Council-owned houses.
 - c. provides guidelines for the level of rental, with the intention of the facilities being self-funding.
 - d. ensures Council meets its statutory obligations with respect to tenancies.
 - e. confirms Council's commitment to the provision of housing.

SCOPE

2. This policy applies to all Older Persons Housing units owned by Ōtorohanga District Council.

PRINCIPLES

3. The core principles of this Policy are:
 - a. There is a genuine and growing need for long-term accommodation for older persons in the Ōtorohanga District.
 - b. Council has agreed it has a role in meeting this need and acknowledges that there are other housing providers delivering these services in the community.
 - c. Council's investment in housing will continue to be self-funding without rates input.
 - d. Older Persons Housing is listed as a strategic asset in Council's Significance and Engagement Policy.
 - e. Any monies generated within the activity in excess of operational needs (including the proceeds of any divestment) will remain in the activity and be utilised as considered appropriate for the maintenance, management, renewal and extension of the housing activity.
 - f. Council will recover reasonable administration costs in the management of the housing portfolio.
 - g. Council administers its Older Persons housing portfolio in accordance with the Residential Tenancies Act 1986.

Definitions

4. For the purpose of this policy:
 - a. **“Current Market Rent”** is the level of rent the units would attract if listed on the open market, as determined by an independent rental appraisal.
 - b. **“Older persons”** are those people aged 65 or over.
 - c. **“One-bedroom unit”** has a separate bedroom, dining, lounge, kitchen and bathroom.
 - d. **“Studio unit”** has a combined lounge, bedroom, dining area with separate kitchen and bathroom.
 - e. **“Waiting List”** is a list administered by Council that holds information about those applicants who qualify and are waiting for a unit.

Older Persons Housing Portfolio

5. The Council owns 28 units in 3 complexes:
 - a. Windsor Court, 24 Haerehuka Street, Ōtorohanga: 8 one-bedroom and 4x studio units; and 4 carports;
 - b. Elizabeth Place/58 Rangitahi Street, Ōtorohanga: 1 one-bedroom and 9x studio units; and 8 carports.
 - c. 386 Rosamond Place, Kawhia: 6 one-bedroom units.
6. The units were mainly constructed at a time when Central Government provided loans to Local Authorities at low concessionary interest rates to encourage Council involvement in Older Persons housing.
7. A standard unit is furnished with vinyl and carpet floor coverings throughout, cooking/kitchen facilities, bathroom facilities including a shower, a compliant and functioning smoke detector, clothes-line and letterbox.
8. The units allow tenants to retain their independence and privacy in a community atmosphere.
9. The units are solely for the use and accommodation of eligible tenants and no other associated persons.
10. Maintenance of the grounds is provided by the Council, although tenants are encouraged to be responsible for any gardens adjacent to their units.
11. All units are inspected no less than six-monthly.
12. No commercial activities can be undertaken in the units.
13. Council maintains a waiting list of eligible tenants.

Rent and Rent Reviews

14. Rent reviews will take place annually as part of Council’s Annual Plan process.
15. Council will obtain market data annually in order to set rents.
16. Rents will be progressively increased to 80% market rent.

17. Notice of any increase will be given to tenants in accordance with the relevant provisions of the Residential Tenancies Act.
18. The standard rental paid per unit is for a single tenant.
19. If a couple is offered a tenancy, the rent may be up to 20% more than rental for a single tenancy.
20. Tenancies that start within 2 months of a planned rental increase will pay the higher amount immediately.

Social Support for Tenants

21. The Council acknowledges its role as a responsible Landlord, and as such, will be accessible and diligent towards the general wellbeing of its tenants.
22. This will not extend to the provision of social services to tenants as these services are better provided by other professional service providers.
23. The Council will however, endeavour to provide its tenants with the contact information for professional services and other service providers.
24. Council staff will liaise with and refer to other agencies, professional service providers and next of kin where tenant concerns or difficulties arise which are outside of the Council's role as Landlord to manage.

Application Process

25. An application for a unit must be made in writing and must include all supporting documentation. Application forms are available on Council's website and at the Council Offices.
26. Applicants will be contacted:
 - a. If their application is incomplete;
 - b. If their application is complete and they have secured either a place on the Waiting List or a unit.

Eligibility Criteria

27. Applicants must have a genuine need for Council's Older Persons Housing.
28. Applicants must meet the following criteria:
 - a. Be a New Zealand citizen or resident aged 65 years of age.
 - b. The applicant is capable of living independently as confirmed by a Doctor.
 - c. Must not have any criminal convictions or behaviours that would impact negatively on communal living.
 - d. Must be able to pay four weeks' bond and two weeks rent in advance before their tenancy commences.

29. Under exceptional circumstances, where an applicant does not meet the above criteria, special dispensation may be granted at the discretion of the Chief Executive.

FINANCIAL ELIGIBILITY

30. Applicants must be eligible to receive the Accommodation Supplement from the Ministry of Social Development (MSD).
31. Total assets including cash, investments, house and other property (not including a car, furniture and personal effects) must not exceed the asset limits imposed by Work and Income for the Accommodation Supplement.
32. The Financial Eligibility Threshold will be reviewed annually to align with national Superannuation and Veterans benefit increases.
33. The Income Threshold Formula and Asset Threshold Formula will be reviewed every three years or when there is a relevant central government policy or legislative change.

