

ANNUAL PLAN 2020/21



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ENGAGING OUR COMMUNITY ON OUR RATES 63



Pictured are Council's Elected Members and Senior Leadership Team (SLT).

1st row from left: Cllr Chaans Tumataroa-Clarke, Cllr Melissa Kaimoana, Mayor Craig Little, Cllr Denise Eaglesome-Karekare, Cllr Jeremy Harker
2nd row from left: Kimberley Tuapawa (SLT), Cllr Hine Flood (Dep. Mayor), Cllr Danika Goldsack, CEO Steven May, Gary Borg (SLT), Stephen Heath (SLT), Kitea Tipuna (SLT)

Kia ora koutou. Welcome to our Annual Plan 2020/2021. This document sets the budget and rates requirement for the year and is based on Year Three of our Long-Term Plan (LTP).

2020 has seen unprecedented challenges caused by COVID-19 and we must now position ourselves to rebuild in the wake of this virus.

We are tremendously proud of our community and its resilience during the Alert Level 4 and 3 lockdown periods, and the hundreds of people who worked to ensure our community was kept safe and well. We commend all those front-line staff, from health and supermarket workers, to emergency staff and cleaners, who all are playing a vital role in our recovery.

A special thanks to our Council staff who ensured there was no disruption to our essential services like Civil Defence, three waters, landfill, recycling and rubbish collection, roading, cemeteries, council owned open spaces, animal control and other services.

It is this infrastructure and provision of service that has formed the foundation to allow our community to navigate through a COVID-19 recovery.

Rates

We acknowledge that rates will be increasing, but the increase will be an average of 5%, as signalled in last year's Annual Plan, and in accordance with Council's Financial Strategy.

The rise is based on factors including the increased costs of key infrastructure projects and works like wastewater, roading, waste management and water piping. The costs for carrying out Council's business on behalf of the community is expected to increase and our obligation is to meet these increased costs through rates.

Council has worked hard to keep within the thresholds signalled in Year Three of the LTP to ensure that rates are as affordable as possible. This has not been an easy task due to the challenges created by COVID-19 with the long-term effects and impacts still uncertain.

In preparing the Wairoa District Council 2021-31 Long-Term Plan serious consideration will need to be given to the long-term sustainability of Council activities and service levels, particularly with the increasing requirement of mandated national legislation compliance costs and reporting requirements that Council, as a responsible entity, has to adhere to. This is particularly important around International Accreditation New Zealand (IANZ) water reporting.

Attracting people and employment to Wairoa remains a focus as more businesses and more ratepayers will soften future rate increases.

As there are no major differences between the Annual Plan and Year Three of the LTP, including the threshold for rates

increases, there is no requirement to consult in a formal way. However, Council is keen to share its information with the community and provide a chance for everyone to discuss the plan.

Externally funded projects

Wairoa District Council staff, through Central Government funding platforms, have brought millions of dollars into our local economy, which does not allow us to reduce rates but does allow us to transform and improve our district without impacting on rates. This funding will be allocated to projects which have been deferred or are unbudgeted for. With this funding injection, Council will be able to bring the projects forward without this being a burden on our ratepayers.

Through the Provincial Growth Fund (PGF), we have received a \$4.8 million cash injection to regenerate and revitalise the town centre creating a hub for new educational and employment pathways. We also received \$7.3 million for the Mahia East Coast Road sealing and an investigation into the Nuhaka/Opoutama road alignment.

Council secured thousands of dollars' worth of funding through the Tourism Infrastructure Fund for Mahia waste management facilities including operating and maintenance costs. We are now continuing to submit applications totalling millions of dollars to Central Government to bring additional economic growth into Wairoa post-pandemic.

We have local and regional projects that we believe will be shovel ready and help stimulate even further economic growth in our district.

Council has partnered with Tātau Tātau o Te Wairoa Trust, the Post-Settlement Governance Entity, to deliver Pākihi Ora, business wellness, to support Wairoa businesses in the wake of COVID-19.

We expect this upcoming year will be busy and challenging. We will continue to look for opportunities for Wairoa to prosper as a district, while we work hard to maintain levels of service and increase efficiencies in an affordable way.

Other Information

We welcome your feedback and encourage you to visit our website for further information.

🌐 www.wairoadc.govt.nz

C Little
Mayor Craig Little

S.M
CEO Steven May

TE ARONGA RAUTAKI

STRATEGIC DIRECTION



OUR MISSION

The Wairoa District Council exists so that residents and visitors alike can enjoy the community in which they live and visit, supported by local decision-making to promote the social, economic, environmental and cultural well-being of the Wairoa District in the present and for the future.



OUR VISION

- Connected Communities
- Desirable Lifestyles
- Treasured Environments



COMMUNITY OUTCOMES

Economic wellbeing

1. A strong, prosperous and thriving economy
2. A safe and integrated infrastructure

Social and cultural wellbeing

3. A community that values and promotes its culture and heritage
4. Safe and accessible recreational facilities
5. Supportive, caring and valued communities

6. Strong district leadership and a sense of belonging

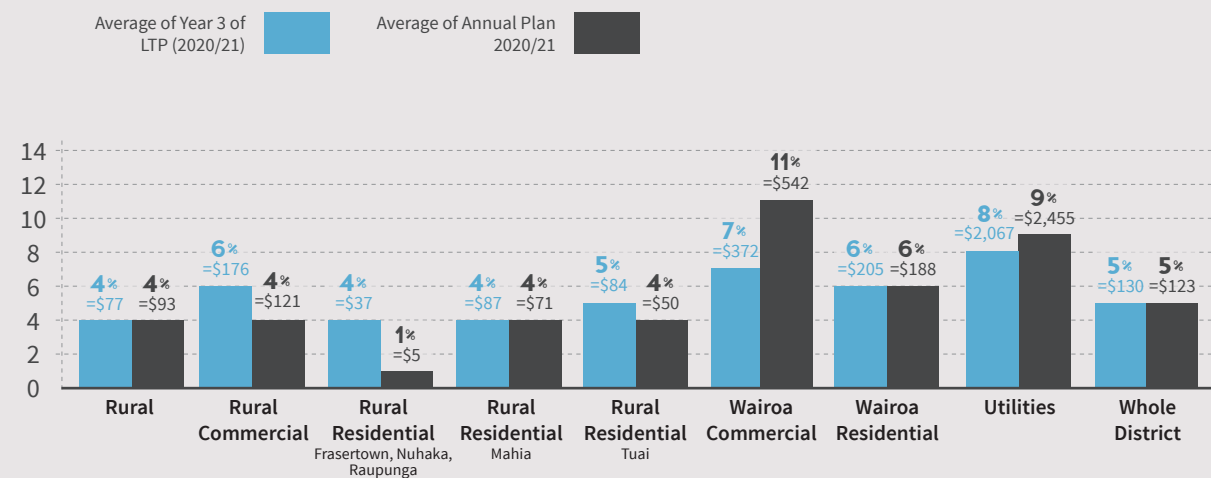
Environmental wellbeing

7. A safe and secure community
8. A lifetime of good health, education and wellbeing
9. An environment that is appreciated, protected and sustained for future generations.

ANNUAL PLAN RATES INCREASE

The average rates increase for 2020/21 is 5%. However, Council's activities are rated in a variety of ways and with a large number of differentials. Therefore, individual ratepayers will be affected differently depending on the value, location and type of property they own.

The rates are calculated based on Council's Revenue and Financing Policy¹ provisions. The graph below shows the average proposed rates increase for 2020/21 by sector compared with the average proposed rates increase for Year 3 (2020/21) of the LTP.²



Note: All percentages & figures have been rounded to the nearest whole figure.

¹ To learn more about Council's Revenue & Financing Policy, please refer to p. 210 of the LTP 2018-28.

² To learn more about rates and how Council makes its decisions on funding and expenditure, please refer to Council's Financial Strategy on pp. 12-26 of the LTP.

HE AHA NGĀ ĀHUATANGA O Ō AKE TĀKE

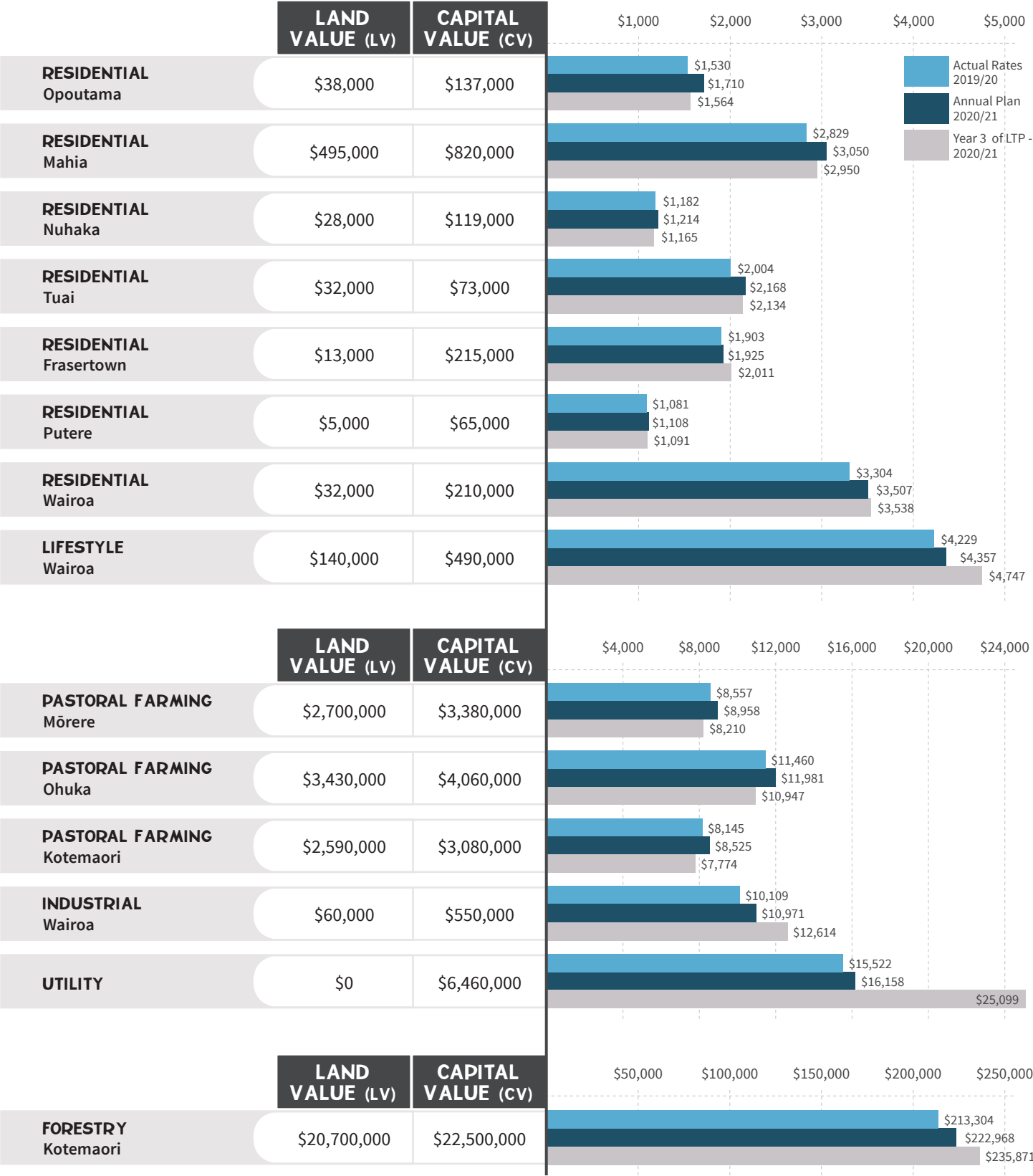
WHAT MAKES UP YOUR RATES

RATE TYPE	FUNDS	BASED ON	
DRAINAGE (land value)	Stormwater activity	Where land is, and the provision of this service to it. Fixed amounts for units in the Wairoa and Mahia townships.	2.71%
GENERAL RATE (uniform basis, targeted)	Airport, part of Environmental Health, the Camping Ground.	Where land is, what it is used for and its land value	2.02%
RECREATION (capital value, targeted)	Parks and reserves activity	Where land is, what it is used for and its capital value.	8.75%
ROADING (roading activity)	Roading activity	Where the land is, what it is used for and its land value.	20.40%
SERVICES (capital value, targeted)	Regulatory services, cemeteries, community halls, parking, some economic development, community support and visitor information costs	Where land is, what it is used for and its capital value.	13.13%
SEWERAGE (uniform basis, targeted)	Wastewater activity	Where land is, and the provision of this service to it.	10.27%
WASTE MANAGEMENT (targeted)	Waste management activity.	Where land is and the provision of this service to it. Fixed amounts for units in the Wairoa township and rural areas.	9.15%
WASTEWATER SCHEMES (targeted)	Repayment of the Capital Funding for the Mahia and Opoutama wastewater schemes.		0.70%
WATER SUPPLY (fixed charge, targeted)	Water supply activities in Wairoa, Frasertown, Mahanga and Tuai.	Where land is, and the provision of this service to it.	9.23%
UNIFORM ANNUAL GENERAL CHARGE (UAGC)	Community representation, Māori liaison, Property, the Library, the Community Centre, and some economic development, community support and visitor information costs.	A fixed amount per rating unit throughout the District.	23.64%

HE ĀHUATANGA TĪPAKO

SAMPLE PROPERTIES

The graph below shows details for a few selected sample properties from different rating categories throughout the Wairoa District. For each of these the graph shows the actual rates for the year 2019/20, the proposed 2020/21 rates in the Annual Plan and the forecast 2020/21 rates in year 3 of the LTP.



