

Wairoa District Council

Annual Plan 2026/27



Te Kaunihera o
Te
WAIROA
District Council



Ngā Rārangī Take

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Document Preparation & Quality Assurance

Version number	Status	Date	Changes
0.1	Design	February 2026	Design and Layout
0.2	First Draft	April 2026	First complete draft for review
0.3	Second Draft	April 2026	Second draft complete for review
0.4	Final Draft	June 2026	Final draft complete for review
1.0	Final	June 2026	Final plan adopted

Significance Assessment

Wairoa District Council is adopting this Annual Plan under section 95(2A) of the Local Government Act 2002.

An assessment of the projects and activities proposed in the 2026-27 Annual Plan with those set out in the Long-Term Plan 2024-27 alongside

Council's Significance and Engagement Policy, has confirmed that the 2026-27 Annual Plan does not contain any significant or material differences from the Long-Term Plan 2024-27.

As a result, it has been determined that public consultation on this Annual Plan was not required.

Nau Mai

Welcome

The Wairoa District Council Annual Plan is a document that sets out our activity budgets, rates requirements, and Council-led projects for the year ahead.

As we move into the 2026/27 financial year, this Annual Plan represents the final year of the 2024–2027 Long-Term Plan. It focuses on progressing the projects and priorities agreed under that plan, while responding to changing circumstances, funding constraints, and delivery challenges that have emerged over the past few years. Rather than introducing new initiatives, this plan is about finishing what we committed to, managing expectations, and being transparent about progress.

Over the past year, we have focused on strengthening our commitment to tightening budgets, reviewing planned projects, and looking closely at how we operate. This has included securing external funding and improving efficiency across the organisation.

As a result, Wairoa District ratepayers can expect an average rates increase of 2.8% for 2026/27.

Council is pleased to confirm that the delivery of a lower than signalled rates increase will not come at the result of reduced services for our community. We have delivered this by smarter use of existing resources and through continued careful attention to activity budgets.

Reducing the forecasted increase is a balance between keeping rates affordable for our community, strengthening resilience by investing appropriately in our infrastructure assets and facilities, and delivering the necessary levels of service. It also aligns with Central Government's direction and supports getting back to providing basic core services.

Our Council is very aware of the ongoing legislative changes and increased compliance requirements, which are among the most significant in decades. Central Government has signalled that Rates Capping will be introduced in the coming years. This will place limits on the amount local authorities can increase rates by, and as a result, limit budget increases each year. Whilst this is welcome news for our ratepayers, it will mean that councils will need to make tough operational decisions.

We are also working through Central Government's proposal to simplify and reform Local Government, which includes the disestablishment of regional councils with interim governance provided by a collaborative board (CTB) comprising the region's Mayors.

In addition, work continues to establish the Wairoa Water Services Council Controlled Organisation (CCO), which is a direct result of Central Government's Local Waters Done Well Legislative framework.

Over the coming years, residents can expect to see targeted rates for water services on their rates bills. These targeted rates are intended to ensure that the costs of providing drinking water, wastewater and stormwater services are funded by those who receive those services. The revenue collected through these water-targeted rates will be transferred to the CCO to help fund day-to-day operations, ongoing maintenance, and essential investment in water infrastructure.

One of the most significant initiatives underway for Wairoa is the \$70 million government-funded Flood Mitigation Project. While the project is not Council-led, Council is working closely with government agencies to support its delivery and ensure community interests are reflected and the projects impact on Council assets are minimised. When completed, the project is expected to provide much-needed certainty and confidence for North Clyde whānau, local businesses, and the wider community as they plan for the future.

We have been very fortunate to receive airport upgrade funding of \$4.2 million from the government's Regional Infrastructure Fund and North Island Weather Event fund, which will improve access to health services, increase the ability to respond in emergencies and strengthen accessibility and resilience for our district.

Our Council recognises that securing external funding is essential for our future. Partnerships are vital, and we look forward to continuing to work with Central Government and agencies, neighbouring councils, organisations, whānau, hapu, and iwi for the benefit of all communities.

Tā Tātau Aronga

Our Focus

For the 2026–27 year, Council is focusing on clear priorities. This enables us to concentrate on what matters most for the Wairoa community, make the best use of limited funding, and keep rates as affordable as possible.

Focus 1: Financial sustainability

Council faces increasing costs and tighter funding constraints.

We are taking a careful and disciplined approach to spending to ensure we can continue providing essential services without placing unnecessary pressure on ratepayers.

This means reviewing how we operate, improving efficiency, and, where necessary, deferring or adjusting projects to keep rates increases as low as possible.

Focus 2: Our core services

Our focus is on delivering and maintaining the core services our community relies on every day.

This includes roads, stormwater, water and wastewater services, waste management, parks, reserves, community facilities, and other Council-owned assets.

By concentrating on the basics, we aim to provide reliable services that are safe, well-maintained, and offer good value for money.

We will continue to work closely with our partners who provide essential services and infrastructure that support our daily lives.

Focus 3: Building Resilience

We are focused on finding practical, sustainable solutions that support a more resilient Wairoa.

We will continue to support the district as it recovers from recent weather events and support projects that help reduce the risk of future events.

This includes supporting flood mitigation work and other initiatives that protect people, homes, and critical infrastructure. Our journey toward a resilient Wairoa is a long-term commitment. It calls for proactive planning and early identification of emerging issues so we can meet the needs of our district today while safeguarding the wellbeing of future generations.

Focus 4: Key Legislative and Structural Changes

Local authorities in New Zealand are currently facing the most significant, wide-ranging, and rapid legislative overhaul in a generation, designed to fundamentally shift the structure, function, and funding of local government by 2027. The current coalition Government is driving change with the reforms aimed to "get back to basics" by focusing on core services, reducing costs, and curbing rapid rate increases.

Ā Tātau Mahi

What We Do

Wairoa's infrastructure is the backbone of our district, ensuring the Council can deliver the essential services our community relies on. Maintaining and improving these services is key to supporting the social, economic, environmental, and cultural wellbeing of our people - both today and for future generations.

Transport

Maintenance of the district's road network, bridges, retaining structures, footpaths, cycleways, street lighting, Wairoa Airport, and key public spaces including Marine Parade and the North Clyde CBD.

Water Supply

Operation and maintenance of the water supply networks, including pipes, valves, hydrants, and drinking water reservoirs across the district.

Wastewater

Operation and maintenance of four wastewater networks, including pipes, manholes, treatment plants, and pump stations.

Stormwater

Operation and maintenance of stormwater pipes, channels, drains, sumps, and traps throughout the district.

Waste Management

Kerbside rubbish and recycling services, public litter bins, rural recycling, and management of the transfer station and landfills.

Pensioner Housing

Provision and maintenance of 32 Council-owned pensioner flats across six locations.

Community Facilities

Operation and maintenance of public toilets, cemeteries, parks and reserves, civic buildings, and key community facilities including the Gaiety Theatre, iSite Visitor Information Centre, Museum, Community Centre and Library.

Governance and Community

Elected Members support and management of community participation, emergency management, economic development, Council archives and records, tangata whenua relationships, customer services, and Council communications.

Corporate Services

Provision of rates services, investment management services, and management of Council finances.

Planning and Regulatory

Delivery of regulatory services including resource planning, environmental health, building control, alcohol control, animal control, and bylaw enforcement.

Ā Tātau Whakakaupapa

Our Projects

Transport Projects		
	Road Pavement Improvements • 300m dust sealing per year • 300m traction sealing per year • Widening/side benching	Projects in this area are ongoing, with many dependent on weather conditions. These projects will be managed jointly with the waters team to share costs and resources, helping to minimise overall costs and disruption to residents.
	Road Safety Improvements Implementing the Safety Audit Project recommendations. Includes road widening, new signage and safety barriers, traffic calming, and speed management.	\$6.8 million in resilience funding has been secured from NZTA, enabling critical protection works against coastal and river erosion. This includes major projects on Nuhaka–Opoutama Road and Mahia East Coast Road.
	Roadside Drainage Includes piping open drains and upgrades to culvert capacity.	Upgrading culverts across the roading network is ongoing to better manage the impacts of heavy rainfall, including reducing surface damage and improving road stability.
	Bridge Improvements Bridge deck and guardrail improvements, strengthening and replacements, seismic and scour resilience improvements.	As part of the emergency roading recovery programme, 19 bridges have required significant repairs or replacement following damage from recent weather events. Key milestones include the completion of repairs to the Opoiti Bridge, the initial delivery of a temporary Te Reinga Bridge and also the completion of the new permanent Te Reinga Bridge. Construction is well underway for Waikare (Glenbrook) Bridge replacement and structural repair of the Te Puna Bridge is in progress.
	Airport Facility upgrades are required to meet civil aviation requirements. Extension of the runway will improve access to health services, increase the ability to respond in emergencies and strengthen accessibility and resilience for our district.	\$4.2 Million in funding from the Ministry of Business, Innovation and Employment's Kānoa – Regional Economic Development & Investment Unit has been confirmed for this project with work expected to begin in the second half of 2026.