Financial Eligibility Threshold

Income Threshold Formula		
<i>Refer to</i>	<i>Individuals</i>	<i>Couples</i>
Work and Income	Less than NZ Superannuation amount plus 10% NOTE TO DELETE: NZ Super \$1110.30 (single net/fortnight): 1.1 x annual net NZ Super \$31,754	Less than NZ Superannuation amount plus 10%, both qualify NOTE TO DELETE: NZ Super \$854.08 each (couple net/fortnight): 1.1 x annual net NZ Super \$24,426
Asset Threshold Formula		
<i>Refer to</i>	<i>Individuals</i>	<i>Couples</i>
Work and Income Asset Limits (Accommodation Supplement) at 1 June 2026	\$8,100	\$16,200

Prioritisation Process

34. Demand for older persons housing is often in excess of the number of units available, therefore along with time on the waiting list, priority will be given to applicants who live in the District, and meet one or more of the following;
- a. Whose present housing conditions or situation is found to be unsatisfactory.
 - b. Who have close relatives in the area.
 - c. Who have been referred by a medical professional or professional service provider.
 - d. Who have been referred by The Ministry of Social Development.

Allocation of housing units

35. When allocating units to approved applicants on Council's Waiting List for Older Persons Housing, the following things will be taken into consideration by Council staff to ensure the best possible outcome for the new and existing tenants;
- a. The applicant's preferred unit location.
 - b. Approved pets.
 - c. Vehicle ownership and available parking.
 - d. Suitability of the unit without Council needing to make improvements outside of the normal renewals or maintenance schedule.
 - e. Fit with the current tenant dynamics and contribution to the communal living environment.
 - f. Current tenants with a good tenancy record may be considered for transfer to another Council unit or complex on request in writing and only in extenuating circumstances, such as a doctor's written recommendation.

Changes in Circumstances

36. Tenants with a good tenancy record may be considered for transfer to another Council unit
37. A tenant's eligibility to occupy a housing unit will be re-assessed if there are reasonable grounds to indicate a change in eligibility status or by routine re-assessment across the whole tenancy portfolio.
38. Where it is suspected that there are existing or impending eligibility issues for medical, physical or mental health reasons; the Council will in the first instance seek to facilitate the provision of the appropriate social service support.
39. Following consultation with the appropriate social service, medical professionals and next of kin, if the tenant is clearly unable to meet the eligibility on an on-going basis, the Council will consider giving the tenant the required notice to vacate.

Smoking

40. Tenants and their visitors are not permitted to smoke inside the units.

Pets

41. Tenants must make a written request to keep a pet. If permission is granted, a pet bond may be payable.

42. Pets must be well behaved and properly cared for so that they do not cause damage to the property or create a nuisance to other tenants, or neighbours.

Marketing and Occupancy

43. The Council will maintain a waiting list of approved applicants as prospective tenants which will be regularly reviewed and updated. If a waiting list does not exist, the Council will market and promote its housing to ensure maximum occupancy.

Date of Review

44. Council will review this policy every 5 years, or earlier if considered necessary.

RESPONSIBILITIES

RECORDS MANAGEMENT

Staff must retain all records relevant to administering this policy in MagiQ Docs, the recognised Council recordkeeping system. All interview notes should be provided to HR for scanning into Elmo.

RELATED LEGISLATION AND DOCUMENTS

Local Government Act 2002

Residential Tenancies Act 1986

Residential Tenancies Amendment Act 2020

Privacy Act 2020

Human Rights Act 1993.

Information only reports

Ngā pūrongo mōhiohio anake

Reports in this section are provided for information only.

Item 51 Mayor’s Taskforce for Jobs Community Employment Programme 2025/26 update

To Ōtorohanga District Council

From Nardia Gower Group Manager Strategy and Community

Type **INFORMATION REPORT**

Date 30 June 2026



1. Purpose | Te kaupapa

1.1. To provide an update on the 2025/26 delivery of the Mayor’s Taskforce for Jobs (MTFJ) Community Employment Programme (CEP) in Ōtorohanga.

2. Executive summary | Whakarāpopoto matua

- 2.1. This report provides Ōtorohanga District Council (ŌDC) with a year-to-date update on the 2025/26 delivery of the CEP in Ōtorohanga through the Ōtorohanga Employment Hub (ŌEH). The programme continues to provide valued local employment support for rangatahi, jobseekers and employers; however, delivery this year has been affected by changed national contract settings, reduced funding, and a greater reliance on Ministry of Social Development (MSD) client referrals.
- 2.2. These changes have reduced the flexibility that previously enabled the ŌEH to respond directly to local need, including early support for young people before they entered the benefit system. While the local delivery team has continued to demonstrate commitment and adaptability, the current settings have affected the number of placements able to be achieved.
- 2.3. Looking ahead to 2026/27, the Mayor and staff will continue to advocate for contract settings that better reflect Ōtorohanga’s local environment. This includes seeking greater flexibility in the balance between MSD-referred clients and NEET or at-risk-of-NEET young people, with NEET being an acronym for 16–17-year-olds who are ‘Not in Employment, Education, or Training’. Greater flexibility would allow the programme to better support early intervention and practical pathways into employment for the district’s young people, as demonstrated under earlier contract settings.
- 2.4. This report supports the in-person presentation to ŌDC by James Towers Consultants Ltd (JTCL), ŌDC’s contracted local delivery provider for the 2025/26 year.
- 2.5. As the programme year will not be fully complete at the time of presentation, this report provides a year-to-date update rather than a final end-of-year report.

3. Staff recommendation | Tūtohutanga a ngā kaimahi

That Ōtorohanga District Council **RECEIVE** the report titled ‘Mayor’s Taskforce for Jobs Community Employment Programme 2025/26 update’ by Nardia Gower, Group Manager Strategy and Community.