Note: To learn more about these key activity groups, what the Council does and why they do it, and how these activities contribute to the Wairoa community, refer to pp. 42-156 of the LTP

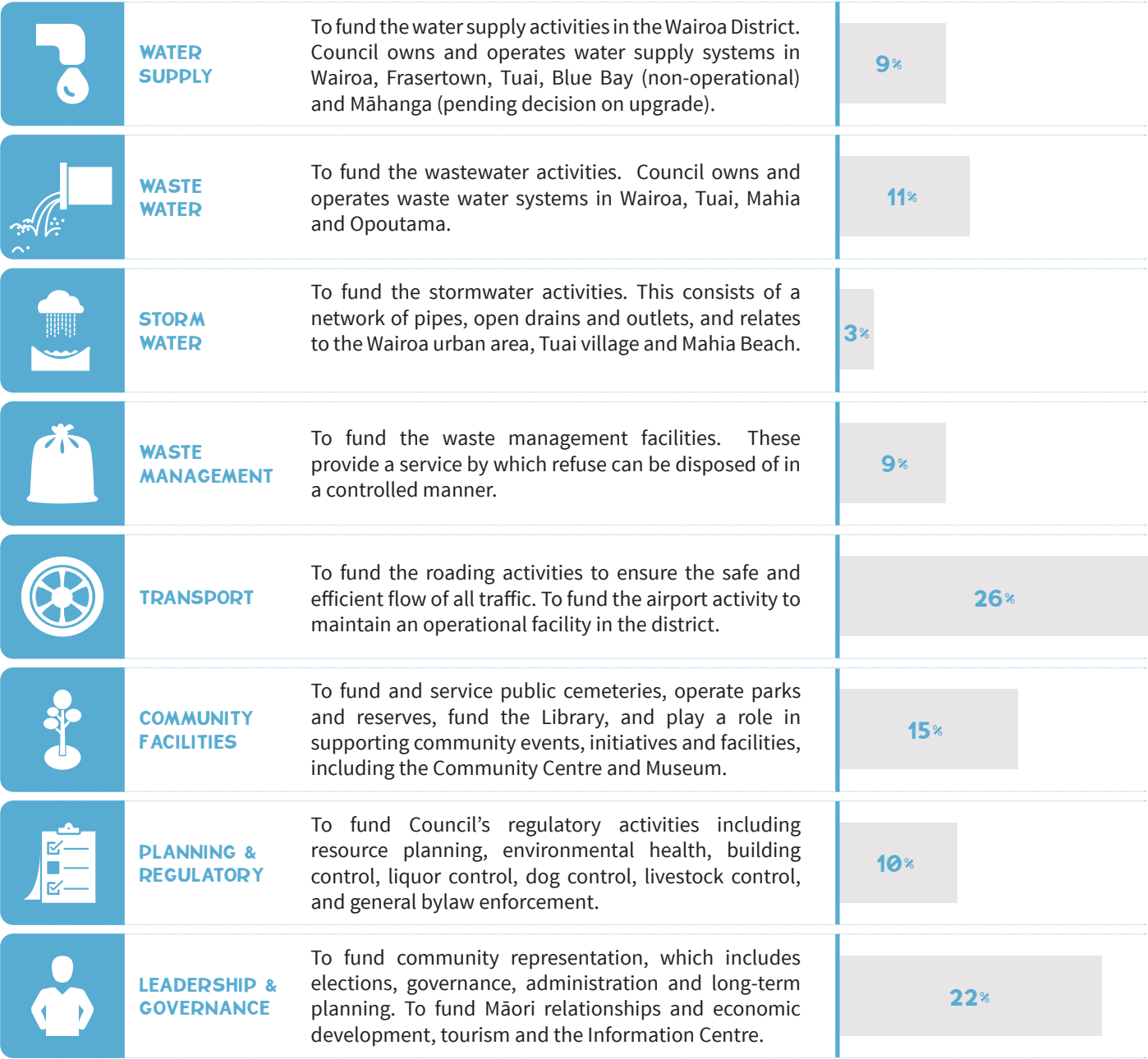
TE PŪTAKE PĀRONGO MŌ TE TĀKE

RATING BASE INFORMATION

As at 30 June 2019	All Rating Units
Number of Rating Units	7,207
Capital Value of Rating Units	\$2,431,416,250
Land Value of Rating Units	\$1,552,474,000

KA HAERE ŌU TĀKE KI HEA

WHERE YOUR RATES GO



Note: The above rates percentages add up to 105% because Corporate Functions, which has been excluded from this list, has negative rates due to forecast property sales.

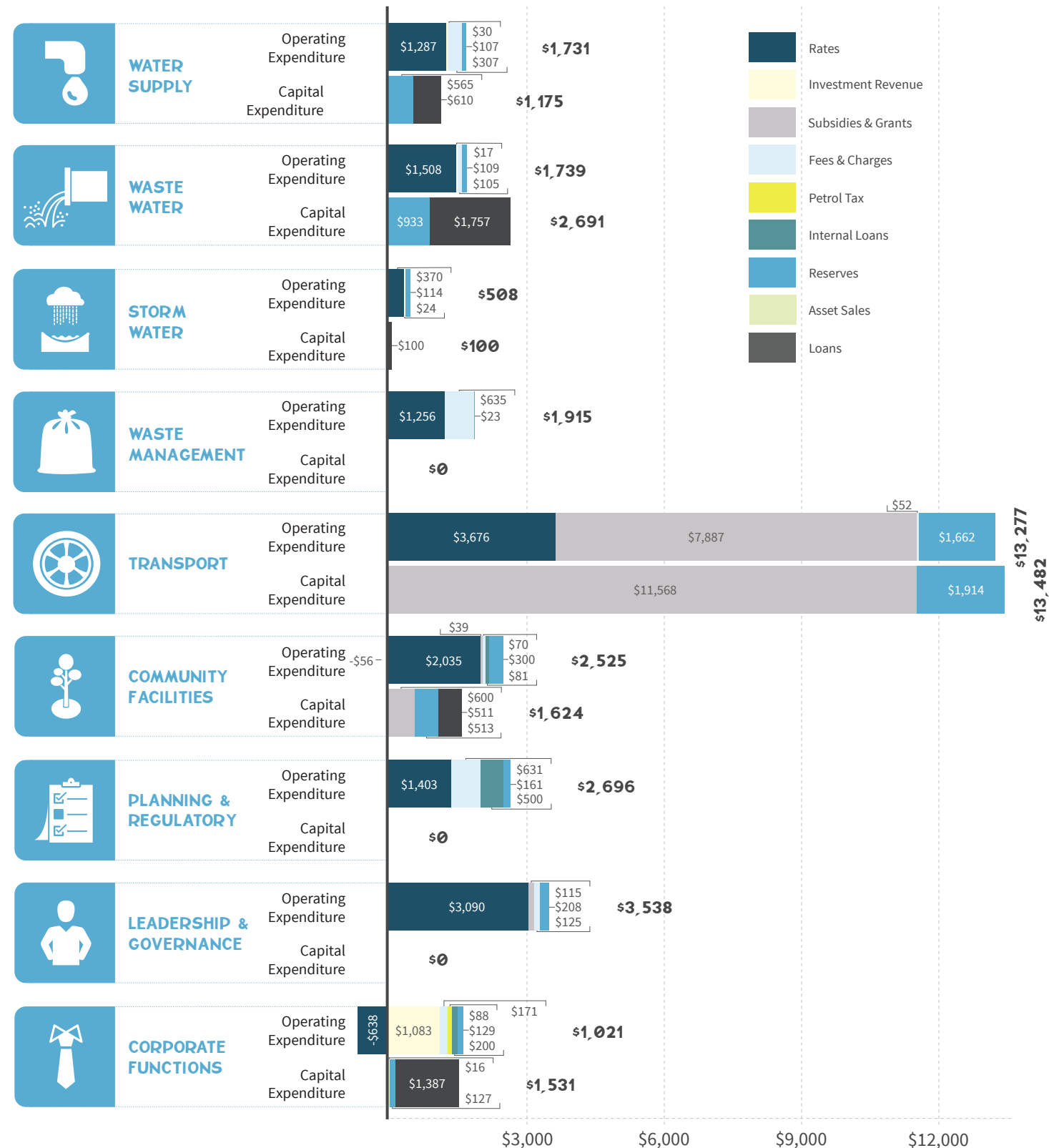
TE UTU WHAKAHAERE MĀ TE WHAKAPAUNGA UTU

OPERATING EXPENDITURE VS. CAPITAL EXPENDITURE (\$'000)

The following information outlines what Council plans to spend for each activity group over the year and how it will be funded. 'Reserves' are Council's depreciation reserves that are part of what is rated for each year in order to have money set aside to fund our infrastructure replacements. Council also uses these reserves instead of getting external loans for other projects.

The graph below shows total operating and capital expenditure for each of Council's activity groups. For each of these the graph shows the amount Council plans to receive via various funding sources. Amounts are in \$ thousands.

Note: To learn more about how key activity groups are funded, refer to pp. 42-156 of the LTP.



Ā MĀTAU WHAKAAROTAU

OUR PRIORITY AREAS

	1	2	3	4	5	6	7	8	9	Significant Initiatives
WATER SUPPLY	★				★		★	★	★	Three Waters Review, River Parade Pipe Re-alignment, Water Mains Bridge Crossing, Re-alignment of Raw Water Intake Pipe, Blue Bay Water Supply, Māhanga Water Supply
WASTEWATER	★		★		★		★	★	★	Wastewater Discharge Consent
STORMWATER	★	★		★	★		★	★	★	
WASTE MANAGEMENT	★	★	★	★	★		★		★	
TRANSPORT	★	★	★	★	★	★	★	★	★	Structural Bridge Repairs, State Highway 38 Maintenance, Dust Impact, Roding (Emergency Works & Reinstatement), LED Street Light Conversion, Bridge Strengthening, Re-alignment of Nuhaka River Road, Replacement of Patangata Bridge, Nuhaka-Opoutama Alternative Route Investigation, Rangatahi Dropout Repair, Mahia East Coast Road Traction Sealing
COMMUNITY FACILITIES		★	★	★	★		★	★	★	Library & Archives Re-development CBD Upgrade
PLANNING & REGULATORY	★		★	★	★		★	★	★	
LEADERSHIP & GOVERNANCE	★	★	★	★	★	★	★	★	★	
CORPORATE FUNCTIONS	★	★	★		★		★	★	★	Installation of Ventilation Systems in Pensioner Housing

ECONOMIC WELLBEING

- 1 A strong, prosperous & thriving economy
- 2 A safe & integrated infrastructure


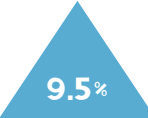
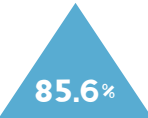

SOCIAL & CULTURAL WELLBEING

- 3 A community that values and promotes its culture & heritage
- 4 Safe and accessible recreational facilities
- 5 Supportive, caring & valued communities
- 6 Strong district leadership & a sense of belonging

ENVIRONMENTAL WELLBEING

- 7 A safe and secure community
- 8 A lifetime of good health, education and wellbeing
- 9 An environment that is appreciated, protected and sustained for future generations.

KEY CHANGES

		Main Reasons for Change
	Rates Revenue Has stayed the same as forecast for Year 3 of the 2018-28 LTP.	<p>Despite escalating costs in core infrastructure Council has maintained a rates increase within the threshold of 5% set by its Financial Strategy. Total rates revenue will be almost exactly the same as that forecast in year 3 of the LTP.</p> <p>This has been achieved by:</p> <ul style="list-style-type: none">• reducing the amount rated for depreciation• reducing some discretionary operating budgets• increasing anticipated subsidy revenue• offsetting expected revenue from asset sales against rates <p>Council must balance the cost of delivering service levels against affordability. This is a short term remedy that would not be sustainable in the long term. Council will look to address this deficit and any service level considerations in preparing its LTP 2021-31.</p>
	Operating Expenditure Up to \$28.9 million from the forecast \$26.4 million.	<p>Operating Costs are forecast to be \$2.5 million higher than anticipated in the LTP. Of this, \$2 million is the result of increases in the costs of road maintenance. \$0.2 million relates to the inclusion of the Gaiety Theatre and investments in Economic Development being Council's contributions to projects supported by the Provincial Growth Fund.</p> <p>All of the above are partially offset by increases in revenue from subsidies and fees and charges.</p> <p>Increasing consent compliance and monitoring costs mean that Wastewater costs are \$0.5m higher than forecast in the LTP.</p> <p>Regulatory costs are \$0.5m higher than forecast in the LTP, partly due to differences in the way costs are spread with the district plan. Increased resources have also been applied to consent processing and bylaw enforcement to improve throughput and these costs are partly recovered through fees and charges.</p> <p>\$0.5 million relates to increases in waste management costs, a matter that Council consulted on in 2018.</p> <p>Water supply, property management and other corporate expenses are forecast to be \$1.2 lower than anticipated in the LTP.</p>
	Capital Expenditure Up to \$20.6 million from the forecast \$11.1 million.	<p>Total capital expenditure will be \$20.6 million, compared to \$11.1 million in the LTP.</p> <ul style="list-style-type: none">• The main differences versus the LTP are as follows:• \$1.9 million combined on Library and Archives building upgrades that have been rephased to coincide with the PGF supported Te Wairoa e Whanake development project and the Regional Digital Hub.• Expenditure on roads is forecast to be \$13.5 million compared to \$7.6 million in the LTP. This additional amount includes the continuing Bridge Strengthening programme, approved by NZTA and Mahia East Coast Road Traction Sealing and Nuhaka Road Realignment, both of which are funded through the PGF.• Expenditure in wastewater will be \$0.7m higher than forecast in the LTP, largely related to phasing of the treatment consenting programme.• Work will be reprioritised in the Water Supply Activity to enable urgent work to improve the protection of the Wairoa River intake and Carroll Street pipe crossings.
	Balance Sheet & Liquidity Borrowings up to \$10.9 million from \$9.2 million.	<p>Borrowings will be \$1.7 million higher than forecast in the LTP due to the acceleration of projects that were forecast for later years as well as Council's contribution to PGF partnered projects. This is reflected in Non-Current Assets being \$2 million higher.</p>

NGĀ KAUPAPA
HIRANGA

SIGNIFICANT
INITIATIVES

1 | THREE WATERS REVIEW

Background:
The New Zealand Government is reforming how drinking water, wastewater and stormwater (three waters) services are delivered across New Zealand. The reforms began in response to the issues identified following the Havelock North drinking water contamination in 2016.