Ā Tātau Whakakaupapa

Our Projects

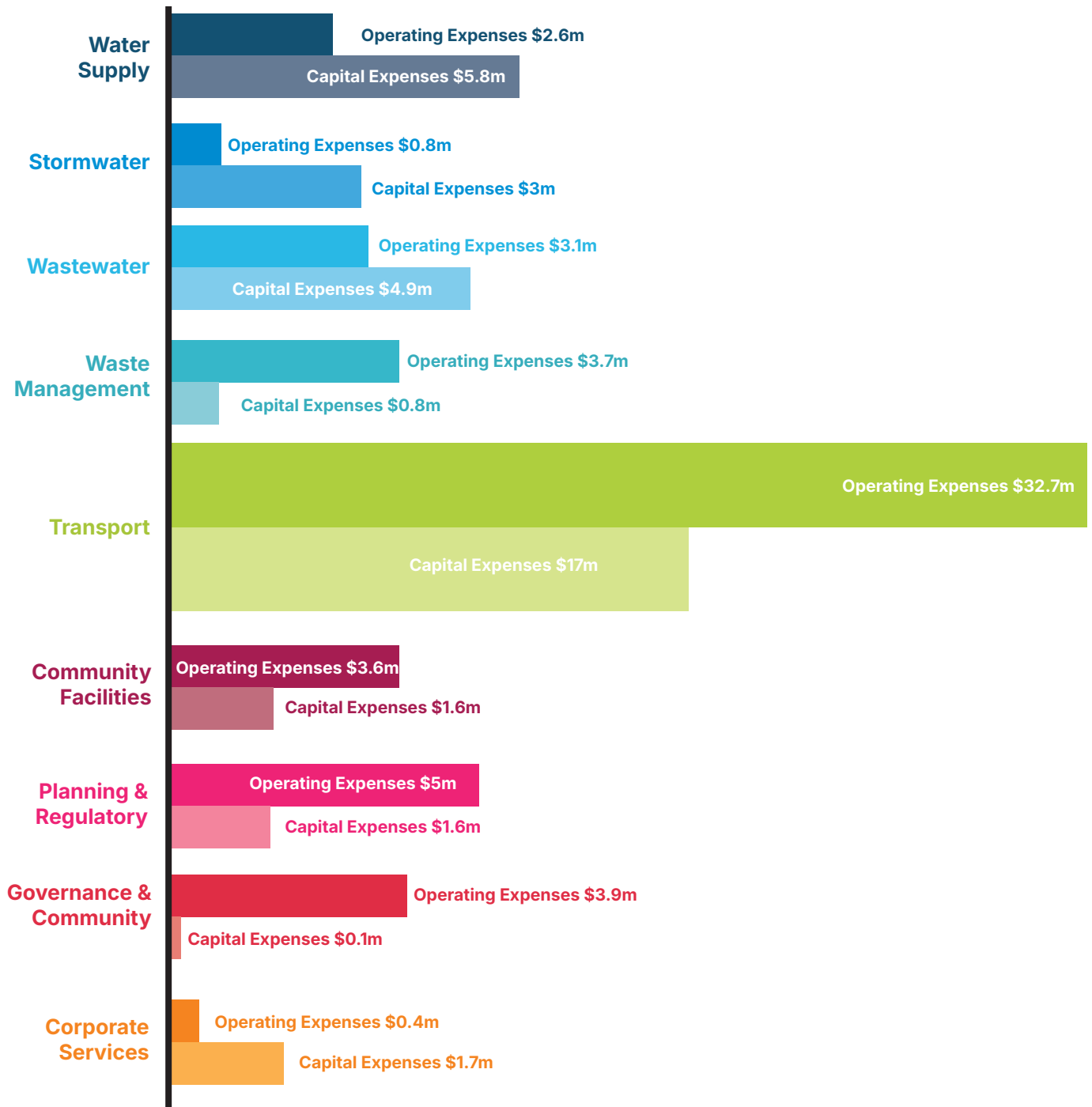
Water Supply		
	Upgrades to the Wairoa Drinking Water Supply Network The Wairoa Drinking Water network is aging, upgrades across the network are required to ensure we continue to provide the community with safe drinking water.	Work to upgrade the drinking water supply in Wairoa and Frasertown is underway and progressing well. Upgrades to the Nuhaka Domain drinking water supply have been completed. Upgrades to the Tuai drinking water system have focused on ensuring the system adheres to the Drinking Water Quality Assurance rules including filtration and UV treatment. These improvements are required to meet national drinking water standards, strengthen public health protection, and support the eventual removal of the boil water notice.
Stormwater		
	Stormwater Network Management Investigation of the state of the stormwater network and upgrades to improve network resilience and capacity.	Changes to project management in this area will introduce a more joined up approach with roading projects, particularly where stormwater pipes run alongside the roading network. These joint projects will minimise disruption for residents while also reducing overall project management costs.
Wastewater		
	Projects in this area include modifications to the wastewater treatment ponds to increase the level of treatment and minimise treated discharge into the Wairoa River as well as removing the mortuary waste from the wastewater system.	Work is underway to upgrade the wastewater treatment ponds, with equipment upgrades and construction of required components progressing. Council is also delivering a project to separate mortuary waste from the wastewater system in response to community requests, involving the installation of a tank system to discharge mortuary waste onto land. UV disinfection is being trialled and planned as part of future upgrades to the Wairoa wastewater treatment plant to meet consent requirements, improve E.coli removal, and reduce environmental and public health risks associated with discharging treated wastewater to the river.
Waste Management		
	Kerbside Collection	Work continues to develop options to expand what can be collected via kerbside collection. The aim of this project is to reduce the amount of waste sent directly to landfill by recycling and reusing as much as possible.
	Solid Waste Minimisation	Upgrades at the Fraser Street Landfill continue with the aim being to extend the capacity and life of the landfill.

Community Projects		
	Reserves and Playgrounds Continual maintenance of parks and reserves across the district.	Council is embarking on an upgrade programme for playgrounds across the district which will include the installation of new play equipment.
	Community Centre Working with the incoming management team to determine the nature of improvements to the centre.	Community Leisure Management took over management of the facility from 1 July 2025. The centre continues to provide the community with a well-equipped gym, swimming pools and fitness classes.
	Visitor Information Centre The Wairoa isite Visitor Information Centre facility has been completed.	The new main street Visitor Information Centre building is complete and the service relocated with the facility incorporating the InterCity bus stop, a conference room and hot desk spaces available for hire.
	Animal Control Facility A new purpose-built facility is required to meet legislative standards, evolving animal welfare legislation and health and safety requirements.	Construction of a new facility has been approved by Council and tender documents for the construction of this are currently being developed.
	Pensioner Housing The Council owns 32 residential units on six sites located in the Wairoa township. These self-contained units provide privacy and independence, as well as providing a community atmosphere.	Council is committed to providing safe, warm, and affordable pensioner housing, supporting older residents to live independently. Council staff carry out regular inspections, maintenance, and refurbishment work to ensure the units meet Healthy Homes standards and continue to offer a secure and comfortable living environment. During the coming year, seven of the Council's 32 pensioner units will be upgraded with new windows, improved warmth, energy efficiency, and overall living conditions for residents.

Te Utu Whakahaere I Ngā Ratonga

Cost Of Service

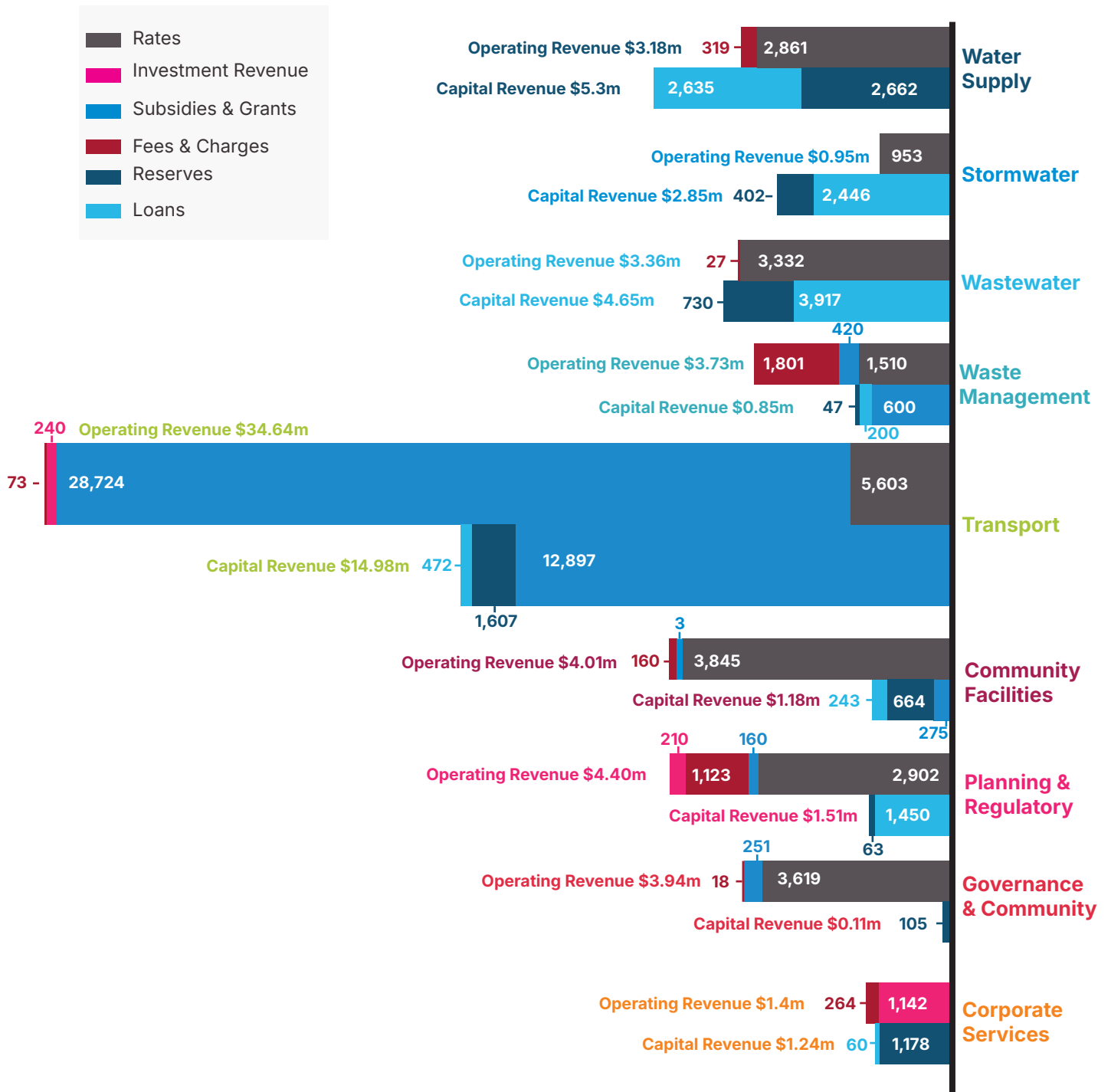
Delivering services and activities for our community comes with both day-to-day and long-term costs. The graph below shows the forecast operating and capital expenditure for each activity group in the 2026/27 year.