4. Discussion | He kōrerorero

Background

- 4.1. The Mayor’s Taskforce for Jobs (MTFJ) Community Employment Programme (CEP) has been delivered in Ōtorohanga since November 2020 and continues to support local employment outcomes for young people and jobseekers.
- 4.2. The programme is nationally funded through the Ministry of Social Development (MSD) to Local Government New Zealand (LGNZ) / MTFJ, which then contracts with participating councils to deliver local employment outcomes.
- 4.3. Ōtorohanga District Council (ŌDC) has historically contracted providers to deliver the programme under the Ōtorohanga Employment Hub (ŌEH) branding. This has supported local recognition, continuity, employer relationships and community trust.
- 4.4. The table below shows employment placements achieved through the MTFJ programme in Ōtorohanga over previous programme years. These outcomes need to be read in the context of different contract settings applying in different years.

Programme year	Employment placements
2021/22	115
2022/23	75
2023/24	58
2024/25	80
2025/26 year to date	20

- 4.5. Earlier years of the MTFJ programme provided greater flexibility for ŌDC and its local delivery provider to design bespoke local responses to local employment needs. This allowed the ŌEH to work directly with young people, employers and local partners, including where early support could help prevent a young person from entering the benefit system.
- 4.6. Over time, the national contract settings have become more prescriptive. The programme has shifted and is now more closely aligned to an MSD-referred employment placement model. This has reduced the ability of ŌEH to respond in the same way to local need and has affected the number of young people able to be supported and is demonstrated by the number of outcomes per year.
- 4.7. While other factors also influence placements, including a tighter employment market and variable employer demand, the most significant change for the 2025/26 year has been the eligibility criteria and referral pathway. This context is important when comparing 2025/26 outcomes with previous

years. The lower number of placements does not reflect a reduction in the value of the programme locally or the commitment of the delivery team.

2025/26 contract settings

- 4.8. For the 2025/26 year, JTCL was appointed to deliver the programme following a procurement process. JTCL is an experienced MTFJ provider, already delivering the programme in Rangitikei and Ruapehu Districts.
- 4.9. The 2025/26 programme has operated in a significantly changed funding and delivery environment. ŌDC was classified as a Tier Two council, with an original contract value of \$220,000 to deliver 27 employment placements. Of these, 23 placements (85%) were required to be MSD main benefit clients (aged 18-24), while only four placements (15%) were available for participants who were NEET or at risk of becoming NEET.
- 4.10. This has materially changed the way the local programme can operate. In previous years, ŌEH had greater flexibility to support young people before they entered the benefit system. Under the 2025/26 settings, a young person who approaches ŌEH directly but is not already on an MSD main benefit cannot generally be supported through the main contracted outcome pathway. Instead, they must first engage with MSD, become registered as an eligible MSD client, and then be referred or approved back to ŌEH. This creates the counterintuitive situation where a young person seeking help to get into work may first need to enter the benefit system before ŌEH can support them as an eligible MTFJ participant.
- 4.11. Low referral volumes from MSD have created challenges for delivery against the contracted targets. Monthly reports to MTFJ/LGNZ continually notes low referral volumes, limited employment opportunities, and a risk that the programme may fall short of the target outcomes for the 2025/26 year. More recent reports also highlight that the current target structure does not reflect local referral realities, particularly given the increasing number of NEET young people in the district¹.
- 4.12. In March 2026, the 2025/26 agreement was varied by MTFJ/LGNZ. The total required placements were reduced from 27 to 22, and the funding was reduced by \$40,750. The variation recognised the challenging operating environment and the impact this had on early delivery.
- 4.13. To respond to the reduced funding available for delivery, ŌEH has also reduced its operating costs. This included moving from its previous main street premises to operate from the Business Collective. While this represents a change in visibility for the programme, it is consistent with the current contract settings. In previous years, a front-facing premises supported walk-ins and early local engagement. Under the 2025/26 contract delivery is primarily reliant on MSD client referrals rather than direct walk-ins reducing the need for a dedicated public-facing site while still allowing the team to maintain a local presence and continue working with participants, employers and partners.
- 4.14. MSD is signalling continued funding for the programme into 2026/27; however, further contract changes are expected. These include tighter placement timeframes, including a requirement to place participants within 12 weeks, (after which time they must be handed back to MSD and cannot be re-referred). The Mayor and staff will continue to advocate for contract settings that better reflect the

¹ <https://mtfj.co.nz/youth-employment-dashboard>

local environment of Ōtorohanga and the original intent of MTFJ: supporting young people into employment, whether or not they are on a benefit.

- 4.15. With this in mind, ŌDC have signalled to MSD that it would welcome a discussion about recalibrating the percentage split for 18–24-year-old clients and NEETs for the upcoming year. Ōtorohanga clearly values the MTFJ programme and the impact it has within the community; however, the existing target structure does not reflect the realities of our local referral environment.
- 4.16. With the rising NEET numbers, a 50:50 target split (vs the current 80:20) would provide a more accurate alignment with local need, create a more achievable framework for delivery, and ultimately support stronger outcomes for Ōtorohanga.
- 4.17. A further central government policy change may also affect the local operating environment in the coming year. Work and Income has advised that, from 2 November 2026, young people aged 18 or 19 will need to complete a Parental Assistance Test to be eligible for Jobseeker Support or the equivalent Emergency Benefit, unless they meet specified exemptions, such as their parents combined total income (before tax) is at or below the \$67,225 income limit.²
- 4.18. This change may reduce the number of 18-19-year-olds who are able to access Jobseeker Support, depending on their circumstances. If MTFJ contract settings continue to rely heavily on MSD main benefit client eligibility, this may further reduce the pool of eligible participants in the 18–19-year-old age group.
- 4.19. This reinforces the importance of advocating for local flexibility, particularly for NEET and at-risk-of-NEET young people who may not be benefit clients but are still in need of employment support.