These reforms will have significant implications and challenges for three waters service delivery and councils across the country will need to adapt their approaches to meet the new requirements. The Government has stated “for many smaller councils, there is no clear way forward given the scale of the challenges”.

Here in Hawke’s Bay, this means change is needed, which requires decisions about how to make sure everyone benefits, and how we make those changes affordable. Achieving the outcome Government wants for our communities will require every council to make substantial investments in infrastructure, systems and people.

All of Hawke’s Bay’s councils share the challenges of achieving community affordability at the same time as meeting growing demand, developing resilience and improving the performance of three waters services.

That’s why the five councils of Hawke’s Bay have come together to see whether there are benefits in developing a region-wide solution.

Update:
Central Hawke’s Bay District Council, Hastings District Council, Hawke’s Bay Regional Council, Napier City Council and Wairoa District Council, are working together to review the current and potential three waters (drinking water, wastewater and stormwater) service delivery options for Hawke’s Bay, Te Matau-a-Māui. The Review aligns with all five councils’ shared strategic priority for 2019 to 2022 – water safety, security and planning – agreed by the Hawke’s Bay Leaders Forum in November 2019.

We are investigating whether there are benefits to developing a region-wide solution to the way we manage drinking, waste and stormwater services (three waters). The Review will help us address current and future challenges for the delivery of drinking water, wastewater and stormwater services and to prepare for likely new central government regulations.

The aim is to come up with a regional solution that continues to deliver three waters services that are safe, reliable and resilient; affordable and effective and support our urban and rural communities. We want future water services that build enduring capacity and capability, through a model that enables a meaningful role for Māori. Importantly, we want a solution that that has the significance (or mauri) of water at its heart.

This is our opportunity to design an approach that works for all of Hawke’s Bay, with everyone having a say. We will be asking the public to help us make this important decision.



Cost & Funding Source:
The Hawkes Bay Councils have Government support and funding of \$1.55 million to do this work.




For more information visit:
www.hb3waters.nz


2 | STRUCTURAL BRIDGE REPAIRS

Background:
Bridges are an important part of our infrastructure, so need to be kept in good condition. Council allocated funding over three years to carry out structural repairs on bridges in the district. This work coincides with the bridge strengthening activity.

Update:
Two structural bridge contracts were released over 2018/19 and 2019/20. These are on key bridges which require the most work, as identified through regular bridge inspections and assessments from engineers.



Cost:
\$500,000 per annum




Funding Source:
25% rates
75% NZTA subsidy


3 | STATE HIGHWAY 38 MAINTENANCE

Background:
In 2015, NZTA delegated maintenance of the unsealed sections of State Highway 38 to Council. This arrangement is ongoing and is 100% funded by the NZTA through their maintenance and operations budgets. Ongoing budget reviews ensure that this key route is maintained at the appropriate level.

Update:
Ongoing maintenance of the unsealed sections of SH38 is undertaken by contractors engaged by Council, QRS and Fulton Hogan. The majority of maintenance is undertaken by QRS and this has been included in their contract as of March 2019. This allows QRS to include it in their routine maintenance programme, ensuring that it meets all requirements for a state highway.



Cost:
\$1.3M




Funding Source:
100% NZTA


4 | DUST IMPACT

Background:
The impacts of land use changes and forestry harvesting cycles on our rural roads, and especially unsealed roads, presents an ongoing issue for residents. Council funds work to mitigate and reduce these impacts. It does not include resealing.

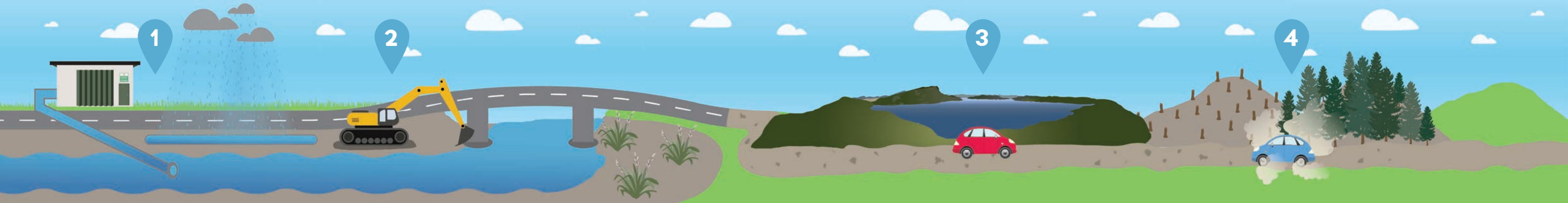
Update:
During 2019/20, new types of dust suppressants have been trialled in three locations. Two seal sites, located at Waihua Valley Road and Te Pairu Road had been programmed for work, but due to COVID-19 restricted had to be deferred. As lockdown restrictions were lifted, these projects have since been completed. The Unsealed Road Dust Mitigation policy was adopted by Council which allows residents to contribute to the dust treatments, in order to accelerate the process.



Cost:
\$125,000




Funding Source:
25% Rates
75% NZTA subsidy




5 | ROADING (EMERGENCY WORKS & REINSTATEMENT)

Background:
Each year, natural events impact on our transport system. To recover from these events an assessment of the repair work required is undertaken and budgeted for. The scope of recovery work ranges from cleaning up slips and debris, to construction of retaining walls and reinstating roads and access for communities.

Update:
During September 2018, the district was subjected to a high intensity rainfall event. As a result, the district’s road system was severely impacted, with a number of road closures due to washouts and slips. Council has since released four flood-damage contracts which focus on repairing dropouts around the district. More are set to be released in order to complete the outstanding work.


**Cost:**
\$4.5M


**Funding Source:**
75-95% NZTA subsidy
5-25% reserves & loan

6 | LED STREET LIGHT CONVERSION

Background:
Council has committed to carrying out streetlight renewals by replacing current lamps with LEDs. This work will take three years. This initiative supports road user safety, and the technology is more energy-efficient. This project will support Council to be able to reach a ‘dark sky reserve’ status, thus opening the opportunity for further external funding.

Update:
Council has purchased the lights and therefore remaining costs will relate to installation. Council is working through a procurement process to secure a suitable contractor. With NZTA subsidising the cost and the lights having an expected life of 15 years or more, operational costs to ratepayers will be minimal.

**Cost:**
\$150,000 per annum

**Funding Source:**
25% rates
75% NZTA subsidy

7 | LIBRARY & ARCHIVES RE-DEVELOPMENT

Background:
Council has recognised the need to redevelop both the Library and Archives buildings. The proposal is to combine these projects into a single facility that houses the Library, Archives and Regional Digital Hub. It will provide a modern purpose-built space to accommodate the growing needs of our community, improving access to information, literature, heritage and cultural resources while ensuring the safe storage of our archival collection. It aims to deliver an environment rich with social, cultural, education and recreational activities for everyone.


**Cost:**
\$2.5M


**Funding Source:**
Library
\$400,000 loan
\$600,000 external grant
Archives
\$1M loan (Additional external funding sought)

8 | CBD UPGRADE

Background:
Council identified the regeneration of the CBD as a top priority for investment in the district and approved \$200,000 in the 2017-18 budget for CBD enhancement. Through the PGF process, the main street initiative “Te Wairoa E Whanake” was developed to stimulate economic development and regenerate the town centre of Wairoa.
A \$4.8 million investment grant was approved in 2019. Redeveloping the burnt out building site (Gemmell’s building) and purchasing the Winter’s building were key aspects of the redevelopment and both sites were purchased by Council in January 2020.

Update:
Stage One is underway with community feedback, design work, building reports, and the business case all being progressed. Asbestos removal and demolition work will begin August 2020.

**Cost:**
\$4.8M

**Funding Source:**
100% PGF Grant

9 | VENTILATION SYSTEMS IN PENSIONER HOUSING


Background:
This is a planned installation of passive ventilation systems in pensioner flats. By circulating air, these units will ensure a safer and dryer living environment for tenants.


**Cost:**
\$80,000

**Funding Source:**
Loan

10 | BRIDGE STRENGTHENING

Background:
Council is currently carrying out strengthening work on a number of bridges across the district, but many more require work. A bridge strengthening programme was endorsed to improve the resilience of our road network, in response to legislative changes. This programme is providing economic benefits for current and future land use in the district. It includes accommodating increased dimension High Productivity Motor Vehicles (HPMV) on our roads.
Update:
In the last two years, Council has made progress with the bridge strengthening programme. A number of capacity assessments have been completed. Some designs have been completed and others are ongoing. Council has released contracts which means that physical works have begun. This work has been increased and supported financially by Council securing a \$2.2m PGF grant which assesses and strengthens up to 20 bridges on key HPMV routes.

**Cost:**
\$2.1M


**Funding Source:**
54% NZTA subsidy
18% rates
28% PGF grant




11 | RE-ALIGNMENT OF NUHAKA RIVER ROAD

Background:
A historic land movement finally took out a section of Nuhaka River Road about eight years ago. Since then there has been limited access to residents and the Nuhaka community. Temporary tracks have been installed over the years, but Council has not had the funds to invest in a permanent solution.

Update:
Council is planning to realign Nuhaka River Road to address the natural landslide which has caused access issues for many years.




Cost:
\$750,000




Funding Source:
100% PGF grant

12 | RIVER PARADE PIPE RE-ALIGNMENT

Background:
The riverbank on Carroll Street has become unstable due to erosion. Council’s water main would need to be relocated to avoid the risk of it falling into the river. Planning and investigations are underway.




Cost:
Included in Water Mains Bridge Crossing




Funding Source:
Included in Water Mains Bridge Crossing

13 | WATER MAINS BRIDGE CROSSING

Background:
A study which analysed the condition of our water main bridge crossings found them to be in poor condition and overdue for maintenance and/or replacement. Planning and investigations are underway.



Cost:
\$0.5M



Funding Source:
Reserves

14 | RE-ALIGNMENT OF RAW WATER INTAKE PIPE

Background:
The raw water intake pipe runs along the bank of the Waiau River. Due to erosion and storm events, there is a risk that this could fail, which would result in a lack of water for Wairoa and Frasertown. Planning and investigations are underway.



Cost:
\$0.6M




Funding Source:
Loan


15 | REPLACEMENT OF PATANGATA BRIDGE

Background:
On routine inspection in 2018 the bridge was found to have structural issues. A temporary repair was completed but in late 2019 further issues were identified, so Council restricted access as a health and safety precaution. Work has been done to establish funding avenues with options presented to Council.

Update:
Council is planning to replace the entire Patangata bridge at Whakaki.



Cost:
\$750,000




Funding Source:
100% PGF grant


16 | WASTEWATER DISCHARGE CONSENT

Background:
Council’s wastewater discharge consent expired in 2019. A new consent application was lodged with Hawke’s Bay Regional Council in 2018. It was based on a best practicable option package involving the modification of the existing wastewater facilities, the transition to a land-based discharge, and a network renewals commitment. It also includes a commitment to the river health partnership strategy. It is one of the most significant infrastructure projects Wairoa has seen in 30 years.

Update:
Consultation with the community is ongoing, with hearings being held and feedback being received.



Cost:
\$0.2M Resource consent
\$2.3M Post consent approval for best practicable option works



Funding Source:
Loan



17 | NUHAKA - OPOUTAMA ALTERNATIVE ROUTE

Background:

In December 2019, an application to the PGF was made seeking \$300,000 to carry out an assessment of alternative routes/current route as a basis for future funding for the Nuhaka-Opoutama Road. This application emphasised the importance of the link between Nuhaka and the Mahia area.

Update:

A local consultant has been employed to complete this assessment. This is likely to extend into 2020/21.



Cost:
\$300,000 over two years



Funding Source:
100% PGF grant

18 | BLUE BAY WATER SUPPLY

Background:

The Blue Bay water supply does not meet the current New Zealand Drinking-water Standards (NZDWS). Council inherited the responsibility for the supply after previous owners were placed in receivership. Council had planned to upgrade this supply, however found that the costs to do so would be significantly higher due to changes in the 3-waters space and to NZDWS. Studies show that the water supply bore is in the plume of the wastewater.

Update:

Council has engaged with the community and highlighted the key challenges. The water supply is not currently active and work has been put on hold due to the risk to public health, and due to costs to upgrade being higher than expected. Current residents have installed water supply tanks.



Cost:
No activity planned



Funding Source:
No activity planned

19 | MĀHANGA WATER SUPPLY

Background:

The Mahanga water supply does not meet the current NZDWS. Council had allocated \$235,000 to upgrade the treatment of this supply, however there are significant challenges to delivering long term safe drinking water to this community. If the supply was upgraded, the costs would be significantly higher due to changes in the 3-waters space and to NZDWS.

Update:

The costs to upgrade this system are significantly higher than estimated. Council has met with the community and highlighted the key challenges. There have been some delays due to COVID-19, however Council is in the process of considering holding a referendum where the community can decide on an outcome.



Cost:
No budget, referendum



Funding Source:
No budget, referendum

20 | RANGATAHI DROPOUT REPAIR

Background:

On the Mahia East Coast Road, an old crib wall which had failed and caused a part of the road to drop away, resulted in an unsafe stretch of road. In 2019, a Bailey Bridge was installed to reduce the risk and improve safety, but this was only a short term solution.

Update:

Council is planning to repair the Rangatahi dropout, so that the Bailey Bridge can be removed and access along the Mahia East Coast road can be reinstated.



Cost:
\$1M over two years



Funding Source:
100% PGF grant

21 | MAHIA EAST COAST ROAD TRACTION SEALING

Background:

In December 2019, an application to PGF was made in the order of \$7m, to seal 12.5km of unsealed road on Mahia East Coast Road. This application was focused on ensuring safety of the Mahia community, tourists, and commercial businesses for the years to come.