Te Haupū Pūtea I Ngā Ratonga

Funding Of Services

Our services and activities are funded in different ways. It's important that our community knows how the cost is spread. For example, rates are used for paying for about 32% of the total cost of delivering these services. The balance is funded from subsidies, fees and other income.



Ā Tātau Ahupūtea

Our Finances

Financial Sustainability

Our aim is to be financially sustainable. To achieve this, we use a funding approach that is simple, affordable and appropriate. The guiding principles of our funding approach are:

- Ensure all rates changes are clearly communicated to our community
- Optimising external revenue
- Value for money
- Intergenerational equity
- Manageable debt

Our Financial Strategy

Over the coming year, Council will continue to deliver a broad range of services and projects across the district, without reducing current service levels. Funding decisions are guided by Council's Financial Strategy and the Long-Term Plan 2024–2027.

The Financial Strategy addresses the main financial challenges facing Council and explains how we will continue to deliver the essential services our community expects. The Long-Term Plan outlines Council's overall direction and key projects, with this Annual Plan focusing on the third and final year of that plan.

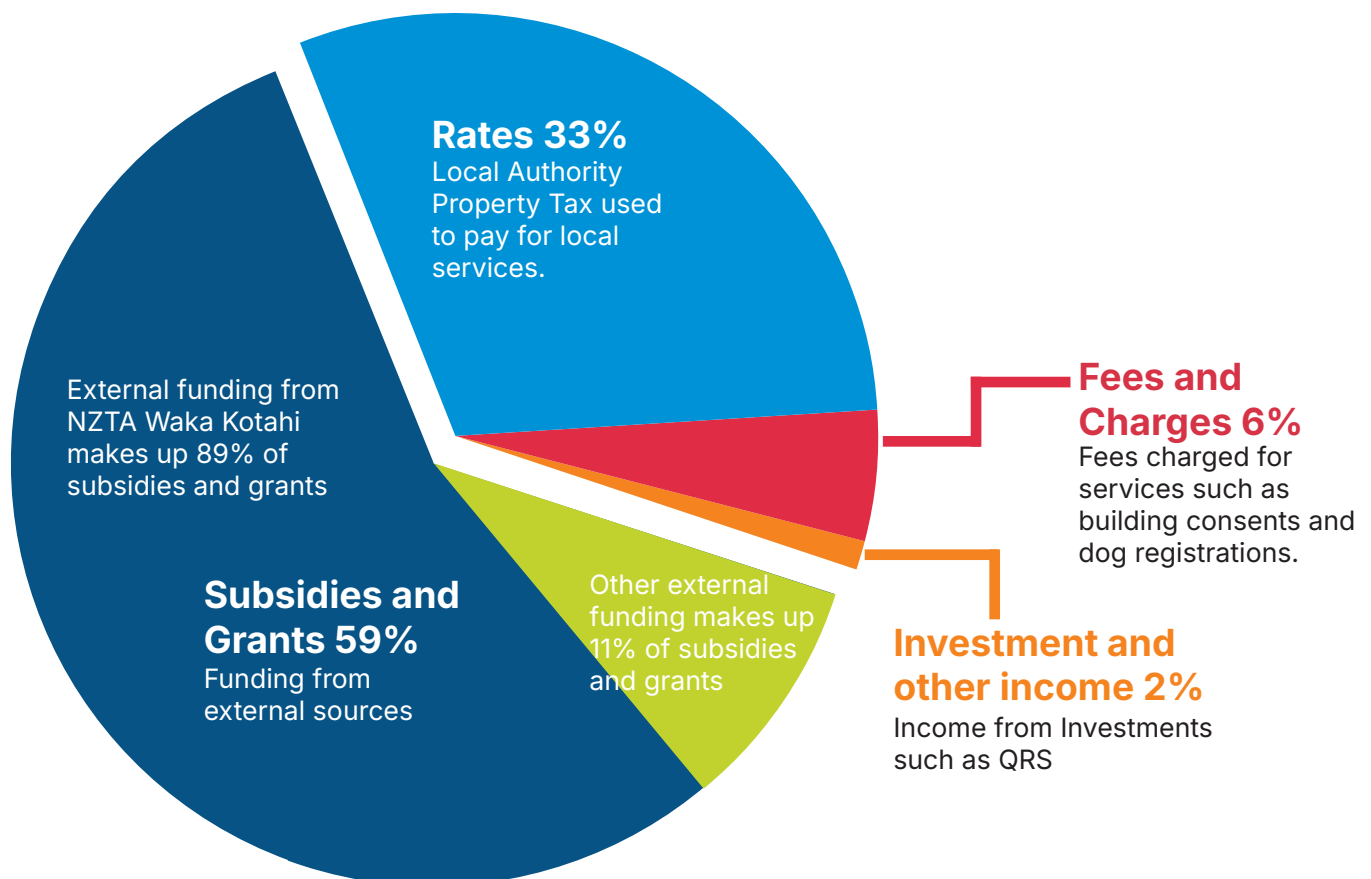
Facing the Challenges

Council's income comes from a mix of sources:

- Rates – 33% of revenue
- Subsidies & Grants – 59% (NZTA Waka Kotahi subsidies make up 89% of these)
- Fees & Charges – 6% (dog registration fees, building consent fees, etc)
- Investment and other Income – 2% (including QRS dividends)

Each year, Council oversees approximately \$32 million in operating expenditure and \$58 million in capital investment. With a small ratepayer base supporting the delivery of essential services and infrastructure, maintaining affordability remains a challenge for Wairoa.

Despite this, Council is committed to identifying sustainable solutions and responsibly managing costs while continuing to deliver the services our community relies on.



Ā Tātau Whiwhinga Pūtea

Our Income

Each year, Council carefully works through the cost of providing services across the district. This includes maintaining and renewing essential infrastructure such as roads, drinking water, and wastewater networks; meeting legislative, regulatory, and safety requirements; and operating community facilities like parks, reserves, libraries, and public spaces. These costs reflect both day-to-day services and longer-term investments needed to keep the district functioning safely and effectively.

Council also considers all other sources of income before setting rates. These include government funding, grants, investment income, and fees and charges for specific services. Once these income sources are considered, the remaining amount needed to fund Council activities is collected through rates.

Rates are set using property capital values, which helps ensure a fair and consistent approach by reflecting the relative value of properties across the district.

Rates make up around 33% of Council's total income. The remainder comes from a range of other sources, including funding from NZ Transport Agency Waka Kotahi (NZTA) for transport projects, investment income such as dividends from QRS, and fees for services like building consents, resource consents, and dog registrations. Together, these funding sources help reduce the overall reliance on rates.

The rates collected from Wairoa District ratepayers directly support the essential services the community relies on every day. This includes rubbish and recycling collection, drinking water and wastewater services, road and footpath maintenance, street lighting, and the care and upkeep of reserves and playgrounds, and other public spaces that contribute to the wellbeing of our community.

When Council adopted its 2024–27 Long-Term Plan, the forecast rates increase reflected the cost pressures known at the time, caused by inflation, new regulatory requirements, and ongoing impacts from extreme weather events.

At that time, the plan forecast a 15.54% rate increase for 2025/26 and a 9.97% increase for 2026/27. Over the past two years, Council has secured external funding, reviewed budgets and created efficiencies without reducing services. As a result, the actual average rates increase for last year (2025/26) was 5.2%, and this year (2026/27) an average rates increase of 2.8%.

By carefully managing budgets while continuing to deliver expected services and meet legislative requirements, Council has been able to significantly reduce pressure on ratepayers, while still investing in the infrastructure and services the district needs now and into the future. This outcome also reflects Central Government direction and Council's commitment to supporting households and businesses through challenging economic times.