25/26 Outcomes

Total Employment Target	MSD Jobseeker Target	MSD Jobseeker Employment Outcomes	OTHER Employment Outcomes	TOTAL Employment Outcomes	Total MSD referrals accepted to date	% of MSD Jobseeker Outcomes delivered	% of total outcome delivered
22	18	13	7	20	55	72%	91%

- 4.20. While the programme has not met all formal contracted outcomes for 2025/26, this should be understood in the context of changed national eligibility settings, low MSD referral volumes, and a reduced ability to support young people before they enter the benefit system. The local delivery team has continued to demonstrate commitment, adaptability and a strong focus on practical outcomes for rangatahi and employers.
- 4.21. The programme is overseen by Ms Gower who contract manages the operational aspects and reporting requirements to the national MTFJ office. As the name of the programme suggests, the Mayor plays a key role in its success, meeting regularly with the local delivery team and employers to support outcomes and maintain strong community and business engagement.

² <https://www.workandincome.govt.nz/about-work-and-income/news/2026/proposed-eligibility-changes-to-jobseeker-support-work-and-income.html>

Item 52 Finance Report to 31 May 2026

To Ōtorohanga District Council.
From Brendan O’Callaghan, Project Accountant
Type **INFORMATION REPORT**
Date 30 June 2026



1. Purpose | Te kaupapa

1.1. To provide an update on progress against the 2025/26 budget.

2. Executive summary | Whakarāpopoto matua

- 2.1. The Financial Report for the period ended 31 May 2026 shows the operating deficit being down on budget by \$603k, showing a good financial position.
- 2.2. Capital expenditure and loan repayments are under budget due to timing of some projects against budget projection.
- 2.3. The balance sheet shows a healthy working capital position, increase by the additional borrowings taken to cover the loans due to be repaid in early June 2026.

3. Staff recommendation | Tūtohutanga a ngā kaimahi

That Ōtorohanga District Council **RECEIVE** the report titled ‘Finance Report to 31 May 2026’ by Brendan O’Callaghan, Project Accountant.

4. Discussion | He kōrerorero

Statement of Comprehensive Revenue and Expenses
For the Period Ending May 2026

	Actual	Budget	Variance	Full Year Budget
Revenue				
Rates income	16,858,935	16,595,626	-263,309	16,781,626
Contributions	6,160	9,350	3,190	265,450
Water by Volume Rates	1,971,622	2,115,333	143,711	2,378,879
Subsidies and Grants	9,866,061	6,258,779	-3,607,282	6,784,167
Other Income	1,567,289	1,695,513	128,224	1,936,173
Other gains/(losses)	25,445	0	-25,445	0
Total Revenue	30,295,513	26,674,601	-3,620,912	28,146,295
Expenses				
Employee Benefit Expenses	6,256,291	6,701,950	445,659	7,576,219
Depreciation and Amortisation	7,742,861	7,176,915	-565,946	7,827,356
Other Expenses	16,203,868	13,238,854	-2,965,014	14,727,911
Finance Costs	212,333	280,285	67,952	281,231
Total Expenditure	30,415,353	27,398,004	-3,017,349	30,412,717
Operating Surplus/(Deficit)	-119,840	-723,403	-603,563	-2,266,422

- 4.1. Overall, there is a net deficit to the end of May of \$119,840, compared to a budgeted year to date deficit of \$723,403. The variance in the surplus against budget is due to:
- 4.2. Operating Revenue is up on budget by \$3.6M. This is due to being \$263k up on budget in rates income and up on budget for subsidies and grants by \$3.6M. This is offset by being down on budget in other income by \$128k and water by volume rates by \$144k.
- 4.3. Subsidies and grants are up on budget by \$3.6M due to the timing of roading maintenance work against the budget estimated timing, as well as the increased subsidy rate for the repairs from the October and February weather events.
- 4.4. Other income is down on budget due to the timing of charging of regulatory fees, as well as interest income received.
- 4.5. Operating expenses is up on budget by \$3.0M, with other expenses being \$3.0M over budget, depreciation and amortisation \$566k over budget, employee benefit expenses being \$446k under budget and finance costs being \$68k under budget.
- 4.6. Finance costs are under budget due to the timing of the payment of interest on loans compared to budgeting based on previous years.
- 4.7. Other expenses are over budget due to increased road maintenance spending against budget, as a result of the weather events in July, October and February. This is also what has driven the increase in subsidy income.

Other Expenses

	Actual	Budget	Variance	Full Year Budget
Activity operation	1,933,345	1,940,747	7,402	2,113,070
Asset Maintenance	908,472	656,910	(251,562)	716,921
Deloitte Fees	775	30,000	29,225	214,410
Grants and Subsidies	466,536	458,003	(8,533)	560,307
Insurance	217,790	215,627	(2,163)	215,387
Minimum Lease Payments Under Operating Leases	22,468	23,298	830	25,423
Other expenses	5,467,384	5,304,499	(162,885)	5,736,242
Regional Initiatives	94,551	173,140	78,589	188,885
Road maintenance	6,878,488	4,129,070	(2,749,418)	4,649,190
Youth Initiatives	214,059	307,560	93,501	308,076
	16,203,868	13,238,854	(2,965,014)	14,727,911