Update:

A unique procurement strategy was implemented, in order to engage our local contractors to carry out this work. This supports the key principle of PGF around local employment. Works have started and will continue into 2020/21.



Cost:
\$7M over two years



Funding Source:
100% PGF grant



TE MATAPAE PUAKANGA MŌ TE MAHERE-A-TAU

ANNUAL PLAN DISCLOSURE STATEMENT

ANNUAL PLAN DISCLOSURE STATEMENT FOR YEAR ENDING 30 JUNE 2021

WHAT IS THE PURPOSE OF THIS STATEMENT?

The purpose of this statement is to disclose the Council’s planned financial performance in relation to various benchmarks to enable the assessment of whether the 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). Please refer to the regulations for more information, including definitions of some of the terms used in this statement.

	Policy Limit	Planned	Met
Rates Affordability Benchmark ¹			
Revenue	60% of operating expenses	48%	Yes
Revenue	70% of total revenue	36%	Yes
Increases	5% per annum	5%	Yes
Debt Affordability Benchmark ²	Borrowings not more than total revenue	29%	Yes
Balanced Budget Benchmark ³	100%	96%	No
Essential Services Benchmark ⁴	100%	228%	Yes
Debt Servicing Benchmark ⁵	15%	4.7%	Yes

¹ Rates Affordability Benchmark

- For this benchmark,
 - the Council’s planned rates income for the year is compared with 60% of operating costs and 70% of total revenue 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 5% 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.

² Debt Affordability Benchmark

- For this benchmark, the Council’s planned borrowing is compared with borrowings of no more than total revenue 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 its quantified limit on borrowing.

³ 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.

⁴ Essential services benchmark

- For this benchmark, the Council’s planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.
- 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.

⁵ Debt servicing benchmark

- 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).
- 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 15% of its planned rates revenue.

TE PĀRONGO PŪTEA

FINANCIAL INFORMATION

TE MĀRAMATANGA O TĀ TE KAUNIHERA PŪRONGO PŪTEA

UNDERSTANDING COUNCIL'S FINANCIAL STATEMENTS

The following descriptions have been provided to help explain what Council's Financial Statements are about. Please read these alongside the relevant statements. For further information, please contact Council.

☎ 06 838 7309

✉ info@wairoadc.govt.nz

🌐 www.wairoadc.govt.nz

Prospective Statement of Financial Position

This is Council's Balance Sheet and shows its financial position as at the end of the 2020/21 financial year. Council's financial position is determined by subtracting the value of all its liabilities, or what it owes, from all its assets, or what it owns. Council's assets include items such as cash and property, and its liabilities include items such as creditors and loans. The result is represented as equity and describes in financial terms what the Council is 'worth'. Due to the high investment in infrastructure, like roads and water networks, the value of Council's assets are significantly more than its liabilities and so its equity is substantial.

Prospective Statement of Comprehensive Revenue and Expense

This is Council's Income Statement and shows how much total revenue or income Council plans to receive in the 2020/21 financial year versus how much it has to spend on running costs. Council's financial performance is determined by subtracting the value of its expenses or 'what it costs to run Council' from its total income. The result is represented as a net amount and in this case, a net surplus. However, this is because the revenue includes additional capital subsidies from the NZTA and the Provincial Growth Fund (PGF). This money is spent on assets, as shown in the Capital Plan.

Prospective Statement of Financial Performance

This is Council's Operating Income Statement and shows how much operating revenue or income Council plans to receive in the 2020/21 financial year versus how much it has to spend. This income is displayed by activity and expenditure by type. Council's expenditure exceeds its operating income, and the balance is made up through funding from reserves and in specific one-off cases by loans.

Prospective Statement of Changes in Equity

This statement shows the changes to Council's equity or 'worth'. The change is represented by the difference in equity at the start of the 2020/21 financial year versus the end. The equity at the end of the 2020/21 year is determined by adding the net surplus from Council's Income Statement to the value of Council's equity at the beginning of the 2020/21 financial year. Equity is divided into 3 components:

1. Ratepayer Equity is the total of all operating surpluses and deficits since Council began
2. Special Funds represent amounts accumulated and held for specific purposes, such as township development and

asset renewals. When these funds are used or topped up there are transfers between Ratepayer Equity and Special Funds.

3. The Revaluation Reserve reflects changes in the value of infrastructure and reflect the current cost of replacing assets that were built years ago. Council road and 3 waters assets are revalued every 3 years.

In the Annual Plan Council's equity increases due to the assets it will create from the capital subsidies described in Prospective Statement of Financial Performance above.

Prospective Statement of Cash Flows

This statement shows the flow of cash within Council's operating, investing and financing activities in the 2020/21 financial year. Council's cash at the end of the 2020/21 financial year is determined by subtracting the cash that flows out (is applied) from the cash that flows in (is received). Council's inflows of cash include rates and investment income, and its outflows of cash include payments to suppliers and loan repayments.

Funding Impact Statements

These statements set out Council's sources of operating and capital funding to be used for the 2020/21 financial year, and how this funding is to be applied. Council's sources of operating funding include items such as fees and charges, and its applications of operating funding include items such as payments to staff and suppliers.

Council's sources of capital funding include items such as subsidies and grants for capital expenditure, and its applications of capital funding include capital expenditure to improve levels of service or replace existing assets. The difference between the value of total capital funding and application of this funding is the amount that Council needs to fund from rating for depreciation, both in the current year and from reserves which have built up over several years. These statements do not include depreciation. This is because it is a non-cash item. Included in this Annual Plan is a Whole of Council Funding Impact Statement, which provides combined totals of all Council's sources of operating and capital sources of funding and application, and activity-level funding impact statements which separates this information into Council's key activity groups such as water supply and waste management.

Capital Plan

This statement provides an outline of the capital-funded projects Council plans to undertake in the 2020/21 financial year. Funding is obtained through loans, reserves, subsidies or the sale of assets. In most cases project work is carried out on infrastructural assets to improve levels of service, meet additional demand, or replace or renew existing assets. Projects include the replacement of water supply valves and upgrades to footpaths. The value of this capital expenditure is also reflected in the Funding Impact Statement and in the Statement of Financial Position.

PROSPECTIVE STATEMENT OF COMPREHENSIVE
REVENUE & EXPENSE (WHOLE COUNCIL)

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000	Variance to Long Term Plan 2020/21 \$000
Revenue				
Rates	13,325	13,959	13,987	28
Subsidies and grants	16,833	11,996	20,211	8,215
Petrol tax	87	88	88	-
Fees and charges	1,971	1,826	2,096	270
Investment income	1,127	619	1,154	535
Total revenue	33,343	28,488	37,536	9,048
Expense				
Water supply	2,140	2,198	1,731	(467)
Stormwater	554	493	507	14
Wastewater	1,458	1,648	1,739	91
Solid waste	1,752	1,428	1,915	487
Transport	13,587	11,085	13,277	2,192
Community facilities	2,438	2,398	2,525	127
Planning & regulatory	2,081	2,186	2,696	510
Leadership & governance	3,601	2,818	3,538	720
Corporate	1,285	2,159	1,021	(1,138)
Total expense	28,895	26,413	28,949	2,536
Net Surplus (deficit) on operations	4,448	2,075	8,587	6,512
Taxation	-	-	-	-
Net Surplus (deficit) after taxation	4,448	2,075	8,587	6,512
Other comprehensive income				
Increase (decrease) in revaluation reserve	15,073	-	-	-
Increase (decrease) in AFS reserve	-	-	-	-
Total comprehensive revenue and expense	19,521	2,075	8,587	6,512

PROSPECTIVE STATEMENT OF FINANCIAL PERFORMANCE
(WHOLE COUNCIL)

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000	Variance to Long Term Plan 2020/21 \$000
Operating revenue by activity				
Water supply	1,911	2,094	1,624	(470)
Stormwater	454	472	394	(78)
Wastewater	1,357	1,486	1,630	144
Solid waste	1,625	1,536	1,892	356
Transport	9,481	9,054	11,615	2,561
Community facilities	2,638	2,779	2,144	(635)
Planning and regulatory	1,342	1,367	2,034	667
Leadership and governance	3,148	3,115	3,330	215
Corporate	544	(10)	705	715
Total operating revenue	22,500	21,893	25,367	3,474
Operating expense by category				
Staff costs	6,071	5,795	5,998	203
Depreciation and amortisation	5,379	5,908	5,317	(591)
Finance costs	705	854	2,016	1,162
Other operating expenses	16,740	13,856	15,618	1,762
Total expense	28,895	26,413	28,949	2,536

PROSPECTIVE STATEMENT OF FINANCIAL POSITION
(WHOLE COUNCIL)

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000	Variance to Long Term Plan 2020/21 \$000
Current assets				
Cash and cash equivalents	410	2,403	1,972	(431)
Inventories	58	58	58	
Trade & other receivables	2,483	3,638	3,120	(518)
Total current assets	2,952	6,099	5,150	(949)
Current liabilities				
Trade & other payables	9,531	8,934	9,782	848
Total current liabilities	9,531	8,934	9,782	848
Working capital	(6,579)	(2,835)	(4,632)	(1,797)
Non-current assets				
Property, plant & equipment	279,200	286,847	279,284	1,946
Work in progress	16,415	11,095	20,604	
Investment in subsidiary	1,250	1,250	1,250	-
Biological asset - forestry	260	260	260	-
Available for sale financial assets	23	23	23	-
Intangible assets	231	199	198	(1)
Financial assets at fair value	7,620	5,372	8,256	2,884
Total non-current assets	305,000	305,046	309,875	4,829
Non-current liabilities				
Employee entitlements	115	120	112	(8)
Landfill aftercare	753	776	730	(46)
Borrowings	8,183	9,235	10,901	1,666
Total non-Current liabilities	9,050	10,130	11,743	1,613
Net assets	289,371	292,081	293,500	1,419
Represented by				
Equity	289,371	292,081	293,500	1,419

PROSPECTIVE STATEMENT OF FINANCIAL POSITION (SUMMARY) -
NET TANGIBLE ASSETS (WHOLE COUNCIL)

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000	Variance to Long Term Plan 2020/21 \$000
Working capital				
Total current assets	2,952	6,099	5,150	(949)
Total current liabilities	(9,531)	(8,934)	(9,782)	(848)
Net working capital	(6,579)	(2,835)	(4,632)	(1,797)
Plus/(less) non-current items				
Total non-current assets	305,000	305,046	309,875	4,829
Total non-current liabilities	(9,050)	(10,130)	(11,743)	(1,613)
Net working capital	289,371	292,081	293,500	1,419
Total equity	289,371	292,081	293,500	1,419

PROSPECTIVE STATEMENT OF CHANGES IN EQUITY
(WHOLE COUNCIL)

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000	Variance to Long Term Plan 2020/21 \$000
Total equity - opening balance	269,851	290,006	284,913	(5,093)
Net surplus (deficit) for period	4,448	2,075	8,587	6,512
Other comprehensive income	15,073	-	-	-
Total comprehensive income	19,521	2,075	8,587	6,512
Total equity - closing balance	289,371	292,081	293,500	1,419
Components of equity				
Ratepayers equity - opening balance	140,766	145,337	137,936	(7,401)
Net surplus/(deficit) for period	4,448	2,075	8,587	6,512
Transfers to restricted reserves	(7,830)	(4,203)	(2,196)	2,007
Transfer from restricted reserves	8,358	3,628	4,250	622
Transfer from revaluation reserve on disposal	-	-	-	-
Ratepayers equity - closing balance	145,742	146,837	148,577	1,740
Special funds - opening balance	17,171	17,468	20,003	2,535
Transfer to ratepayers equity	(8,358)	(3,628)	(4,250)	(622)
Transfer from ratepayers equity	7,830	4,203	2,196	(2,007)
Special funds - closing balance	16,643	18,043	17,949	(94)
Revaluation reserves - opening balance	111,913	127,201	126,974	(227)
Net transfer from revaluation reserves on disposal	-	-	-	-
Transfer to revaluation	15,073	-	-	-
Revaluation reserves - closing balance	126,986	127,201	126,974	(227)
Total equity - closing balance	289,371	292,081	293,500	1,419

PROSPECTIVE STATEMENT OF CASH FLOWS
(WHOLE COUNCIL)

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000	Variance to Long Term Plan 2020/21 \$000
Cash flows from operating activities				
Cash was provided from:				
Rates received	13,259	13,178	14,737	1,559
Other revenue	18,891	14,510	22,752	8,242
Investment income	959	444	1,154	710
Total inflows from operating activities	33,109	28,132	38,643	10,511
Cash was applied to:				
Payments to suppliers and employees	21,222	18,728	19,129	401
Interest paid	536	680	1,186	506
Total outflows from operating activities	21,758	19,408	20,315	907
Net cash flows from operating activities	11,351	8,724	18,328	9,604
Cash flows from investing activities				
Cash was provided from:				
Sale of property, plant and equipment	-	-	16	16
Repayment of advances	-	-	-	-
Sale of financial assets	1,500	2,500	-	(2,500)
Total inflows from investing activities	1,500	2,500	16	(2,484)
Cash was applied to:				
Purchase of intangibles	-	-	-	-
Purchase of financial assets	-	-	2,115	2,115
Purchase of property, plant and equipment	16,405	11,095	20,604	9,509
Total outflows from investing activities	16,405	11,095	22,719	11,624
Net cash flows from investing activities	(14,905)	(8,595)	(22,703)	(14,108)
Cash flows from financing activities				
Cash was provided from:				
Loans raised	1,648	1,853	2,702	849
Cash was applied to:				
Borrowings Repaid	-	116	-	(116)
Net cash flow from financing activities	1,648	1,737	2,702	965
Net increase/(decrease) in cash and cash equivalents	(1,906)	1,866	(1,673)	(3,539)
Cash and cash equivalents at beginning of year	2,316	537	3,645	3,108
Cash and cash equivalents at end of year	410	2,403	1,972	(431)