Anei Ā Koutou Take E Utu Ana

What Your Rates Pay For

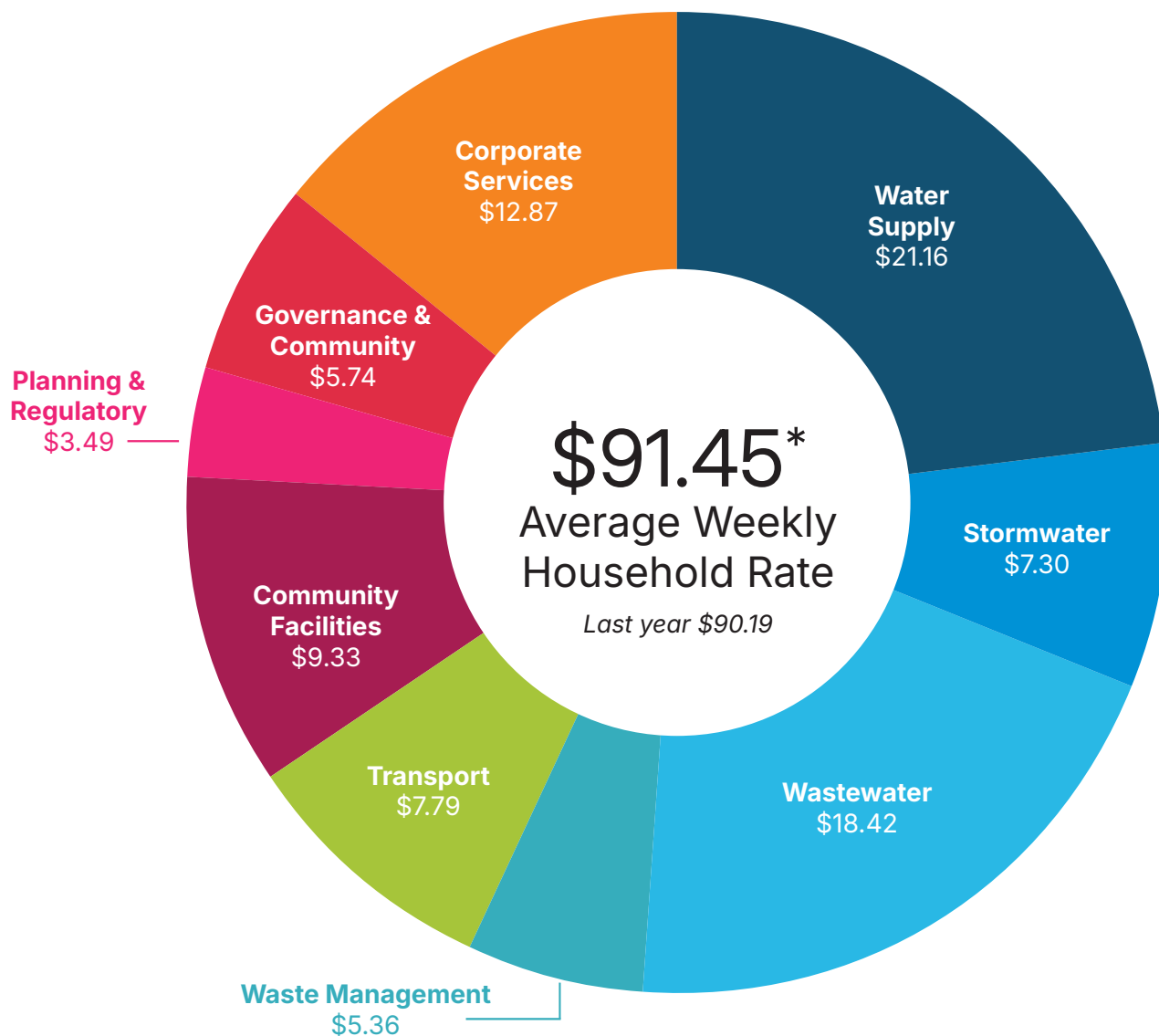
Rates make up around one third of Wairoa District Council's total income each year.

Income from rates is used to pay for road maintenance and public infrastructure such as the stormwater network and drinking water. It is also used to supply services such as rubbish and recycling collections and the maintenance of parks and reserves.

Rates do not fund everything Council does. They work alongside other income, such as government funding, investment income, and user charges, to make sure essential services can continue to be delivered safely, reliably, and affordably.

The rates you pay help fund the essential services and facilities that support daily life in Wairoa. Your rates contribute to:

- **Rubbish and recycling** – weekly collections and landfill operations
- **Water services** – drinking water, wastewater, and stormwater systems
- **Roads and footpaths** – repairs and maintenance, street lighting, and signage
- **Parks and public spaces** – reserves, playgrounds, and cemeteries
- **Community facilities** – Council owned buildings including halls, Community Centre, Library, and isite.
- **Planning, compliance, and safety** – building and resource consents, environmental monitoring, and emergency readiness
- **Council operations** – governance, customer services, and the staff who deliver services across the district



**This is based off the second Residential A property in the sample properties.*

Ngā Tīpako Rawa

Sample Properties

The samples below are included to show how rates differ according to factors such as location, type of property, access to Council services and the capital value of properties.

Residential A up to \$400,000



Capital Value	Water	Wastewater	Rates 2025/26	Rates 2026/27
\$385,000	No	Yes	3,355	3,302
\$385,000	Yes	Yes	4,688	4,755

Residential B up to \$700,000



Capital Value	Water	Wastewater	Rates 2025/26	Rates 2026/27
\$640,000	No	Yes	4,138	4,083
\$640,000	Yes	Yes	5,472	5,536

Residential C from \$700,000



Capital Value	Water	Wastewater	Rates 2025/26	Rates 2026/27
\$1,280,000	No	Yes	5,514	5,483
\$1,850,000	No	Yes	7,002	6,979

Rural



Forestry



Commercial



Capital Value	Rates 2025/26	Rates 2026/27	Capital Value	Rates 2025/26	Rates 2026/27	Capital Value	Rates 2025/26	Rates 2026/27
\$405,000	2,035	2,015	\$670,000	16,141	16,323	\$180,000	4,137	4,154
\$3,960,000	13,262	13,215	\$1,420,000	33,419	33,820	\$540,000	8,821	8,632
\$11,100,000	34,096	34,036						

Tā Te Kaunihera Nama

Council Debt

Like households and businesses, Council sometimes needs to borrow money to pay for large, essential projects that support the long-term wellbeing of our district. Borrowing enables us to build, renew, and repair critical infrastructure, maintain reliable services, and respond quickly when unexpected events occur.

When managed carefully, debt allows the cost of long-life assets to be spread over the life of the asset, ensuring today's ratepayers are not required to pay the full cost of infrastructure that will benefit the community for many years to come.

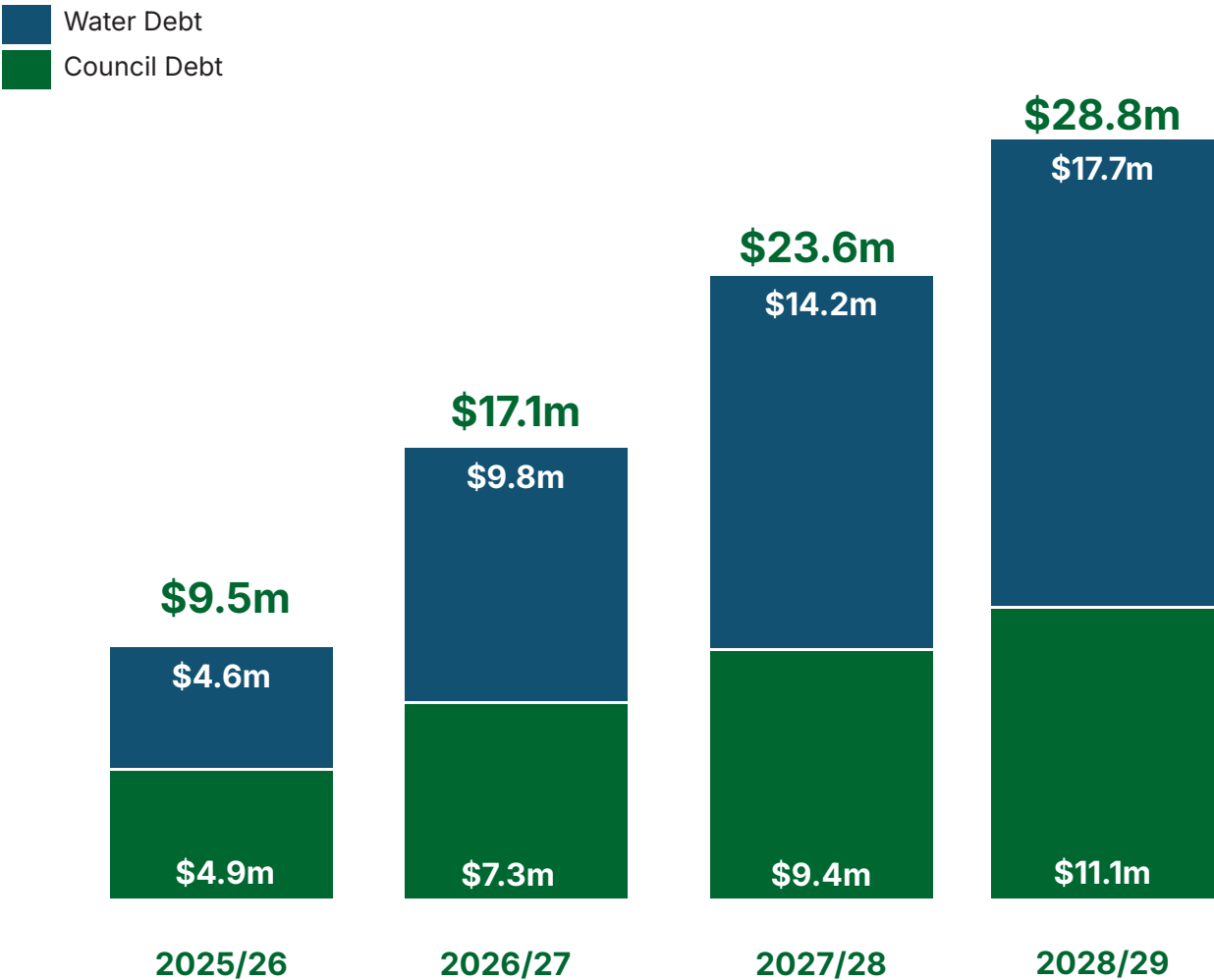
While the Local Government Act allows councils to borrow up to 176% of annual revenue, Council has chosen a more conservative approach. We have set an internal borrowing limit of 100% of annual revenue, reflecting our commitment to financial responsibility and to protecting the long-term interests of our community. By borrowing prudently, Council can smooth the impact of large