4.8. A breakdown of what makes up the Other expenses line above is shown below.

	Actual	Budget
Better Off Funding	437,246	0
Communication and Engagement	67,842	123,865
Consultants	681,470	394,363
Council Held Resource Consent Costs	152,372	354,236
Emergency Management Shared Services	136,620	84,231
February Flood Event Response Costs	398,535	0
Fleet Costs	155,283	168,524
Fringe Benefit Tax	58,866	61,492
Governance Costs	254,015	277,834
Grants to External Providers	102,323	167,368
Legal Expenses	87,479	91,190
Office Costs	460,237	631,412
Organisational Development	19,765	193,743
Other Sundry Expenses	292,394	318,455
Rates	285,184	256,576
Regulatory Costs	86,896	82,722
Security Patrol Contract	114,868	93,588
Shared Services	141,569	215,259
Strategies and Plans	88,998	176,795
System Support	902,025	706,290
Town Centres Development	56,636	537,737
Waste Management Contracts and Initiatives	486,761	368,819
	5,467,384	5,304,499

Statement of Financial Position
For the period ending May 2026

	Actual	Full Year Budget	YTD Last Year
Assets			
Current Assets			
Cash and Cash Equivalents	11,791,226	1,156,718	-1,014,830
Trade and Other Receivables	2,611,790	2,121,272	2,560,848
Inventory	66,170	31,570	58,120
Property Inventory	0	0	0
Loan Receivable	0	0	0
Total Current Assets	14,469,186	3,309,560	1,604,138
Non-current Assets			
Investments	8,920,210	7,883,662	7,774,788
Property, Plant and Equipment	435,084,444	443,784,162	412,717,874
Intangible Assets	135,710	67,934	120,411
Loan Receivable	2,139,398	1,750,000	1,467,937
Total Non-current Assets	446,279,762	453,485,758	422,081,010
Total Assets	460,748,948	456,795,318	423,685,148
Liabilities			
Current Liabilities			
Trade and Other Payables	2,732,721	2,762,320	826,328
Provisions	1,164	829	1,088
Employee Benefit Liabilities	367,806	409,890	360,550
Income in Advance	114,792	757,035	402,226
Development and Financial Contributions in Advance	587,683	540,624	592,973
Total Current Liabilities	3,804,166	4,470,698	2,183,164
Non-current Liabilities			
Provisions	10,779	15,886	11,943
Employee Benefit Liabilities	47,531	47,295	34,008
Borrowings	25,447,613	12,947,613	10,447,613
Total Non-current Liabilities	25,505,923	13,010,794	10,493,564
Total Liabilities	29,310,089	17,481,492	12,676,728
Net Assets	431,438,859	439,313,826	411,008,420
Equity			
Retained Earnings	165,743,591	165,319,655	170,851,980
Reserve Funds	3,285,286	3,001,486	3,103,513
Revaluation Reserves	262,409,983	270,992,685	237,052,927
Total Equity	431,438,859	439,313,826	411,008,420

4.9. Overall, the balance sheet is showing a healthy position as at 31 May. The significant increase in the cash and cash equivalents is offset by the increase in borrowings at 31 May. As discussed in the prior months financial report, due to a few loans all coming due in a short period in late May and early June, Council elected to borrow all the money required when the May loan repayment became due and hold this money to repay the June loans as they came due. These loans have been repaid in June, prior to writing this report.

4.10. The increase in non-current assets over the prior year reflects the revaluation of Council investments as at 30 June 2025, as well as the impact of the roading revaluation, which was effective at 30 June 2025. It also includes completed capital projects capitalised in the current year. The increase in the loan receivable relates to the establishment costs loan given to Waikato Water Limited. This money is due to be received back from Waikato Water in July 2026.

Combined Cost of Service Statement
For the Period Ending May 2026

	YTD Actual	YTD Budget	YTD Variance	Full Year Budget
Operating Revenue				
Activity Revenue	11,421,700	7,954,292	-3,467,408	8,720,814
Targeted Rates	8,819,539	9,224,170	404,631	9,487,716
Development Contributions	6,160	9,350	3,190	265,450
General Rates	9,479,119	9,486,789	7,670	9,672,789
Other General Sources	10,809,991	11,701,205	891,214	13,840,315
	40,536,509	38,375,806	-2,160,703	41,987,084
Operating Expenditure				
Trusted Leadership & Relationships	13,021,957	14,728,573	1,706,616	16,566,669
Strong Communities	2,271,010	2,059,948	-211,062	2,336,286
Vibrant Places and Spaces	3,129,517	3,750,599	621,082	4,110,893
Sustainable Development and Public Safety	2,283,051	2,371,798	88,747	2,648,233
Resilient Infrastructure: Land Transport	14,732,863	10,759,177	-3,973,686	11,993,158
Resilient Infrastructure: Water Supply	2,912,892	3,009,025	96,133	3,307,131
Resilient Infrastructure: Wastewater	1,322,823	1,315,787	-7,036	1,440,398
Resilient Infrastructure: Stormwater	402,507	389,346	-13,161	424,520
Resilient Infrastructure: Flood Protection	508,370	607,566	99,196	648,248
Responsible Waste Management	738,801	673,796	-65,005	746,190
	41,323,792	39,665,615	-1,658,177	44,221,726
Funding Required				
Capital Renewals	6,842,296	9,644,847	2,802,551	9,863,424
Capital Growth	52,533	411,581	359,048	424,103
Capital Level of Service	433,123	482,076	48,953	495,000
Loans Repaid	930,369	1,027,411	97,042	1,120,898
	8,258,321	11,565,915	3,307,594	11,903,425
Funding Applied				
Funding from Depreciation Reserves	0	0	0	4,281,948
Loans Raised	0	0	0	2,660,456
Capital Income	132,315	204,200	71,885	112,200
Transfer to and from Balance	8,913,290	12,651,524	3,738,234	7,083,463
	9,045,605	12,855,724	3,810,119	14,138,067

- 4.11. In the Combined Cost of Services statement, overall operating revenue is \$2.16M over budget. This relates mostly to increase Activity Revenue, as a result of the increased NZTA subsidy related to the weather event reinstatement work. This is offset by the Other General Sources being under budget due to the reduced costs associated with overhead activities.
- 4.12. Operating expenditure is \$1.66M over budget, with this mostly being in Land Transport due to the July, October and February weather events. This is offset by savings in most other groups.
- 4.13. Capital expenditure and loan repayments were under budget by \$3.31M. This is due to the timing of some of the carryover items, as well as the timing of spending on existing current year budgets.