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000	Variance to Long Term Plan 2020/21 \$000
Made up of:				
Cash	50	50	50	-
Short term deposits	360	1,227	1,922	(431)
Bank overdraft	-	-	-	-
Cash and cash equivalents at end of year	410	2,403	1,972	(431)

TE ĀHUATANGA PŪTEA PENAPENA

MOVEMENT IN SPECIAL RESERVES

Name of Special Reserve	Purpose of Reserve	Activity to which Reserve relates	Opening Balance \$000	Projects Funded by Reserve \$000	Transfer within Reserves \$000	Depreci-ation \$000	Non Funded Depreci-ation \$000	Closing Reserve Balance \$000
Reserves held for emergency purposes								
Disaster recovery	To fund response to and recovery from emergency events and ensure business continuity	Emergency Management	769	-	-	-	-	769
Reserves held for future asset purchases								
Water production depreciation	To fund the renewal and replacement of Water Supply assets	Water Supply	1,084	-	-	-	-	1,084
Water reticulation depreciation Wairoa	To fund the renewal and replacement of network assets in the Wairoa reticulation system	Water Supply	2,285	(555)	-	386	(100)	2,015
Water reticulation depreciation Tuai	To fund the renewal and replacement of network assets in the Tuai reticulation system	Water Supply	57	-	-	-	-	57
Water reticulation Frasertown	To fund the renewal and replacement of network assets in the Frasertown reticulation system	Water Supply	49	-	-	-	-	49
Water reticulation - Wairoa peri-urban	To fund the renewal and replacement of network assets in the Peri-Urban reticulation system	Water Supply	338	-	-	-	-	338
Water reticulation Māhanga	To fund the renewal and replacement of network assets in the Māhanga reticulation system	Water Supply	15	-	-	-	-	15
Water reticulation peri-urban	To fund the renewal and replacement of Water Treatment assets supplying the Peri-urban network	Water Supply	131	-	-	-	-	131
Water treatment - Frasertown	To fund the renewal and replacement of network assets in the Frasertown reticulation system	Water Supply	49	-	-	-	-	49

Name of Special Reserve	Purpose of Reserve	Activity to which Reserve relates	Opening Balance \$000	Projects Funded by Reserve \$000	Transfer within Reserves \$000	Depreciation \$000	Non Funded Depreciation \$000	Closing Reserve Balance \$000
Sewerage depreciation Wairoa	To fund the renewal and replacement of wastewater assets in the Wairoa reticulation system	Wastewater	1,275	(933)	-	275	(130)	486
Sewerage depreciation Tuai	To fund the renewal and replacement of wastewater assets in the Tuai reticulation system	Wastewater	317	-	-	-	-	317
Stormwater depreciation Wairoa	To fund the renewal and replacement of stormwater assets in the Wairoa reticulation system	Stormwater	2,258	-	-	92	-	2,350
Stormwater depreciation Mahia	To fund the renewal and replacement stormwater control assets in Mahia	Stormwater	13	-	-	-	-	13
Landfill depreciation	To fund the renewal and replacement of landfill and recycling assets	Waste Management	615	-	-	107	-	722
Airport runway depreciation	To fund the renewal and replacement of the Airport runway	Transport	-	-	(5)	5	-	-
Roading depreciation	To fund the local share of the renewal and replacement of the roading network	Transport	-	(1,783)	1,664	2,302	(2,182)	-
Footpaths depreciation	To fund the renewal and replacement of footpaths	Transport	931	-	(7)	10	-	934
Parking areas depreciation	To fund the renewal and replacement of car parks	Transport	567	-	-	1	-	568
Bridges depreciation	To fund the local share of the renewal and replacement of bridges	Transport	1,202	(125)	(1,651)	574	-	-
Library books depreciation	To fund the renewal and replacement of library books	Community Facilities	252	(36)	-	24	-	240
Parks & reserves depreciation	To fund the renewal and replacement of playground equipment and other recreational assets throughout the district	Community Facilities	83	-	-	459	(294)	248
Information services renewal	To fund the renewal and replacement of IT equipment	Corporate Functions	346	(219)	0	157	(1)	282

Name of Special Reserve	Purpose of Reserve	Activity to which Reserve relates	Opening Balance \$000	Projects Funded by Reserve \$000	Transfer within Reserves \$000	Depreciation \$000	Non Funded Depreciation \$000	Closing Reserve Balance \$000
Pensioner housing depreciation	To fund the renewal and replacement of buildings used for pensioner housing	Corporate Functions	124	(25)	-	20	-	119
Asset & vehicle depreciation	To fund the renewal and replacement of vehicles, furniture and office equipment	All Activities	1,419	(563)	-	722	(413)	1,165
Reserves held for future operational costs								
Water reticulation - Wairoa	To fund the ongoing costs associated with growth of demand in the water supply activity	Water Supply	438	-	-	-	-	438
Water production	To fund the ongoing costs associated with growth of demand in the water supply activity	Water Supply	147	(10)	-	182	-	319
Reserves Tuai	A Special Fund created to fund projects supporting the development of amenities and community facilities in Tuai	Community Facilities	157	-	-	-	-	157
Wairoa urban fund	A Special Fund created to fund projects supporting the development of amenities and community facilities in Wairoa	Community Facilities	275	-	-	-	-	275
General purpose fund	A Special Fund created to fund projects supporting the development of amenities and community facilities in the rest of the district	Community Facilities	493	-	-	-	-	493
District development	A Special Fund created to fund projects supporting economic development	Economic Development	263	-	-	-	-	263
Retirement & restructuring	To fund the estimated future cost of retirement liabilities	Corporate Functions	101	-	-	-	-	101

Name of Special Reserve	Purpose of Reserve	Activity to which Reserve relates	Opening Balance \$000	Projects Funded by Reserve \$000	Transfer within Reserves \$000	Depreciation \$000	Non Funded Depreciation \$000	Closing Reserve Balance \$000
Reserves held for repayment of maturing debt								
Loan repayment - external	Accumulation of funds via rates to repay principal of external borrowings when they fall due	All Activities	2,366	-	-	-	-	2,366
Loan repayment - internal	Accumulation of internal interest and repayments via rates to repay funds used from surpluses in existing reserves for specific projects in other activities	All Activities	1,569	-	-	-	-	1,569
Total reserves	Total of all reserve accounts	All Activities	20,003	(4,250)	-	5,317	(3,121)	17,949

<div>TE MAHERE PŪTEA HUA</div> <div>CAPITAL PLAN</div>							
Project Name	Sale of Assets	Subsidy	Reserve	Loan	Annual Plan 2020/21 \$000	Long Term Plan 2010/21 \$000	Difference to Long Term Plan 2020/21 \$000
Water supply							
Wairoa pipelines renewals	-	-	490	-	490	211	279
Valve replacements	-	-	15	-	15	11	4
Renewals modelling	-	-	-	-	-	11	(11)
Conditioning reporting	-	-	-	10	10	11	(1)
Māhanga reticulation	-	-	-	-	-	5	(5)
Tuai reticulation	-	-	-	-	-	11	(11)
Tawhara tanks safety rails	-	-	50	-	50	-	50
Renewal expenditure	-	-	-	-	-	26	(26)
Replacement of intake valves	-	-	-	15	15	-	15
Flood control protect at intake	-	-	-	550	550	-	550
Safety improvement	-	-	10	-	10	11	(1)
Conditioning sampling	-	-	-	10	10	11	(1)
Chlorine analyser	-	-	-	-	-	11	(11)
Replace vinyl flooring water treatment plant	-	-	-	25	25	-	25
Water supply total	-	-	565	610	1,175	316	859
Wastewater							
Desludge oxidation ponds	-	-	-	-	-	211	(211)
Telemetry base sets Wairoa	-	-	-	11	11	11	-
Infiltration - resulting from study	-	-	-	57	57	53	4
Catchment - Lowe Environmental	-	-	-	115	115	53	62
CCTV infiltration investigation	-	-	-	-	-	105	(105)
Consultancy for Wairoa wastewater consent	-	-	-	117	117	53	64
Rising main Kopu Road to Pilot Hill	-	-	-	364	364	364	-
Storage - Lowe Environmental	-	-	-	270	270	-	270
Project management - technical coordination	-	-	-	211	211	211	-
Outfall - Lowe Environmental	-	-	-	540	540	-	540
Renewal pump stations	-	-	26	-	26	26	-
Purchase flow meters	-	-	-	75	75	-	75
Fitzroy plant pepl dischge valves	-	-	644	-	644	263	380
Wairoa reticulation - renewals	-	-	263	-	263	263	-
Wastewater total	-	-	933	1,757	2,691	1,612	1,079
Stormwater							
Mahia beach pipelines renewals	-	-	-	100	100	-	100
Piping open drains - Wairoa	-	-	-	-	-	129	(129)

Project Name	Sale of Assets	Subsidy	Reserve	Loan	Annual Plan 2020/21 \$000	Long Term Plan 2020/21 \$000	Difference to Long Term Plan 2020/21 \$000
Crarer - Carroll St pipeline renewal	-	-	-	-	-	105	(105)
Stormwater total	-	-	-	100	100	234	(134)
Waste management							
Recycling centre upgrade	-	-	-	-	-	21	(21)
Waste management total	-	-	-	-	-	21	(21)
Transport							
Purchase of vehicles	-	-	-	-	-	31	(31)
Purchase office furniture	-	-	1	-	1	1	-
Purchase computer equipment	-	-	5	-	5	5	-
Remark carparks	-	-	-	-	-	11	(11)
Walkway loop design - feasibility	-	-	-	-	-	5	(5)
Upgrade pram/mobility crossings	-	-	-	-	-	4	(4)
Cycleway lighting - replace/new	-	-	-	-	-	10	(10)
Tuai footpath upgrade (DDF)	-	-	-	-	-	8	(8)
Footpath upgrade	-	-	-	-	-	104	(104)
Urewera rainforest route upgrade feasibility	-	-	-	-	-	23	(23)
Walkway James Carroll expenses	-	-	-	-	-	4	(4)
Pavement rehabilitation	-	567	189	-	756	758	(2)
Sealed road resurfacing	-	780	260	-	1,040	1,086	(46)
Drainage renewals	-	261	87	-	349	364	(16)
Structures component replace	-	374	125	-	499	521	(22)
Traffic services renewals	-	173	58	-	231	85	146
Low cost/low risk	-	1,970	657	-	2,627	3,143	(516)
Bridge strengthening	-	635	-	-	635	-	635
Emerg work 2018-19 event 1	-	2,850	150	-	3,000	-	3,000
Road 38 unsealed road metalling	-	122	-	-	122	-	122
Road 38 drainage renewals	-	34	-	-	34	-	34
Road 38-traffic services renewal	-	3	-	-	3	-	3
Road 38 minor improvements	-	100	-	-	100	-	100
Road 38 emergency reinstatement - new	-	250	-	-	250	-	250
Mahia East Coast Road traction sealing	-	2,300	-	-	2,300	-	2,300
2013-14 emergency renewal flood damage	-	750	250	-	1,000	1,000	-
2013-14 emergency new flood damage	-	399	133	-	531	543	(11)
Certification	-	-	-	-	-	10	(10)
Building renewals	-	-	-	-	-	10	(10)
Airport interior mens toilets	-	-	-	-	-	120	(120)
Transport total	-	11,568	1,914	-	13,482	7,847	5,635

Project Name	Sale of Assets	Subsidy	Reserve	Loan	Annual Plan 2020/21 \$000	Long Term Plan 2020/21 \$000	Difference to Long Term Plan 2020/21 \$000
Community facilities							
Building renewals	-	-	12	-	12	-	12
Book purchases	-	-	36	-	36	36	-
Library office air donditioning	-	-	-	6	6	-	6
Review library building future requirements	-	600	450	450	1,500	-	1,500
Library shelves	-	-	15	-	15	-	15
Library building enhancement	-	-	-	15	15	-	15
Toilet renewals	-	-	-	-	-	52	(52)
Playground renewals	-	-	-	-	-	10	(10)
Picnic tables	-	-	-	-	-	10	(10)
New picnic tables	-	-	-	-	-	17	(17)
Playground resiting	-	-	-	40	40	-	40
Community facilities total	-	-	-	-	1,624	126	1,498
Planning & regulatory							
Purchase vehicles	-	-	-	-	-	83	(83)
Planning & regulatory total	-	-	-	-	-	83	(83)
Leadership & governance							
Toyota corolla hatchback	-	-	-	-	-	26	26
Leadership & governance total	-	-	-	-	-	26	(26)
Corporate functions							
Archives building	-	-	-	1,000	1,000	626	374
Community centre remedial works	-	-	-	51	51	52	(1)
Community centre complex upgrade	-	-	-	250	250	-	250
Renewal projects	-	-	-	-	-	5	(5)
Wairoa District Council office foyer display equipment	-	-	-	6	6	-	6
HP G7 backup server	-	-	10	-	10	31	(21)
Purchase computer hardware	-	-	5	-	5	-	5
Replacement laptops	-	-	7	-	7	73	(66)
Mobile TV conferencing unit	-	-	10	-	10	-	10
Fibre optic cabling	-	-	6	-	6	-	6
Purchase new vehicle	-	-	-	-	-	42	(42)
Vehicle replacement	16	-	24	-	40	-	40
Install of insulation	-	-	-	80	80	-	80
Renewal projects - stove	-	-	10	-	10	-	10
Future capital requirements	-	-	15	-	15	-	15
Development office space	-	-	40	-	40	-	40
Corporate functions total	16	-	127	1,387	1,531	829	701
Council projects total	16	12,168	4,053	4,365	20,602	20,602	9,507