infrastructure costs over time, helping to keep rates increases at lower and more manageable levels.

Council's total debt is currently expected to rise toward a peak of approximately \$17.1 million in the 2026/27 financial year.

This increase largely reflects the unavoidable cost of repairing roads, water services, and other essential infrastructure damaged during extreme weather events between 2022 and 2024. Because Council entered these events with relatively low debt, we were able to act quickly and decisively. This financial buffer, alongside external grants and subsidies, allowed critical recovery work to proceed without sharp, sudden rates increases or reductions in essential services. As recovery projects are completed, debt levels are expected to stabilise and then gradually reduce over time.

Proposed Council Debt Levels





Ngā Matapae Ahupūtea

Financial Statements

Te Matapae Puakanga Mō Te Mahere-A-Tau

Annual Plan Disclosure Statement

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). Refer to the regulations for more information, including definitions of terms used in this statement.

Benchmark		Planned	Met
Rates affordability benchmark			
Income	70% of total cash revenue	33%	Yes
Increases	5% gross rates levied per annum	2.8%	Yes
Debt affordability benchmark	100% of revenue	23%	Yes
Balanced budget benchmark			
Per the regulations	Revenue equals or is greater than its operating expenses (100%)	108%	Yes
Per Council definition	100%	109%	Yes
Essential services benchmark	100%	255%	No
Debt servicing benchmark			
As percentage of revenue	10%	0.9%	Yes
As percentage of rates revenue	15%	2.6%	Yes

Notes:

1. Rates affordability benchmark

1. For this benchmark:

- the Council's planned rates income for the year is compared with a quantified limit on rates contained in the financial strategy included in the Council's long-term plan; and
- the Council's planned rates increase for the year are compared with a quantified limit on rates increases for the year contained in the financial strategy included in the council's long-term plan.

The council meets the rates affordability benchmark if:

- its planned rates income for the year equals or is less than each quantified limit on rates; and
- its planned rates increases for the year equal or are less than each quantified limit on rates increases.

2. Debt affordability benchmark

For this benchmark:

- the Council's planned borrowing is compared with a quantified limit on borrowing contained in the

financial strategy included in the council's long-term plan.

- The Council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

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:

- revenue is equal to or greater than its operating expenses.

Council modified definition of the balanced budget benchmark

The Local Government Act permits the Council to budget a deficit, provided it determines that such an approach is financially prudent. The Council recognises that, from a balanced budget perspective, deficits may occur due to the practice of not fully funding depreciation through rates.

For this reason, the council has defined its balanced budget target as the above definition modified to exclude costs and gains from asset sales, and capital subsidies not related to renewals, from the calculation of revenue.

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 revaluation 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 10% of its planned revenue.

Te Māramatanga o Tā Te Kaunihera Pūrongo Pūtea

Understanding Council's Financial Statements

These descriptions clarify Council's Financial Statements. Please refer to them with the statements.

Prospective Statement of Comprehensive Revenue and Expense

This is the Council's Income Statement. It details the total revenue or income Council expects to receive in the 2026/27 financial year, compared with the amount it needs to spend on operating costs. Council's financial performance is measured by subtracting its expenses—meaning the costs of running Council—from its total income.

The resulting figure is called the net amount; in this case, it shows a net surplus. This surplus is largely due to extra capital subsidies received from Waka Kotahi – New Zealand Transport Agency, Department of Internal Affairs, the Provincial Growth Fund and others. These funds are used for assets, as outlined in the Capital Plan.

Prospective Statement of Financial Position

This document presents the Council's Balance Sheet, outlining its financial position as of the close of the 2026/27 financial year. The financial position is determined by deducting total liabilities—such as outstanding obligations and loans—from total assets, which include cash holdings and property. The resulting figure, referred to as equity, reflects the net value of the Council in financial terms.

Prospective Statement of Changes in Equity

This statement outlines the changes in Council's equity, or financial position. The change is indicated by comparing equity at the beginning of the 2026/27 financial year to that at the end of the period. Closing equity for the year is calculated by adding the net surplus from Council's Income Statement to the opening equity balance. Equity comprises three components:

- Ratepayer Equity consists of cumulative operating surpluses and deficits since the establishment of Council.
- Special Funds represent amounts set aside for specific purposes, such as township development and asset renewals. Transfers between Ratepayer Equity and Special funds occur when these funds are utilised or replenished.
- The Revaluation Reserve records changes in the value of infrastructure assets and reflects the current replacement cost of assets constructed in prior years. Council roading and water assets undergo revaluation every three years.

Prospective Statement of Cash Flows

This statement outlines how cash moves through the Council's operating, investing, and financing activities during the 2026/27 financial year. The ending cash balance is calculated by subtracting total cash outflows from total cash inflows. Cash inflows come from sources such as rates and investment income, while outflows include payments to suppliers and loan repayments.

Funding Impact Statements

These statements outline Council's sources of operating and capital funding for the 2026/27 financial year and detail how this funding will be allocated. Operating funding sources include fees and charges, with applications such as payments to staff and suppliers. Capital funding sources consist of items like subsidies and grants for capital expenditure, while applications involve capital investments aimed at enhancing service levels or replacing existing assets.

The variance between total capital funding and its application represents the amount which Council must fund from rates for depreciation, both within the current year and from reserves accumulated over prior years. Depreciation is not included in these statements because it is a non-cash expense.

This Annual Plan features a Whole of Council Funding Impact Statement that presents consolidated totals for all sources and applications of operating and capital funding, alongside activity-level funding impact statements that break down this information by key activity group.

Prospective Capital Plan

This statement outlines the capital projects the Council plans for the 2026/27 financial year. These projects are funded using loans, reserves, subsidies, or by selling assets. Most of the work focuses on infrastructure improvements, addressing increased demand, or renewing, and replacing existing assets. The costs for these projects appear in the Funding Impact Statements and the Statement of Financial Position.

Te Matapae Ahupūtea Whiwhi Me Utu Whakahaere

Prospective Statement of Comprehensive Revenue and Expense

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Revenue				
Rates revenue	23,437	28,422	24,090	4,332
Subsidies and grants	50,286	23,139	43,330	(20,191)
Petrol tax	82	84	84	-
Fees and charges	3,532	3,053	3,786	(733)
Investment revenue	620	1,027	688	339
Total revenue	77,957	55,725	71,978	(16,253)
Expense				
Water supply	3,493	3,631	3,739	(108)
Stormwater	1,072	4,624	1,322	3,302
Wastewater	3,824	1,190	4,031	(2,841)
Waste management	3,169	19,588	3,913	15,675
Transport	17,326	4,662	40,283	(35,621)
Community facilities	4,223	4,264	4,017	247
Planning and regulatory	4,715	4,961	4,395	566
Governance and community	2,890	2,660	4,013	(1,353)
Corporate Services	1,063	1,525	1,211	314
Total expense	41,775	47,105	66,924	(19,819)
Net surplus / (deficit) before taxation	36,182	8,620	5,054	3,566
Subvention income	-	-	-	-
Net Surplus (deficit) for the year	36,182	8,620	5,054	3,566
Other comprehensive revenue and expense				
Fair value movement – property, plant and equipment	-	29,350	-	-
Total comprehensive revenue and expense for the year	36,182	37,970	5,054	3,566