**Statement of Cashflows
For the Period Ending May 2026**

	Actual	Full Year Budget
Cash flows from operating activities		
Receipts from rates revenue	18,240,858	19,148,250
Receipts from other revenue	10,863,148	9,093,678
Interest received	61,772	87,381
Dividends received	20,832	8,000
Payments to suppliers and employees	(22,472,866)	(21,840,769)
Interest paid	(212,333)	(281,489)
Net cash provided by/(used in) Operating Activities	6,501,412	6,215,051
Cash flows from investing activities		
Proceeds from Sale of Property, Plant and Equipment	132,445	112,345
Purchase of property, plant and equipment	(8,095,402)	(11,495,728)
Purchase of investments	(538,207)	-
Purchase of intangible assets	(426,501)	(71,386)
Net cash provided by/(used in) Investing Activities	(8,927,665)	(11,454,769)
Cash flows from financing activities		
Proceeds from borrowings	13,000,000	3,225,000
Prepayment of borrowings	-	-
Net cash provided by/(used in) Financing Activities	13,000,000	3,225,000
Net (Decrease)/increase in cash, cash equivalents and bank overdrafts	10,573,746	(2,014,718)
Cash, cash equivalents and bank overdrafts at the beginning of the year	1,217,480	3,170,000
Cash and cash equivalents at the end of the period	11,791,226	1,155,282

4.14. The cashflow statement shows the cashflows in and out for the period to 31 May 2026. As can be seen, net cashflow from operating activities has been money coming in, due the full years rates being charged, as well as increased subsidy from NZTA.

4.15. Cashflows from investing activities shows the amount spent on capital expenditure to the end of May. This is only cash spent this year and excludes items like work in progress carried over from prior years, which is why there is a difference between the figure here and in the cost-of-service statement above. The purchase of investments relates to the loan to Waikato Water Ltd for the establishment costs, which is due to be recovered by Council once the first councils transfer their assets.

4.16. Cash flows from financing activities shows the borrowings and repayments made to external loans as well as transfers between reserve accounts. The increase in borrowings relates to the borrowing of all the money to repay the other loans coming due in early June as previously discussed in this report.

Current Debt Profile

4.17. Current LGFA borrowing at the end of May has the following maturity profile. This is higher than was what was projected in the Long Term Plan.

4.18. This increase is due to Council taking some borrowing to cover the funding of the reinstatement works for the storm damage from October. This is the \$3M which is due to mature on 27 May 2026. There

will be subsidy received on this spending, but it was decided that borrowing the money at the front would help us complete the work without having to wait on the subsidy to be received.

- 4.19. Given the February weather event, this borrowing that had been taken for the October storm damage event will be carried over to cover the initial costs of the February event until NZTA subsidy and insurance claims are progressed and received.
- 4.20. The four items of borrowing at the bottom of the table are the loans that were taken to refinance the \$3M loan due on 27 May 2026, as well as the two loans due in June 2026. These loans have been spread out for repayment to ensure situations of multiple renewals in quick succession do not happen again.
- 4.21. As you can see, interest rates being offered continue trending downwards.

Amount	Term	Maturity Date	Interest Rate
\$6,000,000	6 months	15 June 2026	2.735%
\$2,000,000	6 months	15 October 2026	2.955%
\$4,000,000	12 months	12 June 2026	3.37%
\$4,000,000	3 months	27 August 2026	2.825%
\$3,000,000	6 months	27 November 2026	3.01%
\$3,000,000	9 months	26 February 2027	3.287%
\$3,000,000	12 months	26 May 2027	3.51%

End of Financial Year Forecasting

- 4.22. Staff have undertaken some initial forecasting, using March 2026 as a starting point to work out the likely end of year position.
- 4.23. Based on the information provided, capital expenditure for the remaining one month of the year is likely to be about \$800k. This would give total capital expenditure of \$8.1M, compared to the full year budget of \$10.8M. The reduced spending can be explained due to some larger projects such as reseals that have had to be delayed due to the weather events. There are also some items of spending where savings have been made against the budget, such as the solar panel installation and some fleet purchases.
- 4.24. Operating expenditure is expected to be about another \$1.2M, which would take total operating expenditure to \$31.6M. This compares to the full year budget of \$30.4M, giving an over budget figure of \$1.2M. The bulk of this can be explained due to the costs associated with the October and February storm events, particularly in the emergency response and the road maintenance costs associated with those events. In the case of the roading costs, this extra cost has been offset by increased NZTA subsidy received as well.

Councillor updates

Ngā kōrero hou a ngā Kaikaunihera

All councillors will be invited by the Chairperson to provide a verbal update on meetings attended on behalf of Ōtorohanga District Council.

Resolution Register

Rēhita tatūnga

Outstanding Council resolutions are listed below.