NGĀ WHAKAWEAWE PŪTEA

FUNDING IMPACT STATEMENTS

FUNDING IMPACT STATEMENT WHOLE OF COUNCIL

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	3,590	3,554	3,523
Targeted rates (other than a targeted rate for water supply)	9,023	9,660	10,464
Subsidies and grants for operating purposes	6,804	6,521	8,041
Fees and charges	2,060	1,940	2,273
Interest and dividends from investments	570	154	761
Local authorities fuel tax, fines, infringement fees, and other receipts	87	88	88
Total operating funding (A)	22,134	21,918	25,151
Application of operating funding			
Payments to staff and suppliers	22,191	19,022	23,213
Finance costs	144	387	202
Other operating funding applications	-	-	-
Total application of operating funding (B)	22,336	19,409	23,416
Surplus (deficit) of operating funding (A - B)	(202)	2,509	1,736
Sources of capital funding			
Subsidies and grants for capital expenditure	10,029	5,474	12,168
Development and financial contributions	-	-	-
Increase (decrease) in debt	1,880	2,069	2,702
Gross proceeds from sale of assets	31	36	16
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	11,939	7,580	14,886
Application of capital funding			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	9,776	4,378	9,364
- to replace existing assets	6,639	6,717	11,239
Increase (decrease) in reserves	(4,678)	(1,006)	(3,980)
Increase (decrease) of investments	-	-	-
Total application of capital funding (D)	11,737	10,089	16,623
Surplus (deficit) of capital funding (C-D)	202	(2,509)	(1,736)
Funding balance ((A-B) + (C-D))	-	-	-

FUNDING IMPACT STATEMENT WATER SUPPLY

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	-	-	-
Targeted rates (other than a targeted rate for water supply)	1,289	1,493	1,295
Subsidies and grants for operating purposes	-	-	-
Fees and charges	309	411	307
Internal charges and overheads recovered	427	437	436
Internal interest income	65	73	124
Interest and dividends from investments	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	-
Total operating funding (A)	2,090	2,414	2,163
Application of operating funding			
Payments to staff and suppliers	1,039	1,161	781
Finance costs	-	-	-
Internal charges and overheads applied	833	818	827
Internal interest charged	-	2	83
Other operating funding applications	-	-	-
Total application of operating funding (B)	1,872	1,982	1,693
Surplus (deficit) of operating funding (A - B)	219	433	470
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	3	-	140
Gross proceeds from sale of assets	9	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	12	-	140
Application of capital funding			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	97	32	20
- to replace existing assets	293	284	1,155
Increase (decrease) in reserves	(159)	117	(565)
Increase (decrease) of investments	-	-	-
Total application of capital funding (D)	231	(433)	(470)
Surplus (deficit) of capital funding (C-D)	(219)	(433)	(470)
Funding balance ((A-B) + (C-D))	-	-	-

FUNDING IMPACT STATEMENT WASTEWATER

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	-	-	-
Targeted rates (other than a targeted rate for water supply)	1,163	1,275	1,513
Subsidies and grants for operating purposes	-	-	-
Fees and charges	130	205	105
Internal charges and overheads recovered	1	222	
Internal interest income	64	63	67
Interest and dividends from investments	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	-
Total operating funding (A)	1,358	1,766	1,686
Application of operating funding			
Payments to staff and suppliers	815	643	999
Finance costs	-	-	-
Internal charges and overheads applied	307	290	295
Internal interest charged	54	113	179
Other operating funding applications	-	-	-
Total application of operating funding (B)	1,177	1,045	1,474
Surplus (deficit) of operating funding (A - B)	181	720	213
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	62	1,112	1,545
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	62	1,112	1,545
Application of capital funding			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	-	211	-
- to replace existing assets	798	1,401	2,691
Increase (decrease) in reserves	(556)	(2)	(933)
Increase (decrease) of investments	-	-	-
Total application of capital funding (D)	243	1,610	1,757
Surplus (deficit) of capital funding (C-D)	(181)	(498)	(213)
Funding balance ((A-B) + (C-D))	-	-	-

FUNDING IMPACT STATEMENT STORMWATER

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	-	-	-
Targeted rates (other than a targeted rate for water supply)	415	450	373
Subsidies and grants for operating purposes	-	-	-
Fees and charges	-	-	-
Internal charges and overheads recovered	-	-	-
Internal interest income	39	38	95
Interest and dividends from investments	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	-
Total operating funding (A)	453	489	469
Application of operating funding			
Payments to staff and suppliers	118	67	117
Finance costs	-	-	-
Internal charges and overheads applied	159	148	153
Internal interest charged	55	73	106
Other operating funding applications	-	-	-
Total application of operating funding (B)	331	289	377
Surplus (deficit) of operating funding (A - B)	122	199	92
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	231	129	8
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	231	129	8
Total sources of capital funding (C)			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	386	129	100
- to replace existing assets	108	105	-
Increase (decrease) in reserves	(140)	94	-
Increase (decrease) of investments	-	-	-
Total application of capital funding (D)	353	329	100
Surplus (deficit) of capital funding (C-D)	(122)	(199)	(92)
Funding balance ((A-B) + (C-D))	-	-	-

FUNDING IMPACT STATEMENT WASTE MANAGEMENT

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	-	-	-
Targeted rates (other than a targeted rate for water supply)	984	882	1,260
Subsidies and grants for operating purposes	-	-	-
Fees and charges	641	504	635
Internal charges and overheads recovered	-	-	-
Internal interest income	-	-	-
Interest and dividends from investments	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	-
Total operating funding (A)	1,626	1,387	1,897
Application of operating funding			
Payments to staff and suppliers	1,299	1,056	1,512
Finance costs	-	-	-
Internal charges and overheads applied	224	211	216
Internal interest charged	58	55	61
Other operating funding applications	-	-	-
Total application of operating funding (B)	1,582	1,323	1,790
Surplus (deficit) of operating funding (A - B)	44	63	107
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	570	21	(107)
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	570	21	(107)
Application of capital funding			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	570	21	-
- to replace existing assets	-	-	-
Increase (decrease) in reserves	44	63	-
Increase (decrease) of investments	-	-	-
Total application of capital funding (D)	614	84	-
Surplus (deficit) of capital funding (C-D)	(44)	(63)	(107)
Funding balance ((A-B) + (C-D))	-	-	-

FUNDING IMPACT STATEMENT TRANSPORT

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	62	94	101
Targeted rates (other than a targeted rate for water supply)	3,449	3,154	3,594
Subsidies and grants for operating purposes	6,744	6,459	7,887
Fees and charges	49	42	52
Internal charges and overheads recovered	-	-	-
Internal interest income	-	-	-
Interest and dividends from investments	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	-
Total operating funding (A)	10,305	9,749	11,635
Application of operating funding			
Payments to staff and suppliers	8,747	6,417	8,526
Finance costs	-	-	-
Internal charges and overheads applied	1,635	1,549	1,562
Internal interest charged	3	13	39
Other operating funding applications	-	-	-
Total application of operating funding (B)	10,385	7,979	10,127
Surplus (deficit) of operating funding (A - B)	(80)	1,770	1,509
Sources of capital funding			
Subsidies and grants for capital expenditure	10,029	5,474	11,568
Development and financial contributions	-	-	-
Increase (decrease) in debt	426	154	(1,508)
Gross proceeds from sale of assets	8	6	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	10,463	5,635	10,060
Application of capital funding			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	7,882	3,332	6,362
- to replace existing assets	4,893	4,515	7,120
Increase (decrease) in reserves	(2,393)	(443)	(1,914)
Increase (decrease) of investments	-	-	-
Total application of capital funding (D)	10,383	7,404	11,568
Surplus (deficit) of capital funding (C-D)	80	(1,770)	(1,508)
Funding balance ((A-B) + (C-D))	-	-	-

FUNDING IMPACT STATEMENT COMMUNITY FACILITIES

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	767	803	786
Targeted rates (other than a targeted rate for water supply)	1,452	1,465	1,256
Subsidies and grants for operating purposes	60	62	39
Fees and charges	48	68	70
Internal charges and overheads recovered	-	-	-
Internal interest income	-	-	-
Interest and dividends from investments	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	-
Total operating funding (A)	2,327	2,399	2,151
Application of operating funding			
Payments to staff and suppliers	1,737	1,782	1,908
Finance costs	-	-	-
Internal charges and overheads applied	299	278	290
Internal interest charged	23	41	69
Other operating funding applications	-	-	-
Total application of operating funding (B)	2,060	2,102	2,268
Surplus (deficit) of operating funding (A - B)	267	296	(116)
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	600
Development and financial contributions	-	-	-
Increase (decrease) in debt	127	27	627
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	127	27	1,227
Application of capital funding			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	121	27	1,546
- to replace existing assets	230	99	78
Increase (decrease) in reserves	44	197	(513)
Increase (decrease) of investments	-	-	-
Total application of capital funding (D)	395	323	1,111
Surplus (deficit) of capital funding (C-D)	(267)	(296)	116
Funding balance ((A-B) + (C-D))	-	-	-

FUNDING IMPACT STATEMENT PLANNING & REGULATORY

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000
Sources of Operating Funding			
General rates, uniform annual general charges, rates penalties	112	131	193
Targeted rates (other than a targeted rate for water supply)	1,084	1,240	1,219
Subsidies and grants for operating purposes	-	-	-
Fees and charges	452	438	631
Internal charges and overheads recovered	-	-	-
Internal interest income	-	-	-
Interest and dividends from investments	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	-
Total operating funding (A)	1,648	1,810	2,044
Application of operating funding			
Payments to staff and suppliers	1,560	1,570	2,015
Finance costs	18	18	-
Internal charges and overheads applied	336	468	598
Internal interest charged	5	5	7
Other operating funding applications	-	-	-
Total application of operating funding (B)	1,919	2,060	2,621
Surplus (deficit) of operating funding (A - B)	(271)	(251)	(577)
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	17	-	650
Gross proceeds from sale of assets	9	17	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total Source of Capital Funding (C)	26	17	650
Application of capital funding			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	62	-	-
- to replace existing assets	-	83	-
Increase (decrease) in reserves	(307)	(318)	73
Increase (decrease) of investments	-	-	-
Total application of capital funding (D)	(245)	(234)	73
Surplus (deficit) of capital funding (C-D)	271	251	577
Funding balance ((A-B) + (C-D))	-	-	-

FUNDING IMPACT STATEMENT LEADERSHIP & GOVERNANCE

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	2,705	2,359	2,603
Targeted rates (other than a targeted rate for water supply)	655	569	540
Subsidies and grants for operating purposes	-	-	115
Fees and charges	312	166	302
Internal charges and overheads recovered	-	-	-
Internal interest income	-	-	-
Interest and dividends from investments	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	-
Total operating funding (A)	3,672	3,096	3,561
Application of operating funding			
Payments to staff and suppliers	1,817	1,450	1,971
Finance costs	1	1	1
Internal charges and overheads applied	1,630	1,462	1,644
Internal interest charged	3	2	31
Other operating funding applications	-	-	-
Total application of operating funding (B)	3,450	2,914	3,647
Surplus (deficit) of operating funding (A - B)	222	181	(86)
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	6	-	86
Gross proceeds from sale of assets	-	5	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	6	5	86
Application of capital funding			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	11	-	-
- to replace existing assets	11	26	-
Increase (decrease) in reserves	207	160	-
Increase (decrease) of investments	-	-	-
Total application of capital funding (D)	228	186	
Surplus (deficit) of capital funding (C-D)	(222)	(181)	86
Funding balance ((A-B) + (C-D))	-	-	-

FUNDING IMPACT STATEMENT CORPORATE FUNCTIONS

	Annual Plan 2019/20 \$000	Long Term Plan 2020/21 \$000	Annual Plan 2020/21 \$000
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	(56)	167	(160)
Targeted rates (other than a targeted rate for water supply)	(1,469)	(868)	(586)
Subsidies and grants for operating purposes	-	-	-
Fees and charges	117	105	171
Internal charges and overheads recovered	5,119	4,880	5,314
Internal interest income	265	396	1,295
Interest and dividends from investments	570	154	761
Local authorities fuel tax, fines, infringement fees, and other receipts	87	88	88
Total operating funding (A)	4,634	4,924	6,885
Application of operating funding			
Payments to staff and suppliers	5,059	4,876	5,385
Finance costs	126	368	201
Internal charges and overheads applied	122	93	166
Internal interest charged	233	266	1,006
Other operating funding applications	-	-	-
Total application of operating funding (B)	5,540	5,603	6,759
Surplus (deficit) of operating funding (A - B)	(906)	(680)	126
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	437	626	1,261
Gross proceeds from sale of assets	5	8	16
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	442	635	1,277
Application of capital funding			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	647	626	1,336
- to replace existing assets	306	203	195
Increase (decrease) in reserves	(1,417)	(875)	(127)
Increase (decrease) of investments	-	-	-
Total applications of capital funding (D)	(464)	(45)	1,403
Surplus (deficit) of capital funding (C-D)	906	680	(126)
Funding balance ((A-B) + (C-D))	-	-	-



TE PUNAHA TĀKE

RATING SYSTEM

TE PUNAHA TĀKE RATING SYSTEM

The Funding Impact Statement, and the rates set in accordance with the Funding Impact Statement, comply with the Local Government (Rating) Act 2002 and the Local Government Act 2002.

Various sections of the Local Government (Rating) Act 2002 (“Rating Act”) and the Local Government Act 2002 that the Council sets its rates under, require particular information to be identified in Council’s Funding Impact Statement. This includes the following:

- The basis for setting the general rate, i.e. land, annual or capital value (Rating Act, section 13).
- Any category or categories that will be used for setting the general rate differentially (Rating Act, section 14).
- The activity or activities for which a targeted rate will be set (Rating Act, section 16).
- The category or categories that will be used to establish rateable land for a targeted rate (Rating Act, section 17).
- For each category, any factor that will be used to calculate liability for a targeted rate (Rating Act, section 18).
- Council’s intention to set a targeted rate for the quantity of water supplied (Rating Act, section 19).
- If the targeted rate is set differentially, the total revenue sought from each category of rateable land or the relationship between the rates set on rateable land for each category (Local Government Act 2002, Sch 10, cl 20(4)(d)).
- Whether lump sum contributions will be invited in respect of the targeted rate (Local Government Act 2002, Sch 10, cl 20(4)(e)).
- Examples of the impact of the general rate and targeted rate rating proposals on the rates assessed on different categories of rateable land with a range of property values for the first year of the plan (Local Government Act 2002, Sch 10, cl 20(5)).