Te Matapae Tū Ahupūtea

Prospective Statement of Financial Position

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Current assets				
Cash and cash equivalents	4,246	5,322	1,056	4,266
Inventories	51	84	71	13
Assets held for sale	39	41	-	41
Trade and other receivables	7,794	13,547	6,509	7,038
Financial assets at fair value	774	1,065	828	237
Total current assets	12,904	20,059	8,464	11,595
Current liabilities				
Trade and other payables	9,787	14,495	9,601	4,894
Employee benefit liabilities	666	860	967	(107)
Contract retentions	9	1,110	-	1,110
Borrowings	-	-	-	-
Total current liabilities	10,462	16,465	10,568	5,897
Working capital	2,442	3,594	(2,104)	5,698
Non-current assets				
Property, plant and equipment	481,670	571,007	536,238	34,769
Work in progress	58,083	31,316	-	31,316
Investment in subsidiary	1,250	1,250	1,250	-
Loan to related party	1,026	1,036	1,037	(1)
Investment property	8,385	405	7,758	(7,353)
Biological asset - forestry	115	115	115	-
Intangible assets	114	791	123	668
Assets held for sale	-	-	-	-
Financial assets at fair value	-	-	-	-
Total non-current assets	550,643	605,920	546,521	59,399
Non-current liabilities				
Trade and other payables	-	-	56	(56)
Landfill aftercare	2,032	1,378	3,432	(2,054)
Borrowings	21,538	41,356	17,091	24,265
Total non-current liabilities	23,570	42,734	20,579	22,155
Net assets	529,515	566,780	523,838	42,942
Represented by				
Equity	529,515	566,780	523,838	42,942

Te Matapae Mana Taurite

Prospective Statement Of Changes In Equity

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Total equity - opening balance	493,333	528,810	518,784	10,026
Net surplus (deficit) for period	36,182	8,620	5,054	3,566
Other comprehensive income	-	29,350	-	29,350
Total comprehensive income	36,182	37,970	5,054	32,916
Total equity - closing balance	529,515	566,780	523,838	42,942
Components of equity				
Ratepayers equity				
Ratepayer's equity - opening balance	163,175	243,628	209,206	34,422
Net surplus/(deficit) for period	36,182	37,970	5,054	32,916
Transfers to special reserves	(4,144)	549	(3,774)	4,323
Transfers from special reserves	7,522	-	7,430	(7,430)
Transfer from revaluation reserve	-	(29,350)	-	-
Ratepayers equity - closing balance	202,735	252,797	217,916	34,881
Special reserves				
Special reserves - opening balance	25,874	17,666	25,244	(7,578)
Transfer to ratepayer's equity	(7,522)	-	(7,430)	7,430
Transfer from ratepayer's equity	4,144	(549)	3,774	(4,323)
Special reserves - closing balance	22,496	17,117	21,588	(4,471)
Revaluation reserves				
Revaluation reserves - opening balance	304,284	267,516	284,334	(16,818)
Net transfer to ratepayers equity	-	29,350	-	-
Transfer to revaluation	-	-	-	-
Revaluation reserves - closing balance	304,284	296,866	284,334	12,532
Total equity - closing balance	529,515	566,780	523,838	42,942

Te Matapae Kapewhiti

Prospective Statement of Cash Flows

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Cash flows from operating activities				
Receipts from rates	23,437	28,422	24,090	4,332
Other revenue received	4,128	4,057	3,870	187
Subsidies and grants received	50,286	23,139	43,330	(20,191)
Interest received	105	107	688	(581)
Payments to suppliers and employees	(30,588)	(31,870)	(53,614)	21,744
Finance costs	(957)	(1,939)	(625)	(1,314)
Net cash flows from operating activities	46,411	21,916	17,739	4,177
Cash flows from investing activities				
Purchase of property, plant and equipment	(58,083)	(31,316)	(32,844)	1,528
Purchase of financial assets	-	-	-	-
Net cash flows used in investing activities	(58,083)	(31,316)	(32,844)	1,528
Cash flows from financing activities				
Loans raised	8,294	8,851	11,449	(2,598)
Borrowings repaid	-	-	-	-
Net cash flows (used in) from financing activities	8,294	8,851	11,449	(2,598)
Net increase/(decrease) in cash and cash equivalents	(3,378)	(549)	(3,656)	3,107
Cash and cash equivalents at beginning of year	7,624	5,871	9,639	(3,768)
Cash and cash equivalents at end of year	4,246	5,322	5,983	(661)
Made up of:				
Cash	4,246	5,322	5,983	(661)
Cash and cash equivalents at end of year	4,246	5,322	5,983	(661)

Te Matapae Pūtea Penapena

Prospective Statement of Movement in Reserves

	Opening Balance 1 July 2026 \$000	Transfer to \$000	Transfer from \$000	Closing balance 30 June 2027 \$000
Reserves held for emergency purposes				
Disaster recovery fund	918	-	-	918
Reserves held for future asset purchases				
Water supply	6,690	539	(2,636)	4,593
Stormwater	3,068	159	(402)	2,825
Wastewater	3,312	255	(730)	2,837
Waste Management	1,262	-	(47)	1,215
Transport	(143)	1,922	(1,606)	173
Community facilities	384	396	(663)	117
Planning and regulatory	449	73	(63)	459
Governance and Community	(41)	-	(105)	(146)
Corporate Services	3,062	430	(1,179)	2,313
Special funds				
Tuai reserve fund	162	-	-	162
Wairoa urban fund	328	-	-	328
General purpose fund	669	-	-	669
District development fund	306	-	-	306
Retirement and restructuring fund	123	-	-	123
Financing Reserve				
Loan repayment	4,696	-	-	4,696
Grand Total	25,245	3,774	(7,431)	21,588

Te Whakaaweawe Pūtea Kaunihera Katoa

Funding Impact Statement Whole of Council

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Sources of operating funding				
General rates	15,943	17,643	16,300	1,343
Targeted rates	7,494	10,779	7,790	2,989
Subsidies and grants for operating purposes	8,019	7,413	29,558	(22,145)
Fees and charges	3,532	3,053	3,786	(733)
Interest and dividends from Investments	505	891	568	323
Local authorities fuel tax, fines, infringement fees, and other receipts	196	220	204	16
Total operating funding (A)	35,689	39,999	58,206	(18,207)
Applications of operating funding				
Payments to staff and suppliers	30,588	31,871	54,651	(22,780)
Finance costs	957	1,939	625	1,314
Other operating funding applications	-	-	-	-
Total Applications of operating funding (B)	31,545	33,810	55,276	(21,466)
Surplus (deficit) of operating funding (A - B)	4,144	6,189	2,930	3,259
Sources of capital funding				
Subsidies and grants for capital expenditure	42,267	15,726	13,772	1,954
Development and financial contributions	-	-	-	-
Increase (decrease) in debt	8,294	8,851	11,449	(2,598)
Gross proceeds from sale of assets	-	-	-	-
Total sources of capital funding (C)	50,561	24,577	25,221	(644)
Application of capital funding				
Capital - growth	-	-	-	-
Capital - level of service	40,133	7,683	16,725	(9,042)
Capital - renewals	17,950	23,632	15,952	7,680
Increase (decrease) in reserves	(3,378)	(549)	(4,526)	3,977
Increase (decrease) of investments	-	-	-	-
Total applications of capital funding (D)	54,705	30,766	28,151	2,615
Surplus (deficit) of capital funding (C-D)	(4,144)	(6,189)	(2,930)	(3,259)
Funding balance ((A-B) + (C-D))	-	-	-	-

Te Whakaaweawe Pūtea Puna Wai

Funding Impact Statement Water Supply

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Sources of operating funding				
General rates	276	299	286	13
Targeted rates	2,481	2,694	2,575	119
Subsidies and grants for operating purposes	-	-	-	-
Fees and charges	344	354	319	35
Internal charges and overheads recovered	-	-	-	-
Other operating funding	-	-	-	-
Total operating funding (A)	3,101	3,347	3,180	167
Applications of operating funding				
Payments to staff and suppliers	1,453	1,544	1,576	(32)
Internal Finance costs	201	328	174	154
Internal charges applied	630	394	891	(497)
Other operating funding applications	-	-	-	-
Total applications of operating funding (B)	2,284	2,266	2,641	(375)
Surplus (deficit) of operating funding (A - B)	817	1,081	539	542
Sources of capital funding				
Subsidies and grants for capital expenditure	-	-	-	-
Development and financial contributions	-	-	-	-
Increase (decrease) in debt	1,979	1,729	2,662	(933)
Gross proceeds from sale of assets	-	-	-	-
Total sources of capital funding (C)	1,979	1,729	2,662	(933)
Application of capital funding				
Capital - growth	-	-	-	-
Capital - level of service	276	-	1,812	(1,812)
Capital - renewals	3,583	3,428	3,485	(57)
Increase (decrease) in reserves	(1,063)	(618)	(2,096)	1,478
Increase (decrease) of investments	-	-	-	-
Total applications of capital funding (D)	2,796	2,810	3,201	(391)
Surplus (deficit) of capital funding (C-D)	(817)	(1,081)	(539)	(542)
Funding balance ((A-B) + (C-D))	-	-	-	-

Te Whakaaweawe Pūtea Wai Āwhā

Funding Impact Statement Stormwater

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Sources of operating funding				
General rates	91	108	95	13
Targeted rates	820	969	857	112
Subsidies and grants for operating purposes	-	-	-	-
Fees and charges	-	-	-	-
Internal charges and overheads recovered	-	-	-	-
Other operating funding	-	-	-	-
Total operating funding (A)	911	1,077	952	125
Applications of operating funding				
Payments to staff and suppliers	272	367	390	(23)
Internal Finance costs	180	279	177	102
Internal charges applied	216	76	224	(148)
Other operating funding applications	-	-	-	-
Total applications of operating funding (B)	668	722	791	(69)
Surplus (deficit) of operating funding (A - B)	243	355	161	194
Sources of capital funding				
Subsidies and grants for capital expenditure	-	-	-	-
Development and financial contributions	-	-	-	-
Increase (decrease) in debt	1,820	1,794	2,446	(652)
Gross proceeds from sale of assets	-	-	-	-
Total sources of capital funding (C)	1,820	1,794	2,446	(652)
Application of capital funding				
Capital - growth	-	-	-	-
Capital - level of service	2,080	1,614	2,309	(695)
Capital - renewals	68	603	541	62
Increase (decrease) in reserves	(85)	(68)	(243)	175
Increase (decrease) of investments	-	-	-	-
Total applications of capital funding (D)	2,063	2,149	2,607	(458)
Surplus (deficit) of capital funding (C-D)	(243)	(355)	(161)	(194)
Funding balance ((A-B) + (C-D))	-	-	-	-