#	Date	Resolution	Staff update
C25	09/12/25	<p>Item 18 – Ōtorohanga Historical Society – Rewarewa Schoolhouse Relocation and Funding</p> <p>That the Ōtorohanga District Council:</p> <ol style="list-style-type: none"> RESOLVES to partially fund the regulatory costs by not charging for staff time, Council fees, or Independent Hearing Commissioner Costs relating to the building consent assessed at \$2,750 and resource consent (estimated at \$5,000 if resource consent is required); and, APPROVES the replacement of the existing stormwater pipe in its current location as soon as practically possible; and, ACCEPTS that this project will be funded from budgets as approved in the 2024-27 Long Term Plan; and, ACCEPTS that this project will take place as soon as practically possible and may delay the relocation of the Rewarewa Schoolhouse. 	<p>a) No resource consent is required, and no building consent has been received to date.</p> <p>b) The replacement of the existing stormwater pipe is completed.</p> <p>c) The project has included into existing budgets.</p> <p>d) No further action is required.</p> <p>Staff recommend this Resolution be REMOVED from the Register.</p>
C64	26/02/26	<p>Item 42 - Simplifying Local Government - Head Start Process</p> <p>That Ōtorohanga District Council AGREES to develop a 'Head Start' proposal with Waitomo District Council for submission to Central Government by 9 August 2026.</p>	<p>The development of the 'Head Start' proposal is underway in conjunction with Waitomo District Council.</p> <p>Staff recommend this Resolution be REMOVED from the Register.</p>
C65	26/02/26	<p>Item 43 - Alcohol Fees Bylaw Business Case</p> <p>That Ōtorohanga District Council DIRECT the Chief Executive to prepare a "Alcohol Fees Bylaw determination and Statement of Proposal" report to formally approve the bylaw preparation process.</p>	<p>A report is scheduled to be presented for consideration at the July meeting.</p> <p>Staff recommend this Resolution be RETAINED on the Register until the report is presented.</p>

Staff recommendation

That Ōtorohanga District Council confirm the removal of Resolutions C25 and C64 from the Register.

Item 53 Recommendation to exclude the public for Items PE7, PE8 and PE9

To Ōtorohanga District Council

From Kaia Penwarden, Manager Governance

Type **DECISION REPORT**

Date 30 June 2026



1. Purpose | Te kaupapa

1.1. To exclude the public from consideration of public excluded items in order to protect information that is subject to an obligation of confidence, where release would be likely to prejudice the future supply of similar information and it is in the public interest that such information continue to be supplied, and to protect the privacy of natural persons, including that of a deceased person.

2. Executive summary | Whakarāpopoto matua

2.1. Meetings of ŌDC are generally open to the public. Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 permits the public to be excluded where there is good reason to withhold official information under section 7 of that Act.

2.2. **For Item PE7**, the ground relied on is section 7(2)(c)(ii), to protect information that is subject to an obligation of confidence where release would be likely to prejudice the future supply of similar information, and it is in the public interest that such information continues to be supplied.

2.3. The public interest in transparency is acknowledged; however, disclosure would be likely to prejudice the future supply of similar information to ŌDC. On balance, the need to protect information supplied in confidence, and to preserve the future supply of that information where it is in the public interest that it continues to be supplied, outweighs the public interest in disclosure for this item.

2.4. **For Items PE8 and PE9**, the reason for withholding is to protect the privacy of natural persons, including that of deceased natural persons, under section 7(2)(a) of the Local Government Official Information and Meetings Act 1987. The matter concerns the Chief Executive’s annual performance review process and will involve feedback, evaluative material, and employment-related information about an identifiable individual. Discussing the item in public would be likely to disclose, or enable inferences to be drawn about, private employment and performance matters. The privacy interest is therefore more than minor.

2.5. The public interest in transparency is acknowledged; however, that interest is met through ŌDC’s ability to confirm the review process and any decisions that can appropriately be released, without disclosing private employment-related information. On balance, the need to protect privacy outweighs the public interest in disclosure for this item.

3. Staff recommendation | Tūtohutanga a ngā kaimahi

That the Ōtorohanga District Council exclude the public from the following parts of the proceedings of this meeting confirming:

- a) 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 7 of that Act where a risk of prejudice is minimised by the holding of the whole or the relevant part of the proceedings of the meeting in public; and
- b) The general subject of each matter to be considered while the public is excluded and the reason for passing this resolution in relation to each matter and the specific grounds for the passing of this resolution are as follows:

General subject of each matter to be considered	Ground(s) under section 48(1) for the passing of this resolution	Interest
Item PE7: Recommendation from Kāwhia Community Board	Section 7(2)(c)(ii)	To protect information that is subject to an obligation of confidence, where release would be likely to prejudice the future supply of similar information and it is in the public interest that such information continues to be supplied.
Item PE8: Chief Executive Draft Key Performance Initiatives and Personal Development Plan for 2026/2027	Section 48(1)(a)	To protect the privacy of natural persons, including that of a deceased person, under section 7(2)(a).
Item PE9: Councillors’ survey as input for the Chief Executive annual performance review	Section 48(1)(a)	To protect the privacy of natural persons, including that of a deceased person, under section 7(2)(a).

4. Context | Horopaki

- 4.1. The Ōtorohanga District Council (ŌDC) is required under the Local Government Official Information and Meetings Act 1987 (LGOIMA) to conduct its meetings in an open and transparent manner, except where there is a lawful basis to exclude the public. Section 48(1)(a) of LGOIMA permits the exclusion of the public from parts of a meeting where there is good reason to withhold official information under section 7.
- 4.2. Public excluded agendas and minutes are not available to the public while the withholding ground applies. Where it is lawful and appropriate to do so, ŌDC may subsequently release information that is not confidential or that no longer requires protection. While there is a public interest in transparency of Council decision-making, that interest is met in part by recording the resolution in public and releasing non-confidential information where lawful and appropriate. In this instance, the need to protect confidential information for Item PE7 and privacy interests for Items PE8 and PE9 outweighs the public interest in public access to the full discussion.