DIFFERENTIAL RATING FACTORS

The Local Government (Rating) Act 2002 authorises the concept of rates being charged at different rates in the dollar for different categories of rateable land. The categories must be defined using the factors in Schedule 2 of the Act.

Council uses the authorisation to set rates on a differential basis to recognise the different rateable value of land, the uses of land within the district, and the differing provision and consumption of Council services relative to other categories of ratepayers in the district.

Council operates different cost centres for the urban and rural differential categories, so the base differential factor for the urban and rural differential categories may be different.

The Council will use the differential categories set out below in the period 1 July 2020 to 30 June 2021 for the purposes of setting the general rate and the roading, recreation and services targeted rate.

URBAN DIFFERENTIAL CATEGORIES

	Differential Category	Differential Factor
i.	Wairoa Township (LV <\$68,000) (all properties not included in (ii), (iii), (iv) or (v) below) Being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township”, and with a land value less than \$68,000.	1
ii.	Wairoa Township - Commercial & Industrial	3.85
iii.	Wairoa Township - Commercial & Industrial (CV <\$200,000)	2.75
iv.	Wairoa Township - Commercial & Industrial (CV ≥\$200,000)	2.75
v.	Residential 3 (LV ≥\$68,000)	0.55

TE PUNAHA TĀKE RATING SYSTEM

RURAL DIFFERENTIAL CATEGORIES

	Differential Category	Differential Factor
vi.	Wairoa Rural (LV <\$100,000) (all properties not included in (vi), (vii), (viii), (ix), (xi) (x), (xi) and (xiv) Being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural” with a land value less than \$100,000.	1
vii.	Rural Villages of Frasertown, Nuhaka & Raupunga	1.25
viii.	Rural Non-Forestry (LV ≥\$100,000 and < \$1,000,000)	1
ix.	Rural Non-Forestry (LV ≥\$1,000,000)	1
x.	Residential/Residential 1 (Mahia)	0.85
xi.	Rural Residential - Residential 1 (Tuai)	0.5
xii.	Rural Roding Forestry (<100ha)	1
xiii.	Rural Roding Forestry (≥100ha)	5
xiv.	Rural Commercial (CV ≥\$200,000)	3.7

Note: Rates per unit in the following paragraphs are per \$000’s of rateable value unless otherwise stated. Amounts shown are inclusive of GST at 15%.

GENERAL RATE

Council will assess a general rate based on the land value of all rateable land in the district, set differentially according to where land is situated, the use to which the land is put and the land value of the land. Rates (per thousand dollars (\$000’s) of land value) for 2020/21 are:

	Differential Category	Rate in the \$ of Land Value (incl. GST) \$	Revenue Generated (incl. GST) (\$)
i.	Wairoa Township (all properties not included in (ii) or (iii) below/General Urban)	1.5554	74,845
ii.	Wairoa Township - Commercial & Industrial	5.9882	41,451
iii.	General Urban/Residential 3 (LV ≥\$68,000)	0.8555	10,088
iv.	Wairoa Rural (all properties not included in 2(v), (vi) or (vii) below)	0.1110	\$127,817
v.	Rural Villages of Frasertown, Nuhaka & Raupunga	0.1388	1,303
vi.	General Rural Residential/Residential 1 (Mahia)	0.0944	20,527
vii.	General Rural Residential 1 (b) (Tuai)	0.0555	296

The general rate will raise \$276,328 (including GST) in 2020/2021, compared to \$222,027 in 2019/2020. General rates will be used to fund Airport, part of Environmental Health, Camping Ground and any activities that are not covered by the uniform annual general charge, targeted rates or other funding mechanisms outlined in the Revenue and Financing Policy.

UNIFORM ANNUAL GENERAL CHARGE

Council will assess a uniform annual general charge as a fixed amount per separately used or inhabited part of a rating unit within the district. The calculation for the uniform annual general charge is determined by the activities to be funded by this charge.

The uniform annual general charge for 2020/2021 is \$726.20 (incl. GST), raising \$3,714,389 (incl. GST) compared with \$3,622,273 (incl. GST) in 2019/2020. The uniform annual general charge will be used to fund community representation, Māori liaison, library costs, property, the community centre and a proportion of economic development costs, visitor information and community support.

TARGETED RATE – ROADING

Council will assess a targeted rate for roading on the land value of all rateable land in the district, set differentially according to where land is situated, the use to which the land is put and the land value of the land. The rates (per thousand dollars (\$000's) of land value) for 2020/2021 are:

Differential Category		Rate in the \$ of Land Value (incl. GST) \$	Revenue Generated (incl. GST) (\$)
i.	Wairoa Township (all properties not included in (ii) or (iii) below/Roading Urban)	4.6498	223,749
ii.	Wairoa Township - Commercial & Industrial	17.9016	123,916
iii.	Residential 3 (LV ≥\$68,000)	2.5574	30,159
iv.	Wairoa Rural (all properties not included in 2(v), (vi) or (vii) below/Roading Rural)	1.9751	98,409
v.	Rural Villages of Frasertown, Nuhaka & Raupunga	2.4688	23,185
vi.	Rural Non-Forestry (LV ≥\$100,000 and < \$1,000,000)	1.9751	331,930
vii.	Rural Non-Forestry (LV ≥\$1,000,000)	1.9751	1,556,665
viii.	Rural Residential/Residential 1 (Mahia)	1.6788	365,684
ix.	Rural - Residential 1 (b) (Tuai)	0.9875	5,269
x.	Rural Roding Forestry (<100ha)	1.9751	7,529
xi.	Rural Roding Forestry (≥100ha)	9.8753	1,391,201

The roading targeted rate will raise \$4,157,696 (including GST) in 2020/2021 [2019/2020: \$3,982,566].

The roading rate will be used to fund the roading activity.

TARGETED RATE - RECREATION

Council will assess a targeted rate for parks and reserves on the capital value of all rateable land in the district, set differentially according to where land is situated, the use to which the land is put and the capital value of the land. The rates (per thousand dollars (\$000's) of capital value) for 2020/2021 are:

Differential Category		Rate in the \$ of Land Value (incl. GST) \$	Revenue Generated (incl. GST) (\$)
i.	Wairoa Township (all properties not included in (ii) or (iii) below/Recreation Urban)	1.4185	331,114
ii.	Wairoa Township - Commercial & Industrial (CV <\$200,000)	3.9009	39,747
iii.	Wairoa Township - Commercial & Industrial (CV ≥\$200,000)	3.9009	128,631
iv.	Wairoa Rural (all properties not included in 4(v), (vi) or (vii) and (viii) below/ Recreation Rural)	0.2404	344,822
v.	Rural Villages of Frasertown, Nuhaka & Raupunga	0.3005	9,261

Differential Category		Rate in the \$ of Land Value (incl. GST) \$	Revenue Generated (incl. GST) (\$)
vi.	Rural Residential/Residential 1 (Mahia)	0.2043	72,738
vii.	Rural Residential/Residential 1 (b) (Tuai)	0.1202	1,685
viii.	Commercial Rural (CV ≥\$200,000)	0.8894	70,895

The recreation targeted rate will raise \$998,893 (including GST) in 2020/2021 [2019/2020: \$1,272,262].

The recreation rate will be used to fund the parks and reserves activity.

TARGETED RATE - SERVICES

Council will assess a targeted rate in respect of other services, which include regulatory services, economic development and community support, on the capital value of all rateable land in the district, set differentially according to where land is situated, the use to which the land is put and the capital value of the land. The rates (per thousand dollars (\$000's) of capital value) for 2020/2021 are:

Differential Category		Rate in the \$ of Land Value (incl. GST) \$	Revenue Generated (incl. GST) (\$)
i.	Wairoa Township (all properties not included in (ii) or (iii) below/Services Urban)	2.4878	580,722
ii.	Wairoa Township - Commercial & Industrial (CV <\$200,000)	6.8415	69,709
iii.	Wairoa Township - Commercial & Industrial (CV ≥\$200,000)	6.8415	225,599
iv.	Wairoa Rural (all properties not included in 4(v), (vi) or (vii) and (viii) below/Services Rural)	0.4356	624,932
v.	Rural Villages of Frasertown, Nuhaka & Raupunga	0.5446	16,784
vi.	Rural Residential/Residential 1 (Mahia)	0.3703	131,826
vii.	Rural Residential/Residential 1 (b) (Tuai)	0.2178	3,054
viii.	Commercial Rural (CV ≥\$200,000)	1.6119	128,648

The services targeted rate will raise \$1,781,274 (including GST) in 2020/2021 [2019/2020: \$1,382,431].

The services rate will be used to fund the regulatory services, cemeteries, community halls, and parking activities, and a proportion of economic development, community halls, and visitor information services costs.

TARGETED RATE - WATER SUPPLY (FIXED CHARGE)

Council will assess a targeted rate to fund water supply, set differentially according to where land is situated and the provision, or availability to the land of a service provided by, or on behalf of, Council as a fixed amount per separately used or inhabited part of a rating unit. The rates for 2020/2021 are:

Differential Category		Basis for Liability	Charge (incl. GST) (\$)	Revenue Generated (incl. GST) (\$)
i.	Wairoa Township/Wairoa Ward Supply Area - Connected (including Frasertown and Wairoa Environs) Water Charge Wairoa Frasertown Water Supply Peri Urban Water Supply	Per separately used or inhabited part of a rating unit	669.10	1,268,305 59,880 96,344

Differential Category		Basis for Liability	Charge (incl. GST) (\$)	Revenue Generated (incl. GST) (\$)
ii.	Wairoa Township Supply Area - Not Connected but Available (including Frasertown and Wairoa Environs): Being a property to which water can be supplied but is not supplied (being a property within 100 metres of any part of the water reticulation system)	Per separately used or inhabited part of a rating unit	335.10	
iii.	Māhanga Supply Area - Connected (Māhanga water supply)		492.80	30,309
iv.	Māhanga Supply Area - Not Connected but Available Being a property to which water can be supplied but is not supplied (being a property within 100 metres of any part of the water reticulation system)		246.40	
v.	Tuai Supply Area - Connected		546.10	30,309
vi.	Tuai Supply Area - Not Connected but Available Being a property to which water can be supplied but is not supplied (being a property within 100 metres of any part of the water reticulation system)		273.10	

The water supply (fixed amount) targeted rate will raise \$1,485,147 in 2020/2021 compared with \$1,505,646 in 2019/2020. Water supply rates will be used to fund the water supply activities in the Wairoa Township, Frasertown and Wairoa Environs, Mahanga and Tuai.

TARGETED RATE - WATER SUPPLY (WATER METER)

Council will assess a targeted rate to fund water supply, set as based on the volume of water consumed or supplied, for all rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply. The rates for 2020/2021 are:

Differential Category		Basis for Liability	Charge per m³ (incl. GST) (\$)
i.	Wairoa Township Reticulation Area	All rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply	0.61
ii.	Wairoa Environs Area (not including rating units in (i), (iii) and (iv))		0.61
iii.	Frasertown Reticulation Area		0.61
iv.	Tuai Reticulation Area		0.61
v.	Land Used for Meat Processing Within the Wairoa Township Reticulation Area		0.33

The water supply metered rates will be used to fund the water supply activities in the Wairoa Township, Frasertown and Wairoa Environs, Mahanga and Tuai.

TARGETED RATE - SEWERAGE DISPOSAL

Council will assess a targeted rate in respect of sewerage disposal, set differentially according to where land is situated and the provision, or availability to the land of a service provided by, or on behalf of, Council. The rates for 2020/2021 are:

Differential Category ¹		Basis for Liability	Charge (incl. GST) (\$)	Revenue Generated (incl. GST) (\$)
i.	Wairoa Ward - Connected (not temporary accommodation businesses)	Per water closet or urinal connected (for up to the first five)	570.80	1,259,605
ii.	Wairoa Ward - Connected (not temporary accommodation businesses)	Per water closet or urinal connected (for six to up to and including 15)	399.50	
iii.	Wairoa Ward - Connected (not temporary accommodation businesses)	Per water closet or urinal connected (for 16 or more)	285.40	
iv.	Wairoa Ward - Connected (temporary accommodation businesses)	Per water closet or urinal connected (for up to the first five)	570.80	
v.	Wairoa Ward - Connected (temporary accommodation businesses)	Per water closet or urinal connected (for six or more)	399.50	
vi.	Wairoa Ward - Not Connected but Available where a property is situated within 30 metres of a public sewerage drain to which it is capable of being connected, either directly or through a public drain.	Per rating unit	285.40	
vii.	Tuai Village - Connected	Per water closet or urinal connected	570.80	32,819
viii.	Tuai Village - Not Connected but Available where a property is situated within 30 metres of a public sewerage drain to which it is capable of being connected, either directly or through a public drain.	Per rating unit	285.40	
ix.	Mahia - Connected or required to be connected under the Trade Waste and Wastewater bylaw 2012.	Per number or nature of connections from the land within each rating unit to the reticulation system	570.80	220,601
x.	Mahia - Not Connected or required to be connected under the Trade Waste and Wastewater bylaw 2012 where a property is situated within 30 metres of a public sewerage system to which it is capable of being connected, either directly or through a public drain.	Per rating unit	285.40	
xi.	Opoutama & Blue Bay - Connected or required to be connected under the Trade Waste and Wastewater bylaw 2012	Per number or nature of connections from the land within each rating unit to the reticulation system	570.80	45,376
xii.	Opoutama & Blue Bay - Not Connected or required to be connected under the Trade Waste and Wastewater bylaw 2012 where a property is situated within 30 metres of a public sewerage system to which it is capable of being connected, either directly or through a public drain.		285.40	
xiii.	Rural Wastewater all land that is not connected or able to connect to Council wastewater reticulation, but to which a Council operated wastewater treatment facility is available. This rate funds the treatment of wastewater from septic tanks.	Per separately used inhabited part of a rating unit described as ‘Flat, Dwelling, Bach, Cottage, Cafeteria, Accommodation, Building, Cabin, Camping Ground, Tavern, Hall, Office, Hotel, Sleepout, Orchard or Shop’ in Council’s Rating Information Database.	47.60	93,298

The sewerage disposal targeted rate will raise \$1,651,699 (including GST) in 2020/2021, compared with \$1,177,327 in 2019/2020.