Te Whakaaweawe Pūtea Wai Paru

Funding Impact Statement Wastewater

	Long Term Plan 2024/25 \$000	Long Term Plan 2025/26 \$000	Annual Plan 2025/26 \$000	Variance to Long Term Plan 2025/26 \$000
Sources of operating funding				
General rates	345	434	333	101
Targeted rates	3,101	3,902	2,998	904
Subsidies and grants for operating purposes	-	-	-	-
Fees and charges	26	27	27	-
Internal charges and overheads recovered	-	-	-	-
Other operating funding	-	-	-	-
Total operating funding (A)	3,472	4,363	3,358	1,005
Applications of operating funding				
Payments to staff and suppliers	2,208	2,341	2,167	174
Internal Finance costs	376	666	503	163
Internal charges applied	457	628	432	196
Other operating funding applications	-	-	-	-
Total applications of operating funding (B)	3,041	3,635	3,102	533
Surplus (deficit) of operating funding (A - B)	431	728	256	472
Sources of capital funding				
Subsidies and grants for capital expenditure	-	-	-	-
Development and financial contributions	-	-	-	-
Increase (decrease) in debt	2,598	3,649	3,917	(268)
Gross proceeds from sale of assets	-	-	-	-
Total sources of capital funding (C)	2,598	3,649	3,917	(268)
Application of capital funding				
Capital - growth	-	-	-	-
Capital - level of service	2,598	-	3,958	(3,958)
Capital - renewals	792	4,525	690	3,835
Increase (decrease) in reserves	(361)	(148)	(475)	327
Increase (decrease) of investments	-	-	-	-
Total applications of capital funding (D)	3,029	4,377	4,173	204
Surplus (deficit) of capital funding (C-D)	(431)	(728)	(256)	(472)
Funding balance ((A-B) + (C-D))	-	-	-	-

Te Whakaaweawe Pūtea Whakahaere Para

Funding Impact Statement Waste Management

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Sources of operating funding				
General rates	121	357	151	206
Targeted rates	1,092	3,213	1,359	1,854
Subsidies and grants for operating purposes	-	-	420	(420)
Fees and charges	1,711	903	1,801	(898)
Internal charges and overheads recovered	-	-	-	-
Other operating funding	-	-	-	-
Total operating funding (A)	2,924	4,473	3,731	742
Applications of operating funding				
Payments to staff and suppliers	2,515	3,911	3,423	488
Internal Finance costs	90	178	2	176
Internal charges applied	320	217	306	(89)
Other operating funding applications	-	-	-	-
Total applications of operating funding (B)	2,925	4,306	3,731	575
Surplus (deficit) of operating funding (A - B)	(1)	167	-	167
Sources of capital funding				
Subsidies and grants for capital expenditure	119	-	600	(600)
Development and financial contributions	-	-	-	-
Increase (decrease) in debt	481	(167)	200	(367)
Gross proceeds from sale of assets	-	-	-	-
Total sources of capital funding (C)	600	(167)	800	(967)
Application of capital funding				
Capital - growth	-	-	-	-
Capital - level of service	944	36	847	(811)
Capital - renewals	-	10	-	10
Increase (decrease) in reserves	(345)	(46)	(47)	1
Increase (decrease) of investments	-	-	-	-
Total applications of capital funding (D)	599	-	800	(800)
Surplus (deficit) of capital funding (C-D)	1	(167)	-	(167)
Funding balance ((A-B) + (C-D))	-	-	-	-

Te Whakaaweawe Pūtea Ranga

Funding Impact Statement Transport

	Annual Plan 2024/25 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Sources of operating funding				
General rates	4,821	6,098	5,603	495
Targeted rates	-	-	-	-
Subsidies and grants for operating purposes	7,708	7,204	28,724	(21,520)
Fees and charges	61	62	73	(11)
Internal charges and overheads recovered	-	-	-	-
Other operating funding	-	-	-	-
Total operating funding (A)	12,590	13,364	34,400	(21,036)
Applications of operating funding				
Payments to staff and suppliers	8,660	8,669	30,241	(21,572)
Internal Finance costs	290	314	448	(134)
Internal charges applied	1,585	2,121	2,013	108
Other operating funding applications	-	-	-	-
Total applications of operating funding (B)	10,535	11,104	32,702	(21,598)
Surplus (deficit) of operating funding (A - B)	2,055	2,260	1,698	562
Sources of capital funding				
Subsidies and grants for capital expenditure	40,687	15,164	12,897	2,267
Development and financial contributions	-	-	-	-
Increase (decrease) in debt	-	1,539	472	1,067
Gross proceeds from sale of assets	-	-	-	-
Total sources of capital funding (C)	40,687	16,703	13,369	3,334
Application of capital funding				
Capital - growth	-	-	-	-
Capital - level of service	31,684	5,137	5,000	137
Capital - renewals	11,896	13,587	9,991	3,596
Increase (decrease) in reserves	(838)	239	76	163
Increase (decrease) of investments	-	-	-	-
Total applications of capital funding (D)	42,742	18,963	15,067	3,896
Surplus (deficit) of capital funding (C-D)	(2,055)	(2,260)	(1,698)	(562)
Funding balance ((A-B) + (C-D))	-	-	-	-

Te Whakaaweawe Pūtea Taputapu Hapori

Funding Impact Statement Community Facilities

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Sources of operating funding				
General rates	3,978	4,086	3,845	241
Targeted rates	-	-	-	-
Subsidies and grants for operating purposes	33	26	3	23
Fees and charges	207	199	160	39
Internal charges and overheads recovered	-	-	-	-
Other operating funding	-	-	-	-
Total operating funding (A)	4,218	4,311	4,008	303
Applications of operating funding				
Payments to staff and suppliers	3,078	3,019	2,686	333
Internal Finance costs	(126)	83	(4)	87
Internal charges applied	1,055	633	922	(289)
Other operating funding applications	-	-	-	-
Total applications of operating funding (B)	4,007	3,735	3,604	131
Surplus (deficit) of operating funding (A - B)	211	576	404	172
Sources of capital funding				
Subsidies and grants for capital expenditure	812	562	275	287
Development and financial contributions	-	-	-	-
Increase (decrease) in debt	128	109	243	(134)
Gross proceeds from sale of assets	-	-	-	-
Total sources of capital funding (C)	940	671	518	153
Application of capital funding				
Capital - growth	-	-	-	-
Capital - level of service	702	896	334	562
Capital - renewals	708	374	856	(482)
Increase (decrease) in reserves	(259)	(23)	(268)	245
Increase (decrease) of investments	-	-	-	-
Total applications of capital funding (D)	1,151	1,247	922	325
Surplus (deficit) of capital funding (C-D)	(211)	(576)	(404)	(172)
Funding balance ((A-B) + (C-D))	-	-	-	-

Te Whakaaweawe Pūtea Te Mahere Me Te Waeture

Funding Impact Statement Planning and Regulatory

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Sources of operating funding				
General rates	3,492	3,484	2,902	582
Targeted rates	-	-	-	-
Subsidies and grants for operating purposes	278	183	160	23
Fees and charges	938	1,274	1,123	151
Internal charges and overheads recovered	504	229	658	(429)
Other operating funding	-	-	-	-
Total operating funding (A)	5,212	5,170	4,843	327
Applications of operating funding				
Payments to staff and suppliers	2,870	2,610	2,737	(127)
Internal Finance costs	185	135	127	8
Internal charges applied	2,139	2,249	2,116	133
Other operating funding applications	-	-	-	-
Total applications of operating funding (B)	5,194	4,994	4,980	14
Surplus (deficit) of operating funding (A - B)	18	176	(137)	313
Sources of capital funding				
Subsidies and grants for capital expenditure	-	-	-	-
Development and financial contributions	-	-	-	-
Increase (decrease) in debt	1,228	166	1,450	(1,284)
Gross proceeds from sale of assets	-	-	-	-
Total sources of capital funding (C)	1,228	166	1,450	(1,284)
Application of capital funding				
Capital - growth	-	-	-	-
Capital - level of service	1,228	-	1,450	(1,450)
Capital - renewals	204	250	63	187
Increase (decrease) in reserves	(186)	92	(200)	292
Increase (decrease) of investments	-	-	-	-
Total applications of capital funding (D)	1,246	342	1,313	(971)
Surplus (deficit) of capital funding (C-D)	(18)	(176)	137	(313)
Funding balance ((A-B) + (C-D))	-	-	-	-