5. Discussion | He kōrerorero

- 5.1. ŌDC must ensure that any decision to exclude the public is made transparently and with clear reference to the relevant legislative ground. Where information has been supplied in confidence, and where release would be likely to prejudice the future supply of similar information, exclusion may be necessary where it is in the public interest that such information continue to be supplied. Exclusion may also be necessary to protect the privacy of natural persons. therefore, items, the resolution therefore relies on section 7(2)(c)(ii) of LGOIMA for Item PE7 and section 7(2)(a) for Items PE8 and PE9. Any information that is not confidential and does not unreasonably prejudice privacy should be considered for release when it is lawful and appropriate to do so.

6. Strategic Considerations | Ngā whai whakaarotanga

Significance and engagement

- 6.1. Although exclusion of the public is a procedural matter, the reasons for exclusion should be clearly stated and any information that is not confidential should be made available as soon as practicable where lawful and appropriate. This approach supports public confidence in ŌDC's decision-making processes and is consistent with the principles of transparency and accountability under the Local Government Act 2002.

Mana whenua / Māori

- 6.2. ŌDC acknowledges its obligations to engage with mana whenua and Māori in decision-making processes. The subject matter of this report is procedural and does not require consultative or informative discussions with mana whenua/Māori.

Strategic alignment

- 6.3. This decision supports ŌDC's strategic objectives by ensuring governance processes are legally robust, compliant, and defensible. Excluding the public in this instance protects information supplied in confidence for Item PE7 and protects privacy interests for Items PE8 and PE9, supporting sound decision-making in accordance with LGOIMA.

Legal

- 6.4. The recommendation is made in accordance with section 48(1)(a) of the Local Government Official Information and Meetings Act 1987, relying on section 7(2)(c)(ii) to protect information that is subject to an obligation of confidence where release would be likely to prejudice the future supply of similar information and it is in the public interest that such information continue to be supplied for Item PE7, and section 7(2)(a) to protect the privacy of natural persons, including that of a deceased person, for Items PE8 and PE9. The report has also been prepared having regard to the decision-making requirements of the Local Government Act 2002.

Financial

- 6.5. There are no direct financial implications arising from the procedural decision to exclude the public.

Risk analysis

6.6. Excluding the public for these items reduces the risk of disclosing information supplied in confidence and of prejudicing the future supply of similar information to ŌDC in relation to Item PE7. It also reduces the risk of disclosing personal information in relation to Item PE8 and PE9. There is also a reputational risk if exclusion is not clearly justified or is perceived as unnecessary. That risk is mitigated by relying on the correct statutory ground for each item, clearly recording the reason for exclusion, and releasing any non-confidential information where lawful and appropriate.

7. Options analysis | Tātari Kōwhiringa

Options summary of considerations

	Option 1: Exclude the public for the entire items	Option 2: Exclude the public for part of the items	Option 3: Do not exclude the public
Summary	Full exclusion to protect confidential information for Item PE7 and privacy interests for Items PE8 and PE9.	Partial exclusion, with some discussion in public.	All discussion held in public.
Advantages	Provides the strongest protection against disclosure of information supplied in confidence and personal information and supports compliance with LGOIMA.	Balances transparency by allowing any non-confidential matters to be discussed publicly.	Maximum transparency.
Disadvantages	Limits public oversight of the discussion and may be perceived as reducing transparency. Care is still required to ensure any information released later does not disclose confidential information or personal information. Care is still required to ensure any information released later does not	There is a risk that confidential information or personal information may be inadvertently disclosed if the discussion is not tightly managed. Separating confidential and non-confidential content can be difficult in practice and may increase the risk of disclosing information that should be withheld.	Creates a risk of disclosing information supplied in confidence or personal information. May undermine confidence in providing similar information to ŌDC in future and may unreasonably prejudice personal privacy.

disclose information supplied in confidence.		
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Recommended option and rationale

7.1. Staff recommend Option 1: Exclude the public for the entire items. This provides the strongest protection for information supplied in confidence for Item PE7 and for privacy interests in Items PE8 and PE9, supports compliance with section 48(1)(a) of LGOIMA, and reduces the risk that release would prejudice the future supply of similar information or unreasonably prejudice personal privacy. Although this limits immediate transparency, ŌDC can consider releasing any non-confidential information after the meeting where it is lawful and appropriate to do so.

8. Appendices | Ngā āpitihanga

This report has no appendices. The confidential material relevant to the exclusion resolution is contained in the substantive reports and supporting material for Items PE7, PE8 and PE9.

Public excluded**Take matatapu**

Public excluded items must be supported by a resolution in accordance with section 48 of the Local Government Official Information and Meetings Act 1987.

Information considered in public excluded must be reviewed for release as soon as practicable in accordance with the Local Government Official Information and Meetings Act 1987.

#	Decision date	Resolution	Release date
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Closing prayer/reflection/words of wisdom**Karakia/huritao/whakatauki**

The Chairperson will invite a Member to provide the closing words and/or prayer/karakia.

Meeting closure**Katinga o te hui**

The Chairperson will declare the meeting closed.

Workshops**Hui awheawhe**

Workshops are held to discuss issues and provide direction. No decisions are made. Decisions will be made at a formal meeting.

1	Peter Stubbs and Kelvin French on CoLab	Open to the public
2	Monthly discussion with the Chief Executive	Public not permitted
3	Post weather event flood assessment – Te Miro in attendance	Public not permitted
4	Head Start proposal	Open to the public