The sewerage disposal rate will be used to fund the wastewater activity.

¹ For the purposes of this rate, a rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal.

TARGETED RATE - WASTEWATER SCHEMES

Council will assess a targeted rate pursuant to the provision or availability to the land of a service provided by, or on behalf of, the local authority by the Mahia and Opoutama wastewater schemes. The rates for 2020/2021 are:

Differential Category		Basis for Liability	Charge (incl. GST) (\$)	Revenue Generated (incl. GST) (\$)
i.	Mahia Wastewater Scheme Capital repayment and finance costs associated with the scheme over 10 years.	The extent of provision of the services provided by the Mahia Wastewater Scheme including the infrastructure, costs connection costs (if any), and finance costs, relating to that property.	Scale of Charges	4,818
ii.	Mahia Wastewater Scheme Capital repayment and finance costs associated with the scheme over 20 years.			86,301
iii.	Mahia Wastewater Scheme Capital repayment and finance costs associated with the scheme over 30 years.			5,307
iv.	Opoutama Wastewater Scheme Capital repayment and finance costs associated with the scheme over 10 years.	The extent of provision of the services provided by the Opoutama Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.		4,054
v.	Opoutama Wastewater Scheme Capital repayment and finance costs associated with the scheme over 20 years.			9,312
vi.	Opoutama Wastewater Scheme Capital repayment and finance costs associated with the scheme over 30 years.			3,092

TARGETED RATE - WASTE MANAGEMENT

Council will assess a targeted rate in respect of waste management, set differentially according to where land is situated and the provision, or availability to the land of a service provided by, or on behalf of, Council. The rate is set as a fixed amount per separately used or inhabited part of a rating unit in the Wairoa Township Area and the Wairoa Rural Area. The rates for 2020/2021 are:

Differential Category		Basis for Liability	Charge (incl. GST) (\$)	Revenue Generated (incl. GST) (\$)
i.	Wairoa Township Area being all rateable properties defined under the Rate Review Special Order Differential Rating Special Orders Resolution confirmed on 1st August 2001 under A General 2 “The Urban Area.”	Per separately used or inhabited part of a rating unit	319.00	618,047
ii.	Rural Areas being all rateable properties defined under the Rate Review Special Order Differential Rating Special Orders Resolution confirmed on 1st August 2001 under A General 2 “The Rural Area.”		266.40	853,494

The waste management targeted rate will raise \$1,471,541 (incl. GST) in 2020/2021, compared with \$1,149,641 in 2019/2020.
The waste management rate will be used to fund the waste management activity.

TARGETED RATE - DRAINAGE

Council will assess a targeted rate in respect of drainage set differentially according to where land is situated and the provision, or availability to the land of a service provided by, or on behalf of, Council. The rate is set as a fixed amount per separately used or inhabited part of a rating unit in the Wairoa Urban and the Mahia Township Areas. The rates for 2020/2021 are:

Differential Category		Basis for Liability	Charge (incl. GST) (\$)	Revenue Generated (incl. GST) (\$)
i.	Wairoa Urban Area being all rateable parts of properties defined under the Rate Review Special Order Differential Rating Special Orders Resolution confirmed on 1st August 2001 under A General 2 “The Urban Area.”	Per rating unit	203.10	370,288
ii.	Mahia Township Area being all rateable properties situated within the Mahia Township area with valuation references between 870016600 to 870017000 (inclusive) and 870030400 to 870042704 (inclusive) and 870050801 to 870050839 (inclusive).		137.70	65,345

The drainage targeted rate will raise \$435,633 (including GST) in 2020/21, compared with \$464,261 in 2019/20.
The drainage rate will be used to fund the storm water activity.

INDICATIVE RATING SAMPLES

Council will assess a targeted rate in respect of drainage set differentially according to where land is situated and the provision, or availability to the land of a service provided by, or on behalf of, Council. The rate is set as a fixed amount per separately used or inhabited part of a rating unit in the Wairoa Urban and the Mahia Township Areas. The rates for 2020/21 are:

Location	Land Value 2020/21	Capital Value 2020/21	Rates - Annual Plan 2019/20	Rates - Annual Plan 2020/21	Long Term Plan 2020/21
Residential					
Opoutama	\$38,000	\$137,000	\$1,530	\$1,710	\$1,564
Opoutama	\$35,000	\$80,000	\$1,085	\$1,101	\$1,067
Mahia	\$495,000	\$820,000	\$2,829	\$3,050	\$2,950
Nuhaka	\$28,000	\$119,000	\$1,182	\$1,214	\$1,165
Tuai	\$32,000	\$73,000	\$2,004	\$2,168	\$2,134
Frasertown	\$13,000	\$215,000	\$1,903	\$1,925	\$2,011
Putere	\$5,000	\$65,000	\$1,081	\$1,108	\$1,091
Wairoa	\$52,000	\$310,000	\$3,790	\$4,022	\$4,155
Wairoa	\$32,000	\$210,000	\$3,304	\$3,507	\$3,538
Lifestyle					
Wairoa	\$140,000	\$490,000	\$4,229	\$4,357	\$4,747
Pastoral Farming					
Mōrere	\$2,700,000	\$3,380,000	\$8,557	\$8,958	\$8,210
Ohuka	\$3,430,000	\$4,060,000	\$11,460	\$11,981	\$10,947
Kotemaori	\$2,590,000	\$3,080,000	\$8,145	\$8,525	\$7,774
Industrial					
Wairoa	\$17,000	\$185,000	\$4,608	\$4,882	\$6,019
Wairoa	\$60,000	\$550,000	\$10,109	\$10,971	\$12,614
Forestry					
Kotemaori	\$20,700,000	\$22,500,000	\$213,304	\$222,968	\$235,871
Utility					
	\$0	\$6,460,000	\$15,522	\$16,158	\$25,099

DEFINITION OF A SEPARATELY USED OR INHABITED PART OF A RATING UNIT

Any part of a rating unit used for a different purpose or inhabited by any person, other than the ratepayer or member of the ratepayer’s household, having a right to use or inhabit that portion by virtue of a tenancy, lease, licence or other agreement.

Interpretation rules that form part of the definition of ‘separately used or inhabited part’:

- A. Each separate shop or business activity on a rating unit is a separate use, for which a separate UAGC is payable. (See Guidance Note 1.)
- B. Each dwelling, flat, or additional rentable unit (attached or not attached) on a residential property which is let (or capable of being let) for a substantial part of the year to persons other than immediate family members is a separately inhabited part of a property, and separate UAGCs are payable. (See Guidance Note 2.)
- C. Each residential rating unit which has, in addition to a family dwelling unit, one or more non-residential uses (i.e. home occupation units) will be charged an extra UAGC for each additional use. (See Guidance Note 3.)
- D. Each non-residential activity which has, in addition to its business or commercial function, co-sited residential units which are not a prerequisite part of the business or commercial function, will be liable for additional UAGCs for each residential unit. (See Guidance Note 4.)
- E. Individually tenanted flats, including retirement units, apartments and town houses (attached or not attached) or multiple dwellings on Māori freehold land are separately inhabited parts, and will each be liable for a separate UAGC. (See Guidance Note 5.)
- F. Each title on a multiple-managed forestry holding (that is, where the forest is broken into several individual small titles) is a separately used part except when one or more titles are adjacent and under the same ownership, in which case the rules of contiguity apply.
- G. Each block of land for which a separate title has been issued is liable to pay a UAGC, even if that land is vacant. NOTE: Two or more adjacent blocks of vacant land are not eligible for remission under “contiguity” (S.20 of LG(R)A 02) because they are not “used for the same purpose” (i.e. they are not used at all).
- H. Each dwelling, flat, or additional rentable unit (attached or not attached) on a pastoral, horticultural or forestry property which is let (or capable of being let) for a substantial part of the year to persons other than immediate family members is a separately inhabited part of a property, and separate UAGCs are payable. (See Guidance Note 6.)
- I. A substantial part of the year is considered to be three months or more (this total period may be fragmented, and may occur at any part of the rating year).
- J. Each dwelling on a lifestyle block whether tenanted or not.

GUIDANCE NOTES

The following notes are not rules, but are intended to aid officers in the interpretation of the rules.

- 1. Commercial Properties
 - A single building on one title with 24 separate ‘shops’ would pay 24 UAGCs.
 - A motel with an attached dwelling would pay only one UAGC. This is because the attached dwelling is essential to the running of the motel. This is similar to a pastoral property with one dwelling (See rule D above)
 - A motel with an attached restaurant which is available to the wider public has two separately used parts and would pay two UAGCs. Likewise, a motel with an attached conference facility would pay an additional UAGC.
 - A business which makes part of its income through leasing part of its space to semi-passive uses such as billboards, or money machines, is not regarded as having a separately used or inhabited part and would not be charged a separate UAGC.
- 2. Residential Properties
 - The rule will apply to properties identified as “flats” on the valuation record (administered by Council’s Valuation Service Provider, Quotable Value Limited). Sleep-outs and granny flats will generally be identified as “sleep-out” on the valuation record and will not normally incur additional UAGCs.
 - If a property is identified on the valuation record as having flats, but these in fact are used only for family members or for others for very short periods, the additional UAGCs may be remitted on Council receiving proof of their use, including a signed declaration from the property owner (see remission policy for dwellings used for family use). A property owner who actively advertises the flats for accommodation will not qualify for the remission.
- 3. Residential with Non-Residential Part
 - A residence with a separately accessible “office” (which may be used for surveyor, architect, or medical services) will pay an additional UAGC for the office. This is because it is a separately used part which generates additional use of

roads, services, planning resources and democratic processes.

- A residence with a “Home Occupation” (commonly called a “hobby business”) will not generally be charged a separate UAGC unless the intensity of operation is high. For example, a resident who occasionally manufactures boat trailers in his garage on the weekends would not incur an additional UAGC, but someone who works for most of the week panel beating or painting, particularly if the activity is accompanied by advertising, clearly has a separately used or inhabited part of the rating unit, and would incur an additional UAGC.
- A residential property, part of which is used continually for storage of large industrial machinery, has a separately used part, and would incur an additional UAGC.

4. Non-Residential Activity with Co-sited Dwelling

- A fish and chip shop, with a separately used flat above which can be accessed without passing through the shop, does have a separately used part, and would normally incur an additional UAGC charge.
- A dairy which has the operator’s integral dwelling attached, would not incur an additional UAGC because the home is an integral part of the operation of the dairy similar to a pastoral property or motel.
- Certain Government agencies, churches, marae, and the like are automatically rate exempt (except for service charges such as water and wastewater). They may be charged rates and additional UAGCs for each separately used or inhabited part of the rating unit, however, if these organisations undertake accommodation or business activities which are not related to their core function.

5. Individually Tenanted Flats

- Each flat, apartment, or retirement or disability home, and each property under a “licence to occupy”, is a separately used or inhabited part of a rating unit. This is regardless of the number of people who may be living in the unit. Each will be required to pay an additional UAGC charge.

6. Pastoral Properties

- Each dwelling, tenanted or untenanted, is a separately used or inhabited part of a rating unit. Each additional dwelling will incur an additional UAGC charge.
- Shearer’s quarters that are untenanted, and used as a shearers quarters, will not be treated as a separately used or inhabited part of a rating unit. Shearer’s quarters which are tenanted will be a separately used or inhabited part of a rating unit and incur an additional UAGC charge.
- A pastoral property with one dwelling would pay only one UAGC. This is because the attached dwelling is essential to the running of the pastoral property.
- Untenanted farm dwellings and cottages in addition to the main ‘farm house’ will be charged additional UAGCs.

TE KOROMATUA ME NGA KAIIKAUNIHERA

COUNCIL STRUCTURE



TE HANGANGA WHAKAHAERE

MANAGEMENT STRUCTURE





**Chief
Executive
Officer**

The Chief Executive Officer is responsible for the following:

- Health & Safety
- Building Compliance
- Compliance
- Environmental Health
- Māori Relationships
- Planning
- Regulatory



**Group Manager
Community Assets
& Services**

The Group Manager Community Assets & Services is responsible for the following:

- Roads
- Streets & Bridges
- Cemeteries
- Sports Grounds
- Reserves
- Airport Control
- Water Supply
- Sewerage Management
- Stormwater Drainage
- Waste Management
- Street Lighting
- Traffic Management
- Public Toilets
- Footpaths
- Property



**Group Manager
Information
& Customer
Experience**

The Group Manager Information & Customer Experience is responsible for the following:

- Administration
- After Hours Services
- Archives
- Customer Experience
- Geographical Information Systems
- Human Resources
- Information Services
- Library
- Legal Compliance
- Long Term Planning
- Official Information
- Policy
- Privacy
- Records



**Group Manager
Finance &
Corporate
Support**

The Group Manager Finance & Corporate Support is responsible for the following:

- Accounting Services
- Financial Management
- Revenue Collection
- Rating
- Risk Management
- Financial Planning and Reporting
- Treasury Functions
- Tax Compliance



**Group Manager
Community &
Engagement**

The Group Manager Community & Engagement is responsible for the following:

- Economic Development
- Tourism
- Stakeholder Engagement
- Communications
- Website Services
- Election Services
- Community Development
- Events
- Youth Services
- Governance

ENGAGING OUR COMMUNITY ON RATES

We will engage with our community about this plan and our rating model. We will be establishing a Community Stakeholder group to support Council in making our district a better place to live, work and play. We need to improve our rating model and we would welcome your input.

Here's how you can get in touch:



Online

www.wairoadc.govt.nz



Facebook

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