

The future of Housing for the Elderly Rent Settings



Submission form September 2025

Mama noa iho te whakapa mai! **Making a submission is easy!**

You can also submit online at www.fndc.govt.nz/yoursay. Submitting online saves cost and time. If you need more space than is provided on this form, please feel free to write on extra pages. If you have extra information you would like council to consider, please attach it to your submission.

Please read through our Housing for the Elderly consultation document available on our website: www.fndc.govt.nz/yoursay or in paper versions at any of our service centres or libraries. Other supporting information is available on our website.

About you

First name (required) _____

Last name (required) _____

Organisation and position in organisation _____

(If applicable) _____

Your email (required) _____ Phone _____

Which ward do you live in? (Select 1 option)

- ☐ Te Hiku (North) ☐ Bay of Islands-Whangaroa (East)
☐ Kaikohe-Hokianga (West) ☐ Outside Far North

Would you like to be informed about future consultations via email?

- ☐ Yes ☐ No

PRIVACY STATEMENT

Anyone is invited to submit feedback on this consultation, whether as an individual or on behalf of an organisation, however, any submissions that are out of scope, offensive, inappropriate, or late may not be accepted by the council. You will be notified if your decision is not accepted and, where appropriate, invited to resubmit. Any submissions made become part of the public consultation process. The collection and use of personal information by the Far North District Council is regulated by the Privacy Act 2020. Please note that your submission or a summary of your submission will be treated as public information and may be published on the council's website and made available to elected members and members of the public as part of the consultation process. Your name and contact details (phone number, email) will only be used for administrative purposes – such as the council contacting you to update you on the outcome of this consultation and letting you know about future consultations.

- ☐ I have read the terms of this public consultation (required)

CONFIDENTIALITY

If you also wish your name to be treated as confidential, please confirm by ticking the box below. (NOTE: verbal submissions will be heard in an open Council meeting and cannot be treated as confidential).

- ☐ Please keep my name confidential

Please complete the question on the back

Background

The council currently owns 144 housing units for elderly residents across the Far North. With operating costs now exceeding the rental income, we're reviewing how rents are increased to ensure the housing remains financially sustainable, while continuing to support our elderly residents.

We're now asking for your feedback on the options we're considering. For more information about this consultation, please visit 'the future of Housing for the Elderly Rent Settings' consultation page on our website.

We're considering four options for the future of Housing for the Elderly Rent Settings*:

- **Option 1: Keep things as they are**
Rents increase annually in line with the Consumer Price Index (CPI), which is based on inflation.
- **Option 2: Link rent to a percentage of NZ Super** This approach would link rents to how much a person getting NZ Super receives with rents set as a percentage of that amount (for example, 25%, 28% or 30%).
- **Option 3: Align rent increases with operating costs**
Rents would be reviewed annually and increased/adjusted to meet actual forecasted operating costs*.
- **Option 4: Benchmark rents against market rates**
This approach will align rent with a percentage of the market value for the property (for example, 50%, 75% or 100% of the market value).

* **Operating costs** means costs such as insurance, grounds care, general repair and maintenance, and rates. This does not include costs to complete upgrades or refurbishments to the units.

More information including what the amounts could look like can be found in the Housing for the Elderly proposal document.

Question 1

Please rank the options in order of preference, with 1st being your preferred option and 4th being your least preferred option:

	1 st	2 nd	3 rd	4 th
Option 1 Keep things as they are – CPI increases	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Option 2 Link rent to a percentage of NZ Super	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Option 3 Align rent increases with actual operating costs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Option 4 Benchmark rents against market rates	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If rent was linked to a percentage of NZ Super (Option 2), what percentage do you feel would be fair to charge?

- ☐ 25% ☐ 28% ☐ 30% ☐ Elected members should decide ☐ Not sure

If rents were benchmarked against market rates (Option 4), what percentage do you feel would be fair to charge?

- ☐ 50% ☐ 75% ☐ 100% ☐ Elected members should decide ☐ Not sure

Question 2: Additional factors

The proposal also refers to an additional overlay that can be applied to each option. This would take into account unit size, location, condition and/or household type. This would mean that different rents could be charged to account for these differences.

Please select all factors that you think should be accounted for when considering rental amounts (select all that apply):

- ☐ Unit size (number of bedrooms) ☐ Unit location (where in the Far North)
- ☐ Unit condition (renovated vs non-renovated) ☐ Household type (single person or couples)
- ☐ None of the above ☐ Other (please explain) _____
-
-
-

Question 3

Would you like to share any further feedback on the options?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

SUBMISSIONS CLOSE 28 SEPTEMBER 2025



By post:
Submissions
Far North District Council
Private Bag 752
Kaikohe 0440



In person:
Hand it to any council
service centre, library or
iSite/information centre.



Scan it:
Scan and email to
submissions@fndc.govt.nz

Alternatively, you can request to share your feedback verbally by emailing us at submissions@fndc.govt.nz or by calling us on **0800 920 029**