Te Whakaaweawe Pūtea Te Mana Whakatipu Me Te Hapori

Funding Impact Statement Governance and Community

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Sources of operating funding				
General rates	2,840	2,579	3,619	(1,040)
Targeted rates	-	-	-	-
Subsidies and grants for operating purposes	-	-	251	(251)
Fees and charges	35	36	18	18
Internal charges and overheads recovered	-	-	-	-
Other operating funding	-	-	-	-
Total operating funding (A)	2,875	2,615	3,888	(1,273)
Applications of operating funding				
Payments to staff and suppliers	1,955	1,716	2,994	(1,278)
Internal Finance costs	104	3	54	(51)
Internal charges applied	817	865	890	(25)
Other operating funding applications	-	-	-	-
Total applications of operating funding (B)	2,876	2,584	3,938	(1,354)
Surplus (deficit) of operating funding (A - B)	(1)	31	(50)	81
Sources of capital funding				
Subsidies and grants for capital expenditure	-	-	-	-
Development and financial contributions	-	-	-	-
Increase (decrease) in debt	-	(22)	-	(22)
Gross proceeds from sale of assets	-	-	-	-
Total sources of capital funding (C)	-	(22)	-	(22)
Application of capital funding				
Capital - growth	-	-	-	-
Capital - level of service	-	-	105	(105)
Capital - renewals	102	104	-	104
Increase (decrease) in reserves	(103)	(95)	(155)	60
Increase (decrease) of investments	-	-	-	-
Total applications of capital funding (D)	(1)	9	(50)	59
Surplus (deficit) of capital funding (C-D)	1	(31)	50	(81)
Funding balance ((A-B) + (C-D))	-	-	-	-

Te Whakaaweawe Pūtea Rangapū

Funding Impact Statement Corporate Services

	Annual Plan 2025/26 \$000	Long Term Plan 2026/27 \$000	Annual Plan 2026/27 \$000	Variance to Long Term Plan 2026/27 \$000
Sources of operating funding				
General rates	(21)	189	(536)	725
Targeted rates	-	-	-	-
Subsidies and grants for operating purposes	-	-	-	-
Fees and charges	209	199	264	(65)
Internal charges and overheads recovered	9,709	9,963	10,206	(243)
Other operating funding	701	1,111	772	339
Total operating funding (A)	10,598	11,462	10,706	756
Applications of operating funding				
Payments to staff and suppliers	8,888	7,692	8,432	(740)
Internal Finance costs	1,017	1,939	776	1,163
Internal charges applied	328	165	1,438	(1,273)
Other operating funding applications	-	852	-	852
Total applications of operating funding (B)	10,233	10,648	10,646	2
Surplus (deficit) of operating funding (A - B)	365	814	60	754
Sources of capital funding				
Subsidies and grants for capital expenditure	650	-	-	-
Development and financial contributions	-	-	-	-
Increase (decrease) in debt	60	53	60	(7)
Gross proceeds from sale of assets	-	-	-	-
Total sources of capital funding (C)	710	53	60	(7)
Application of capital funding				
Capital - growth	-	-	-	-
Capital - level of service	621	-	911	(911)
Capital - renewals	596	749	327	422
Increase (decrease) in reserves	(142)	118	(1,118)	1,236
Increase (decrease) of investments	-	-	-	-
Total applications of capital funding (D)	1,075	867	120	747
Surplus (deficit) of capital funding (C-D)	(365)	(814)	(60)	(754)
Funding balance ((A-B) + (C-D))	-	-	-	-

Te Matapae Mahere Pūtea Hua

Prospective Capital Plan

Water Supply	Annual Plan Subsidy \$000	Annual Plan Reserve \$000	Annual Plan Loan \$000	Long Term Plan Subsidy \$000	Long Term Plan Reserve \$000	Long Term Plan Loan \$000
Future Capital Requirements	0	0	572	0	0	0
Install Chlorination & Monitoring Tuai Water Supply*	0	0	240	0	0	0
Renewal Expenditure	0	0	0	0	21	0
Tuai Reticulation	0	1,000	0	0	0	0
Valve Replacements	0	87	0	0	85	0
Wairoa Pipelines Renewals	0	1,514	1,850	0	1,495	1,827
Wairoa Reservoirs Renewals	0	35	0	0	0	0
Water Supply Total	0	2,636	2,662	0	1,601	1,827

Stormwater	Annual Plan Subsidy \$000	Annual Plan Reserve \$000	Annual Plan Loan \$000	Long Term Plan Subsidy \$000	Long Term Plan Reserve \$000	Long Term Plan Loan \$000
CCTV	0	120	0	0	69	0
New Improvements Resilience And Capacity*	0	0	2,177	0	0	1,602
New Littatrap Installation	0	12	0	0	12	0
Wairoa Pipelines Renewals	0	270	270	0	267	267
Stormwater Total	0	402	2,447	0	348	1,869

Wastewater	Annual Plan Subsidy \$000	Annual Plan Reserve \$000	Annual Plan Loan \$000	Long Term Plan Subsidy \$000	Long Term Plan Reserve \$000	Long Term Plan Loan \$000
Mahia Beach Sewerage System	0	0	1,082	0	48	1,020
Renewal Pump Stations	0	346	0	0	352	0
Wairoa Reticulation Renewals	0	344	0	0	340	0
Step Filter	0	0	11	0	11	0
Storage Lowe Environmental	0	0	1,114	0	0	1,100
Telemetry Base Sets Wairoa	0	0	35	0	0	0
Upgrade Opoutama Scheme	0	40	0	0	0	0
Wairoa Reticulation	0	0	1,676	0	0	1,655
Wastewater Total	0	730	3,918	0	751	3,775

Waste Management	Annual Plan Subsidy \$000	Annual Plan Reserve \$000	Annual Plan Loan \$000	Long Term Plan Subsidy \$000	Long Term Plan Reserve \$000	Long Term Plan Loan \$000
Effluent System	0	10	0	0	10	0
Kerbside Expansion (Bins purchase & roll out)	0	0	0	0	0	0
Landfill Closure	0	36	0	0	36	0
Recycling Centre Upgrade*	600	0	200	0	0	0
Waste Management Total	600	46	200	0	46	0

Transport	Annual Plan Subsidy \$000	Annual Plan Reserve \$000	Annual Plan Loan \$000	Long Term Plan Subsidy \$000	Long Term Plan Reserve \$000	Long Term Plan Loan \$000
Bridge Improvements (Low Cost Low Risk)	0	0	0	345	46	69
Crown Resilience Programme	520	173	0	0	0	0
Drainage Improvements (Low Cost Low Risk)	0	0	0	1,121	150	224
Drainage Renewals	748	150	100	768	102	154
Electrical Supply Resilience	0	0	0	68	0	0
Emergency works March 22 Reinst Renewal	1,445	76	0	1,900	100	0
Emergency Works Cyclone Gabrielle capex	0	0	0	3,856	203	0
Emergency Works June 23 Weather Event capex	1,613	85	0	0	0	0
Emergency Works Nov 23 Weather Event capex	1,527	80	0	0	0	0
Footpaths New Construction General	16	3	2	46	6	9
Heavy Metal Buildups	955	318	0	1,068	142	214
Marine Parade Upgrade	0	0	0	0	120	0
New Footpaths (Low Cost Low Risk)	0	0	0	147	20	29
Pavement Rehabilitation	568	114	76	583	78	117
Professional Services (Low Cost Low Risk)	0	0	0	86	12	17
Purchase Computer Equipment	0	5	0	0	5	0
Purchase Of Software Licences	0	5	0	0	5	0
Purchase Of Vehicles	0	110	0	0	110	0
Purchase Office Furniture	0	2	0	0	0	0
Renewal Maintenance	0	20	0	0	20	0
Resilience Improvements (Low Cost Low Risk)	0	0	0	272	36	54
Road 38 Drainage Renewals	12	0	0	58	0	0
Road 38 Minor Improvements	0	0	0	201	0	0
Road 38 Sealed Rd Resurfacing	100	0	0	15	0	0

Transport	Annual Plan Subsidy \$000	Annual Plan Reserve \$000	Annual Plan Loan \$000	Long Term Plan Subsidy \$000	Long Term Plan Reserve \$000	Long Term Plan Loan \$000
Road 38 Traffic Svcs Renewal	6	0	0	6	0	0
Road 38 Unsealed Rd Metalling	65	0	0	69	0	0
Road Pavement Improvements (Low Cost Low Risk)	0	0	0	397	53	79
Road Safety Improvements (Low Cost Low Risk)	0	0	0	1,233	164	247
Runway Extension*	3,000	0	0	0	0	0
Sealed Road Resurfacing	1,344	269	179	1,893	252	379
Structure Replacement (Wc216)	0	0	0	27	4	5
Structures Component Replace	826	165	110	848	113	170
Traffic Services Renewals	154	31	21	158	21	32
Transport Total	12,899	1,606	488	15,165	1,762	1,799

Community Facilities	Annual Plan Subsidy \$000	Annual Plan Reserve \$000	Annual Plan Loan \$000	Long Term Plan Subsidy \$000	Long Term Plan Reserve \$000	Long Term Plan Loan \$000
Access Road Extension Current Road	0	0	15	0	0	16
Basketball Court Community Centre	0	0	0	0	0	135
Book Purchases	0	56	0	0	55	0
Boundary Fences Replacement	0	25	0	0	16	0
CapEx pathways	0	6	0	0	6	0
CCTV & Security	0	0	0	0	10	0
CCTV Installation	0	0	20	0	0	42
Frasertown Recreation Reserve Development	0	0	73	0	0	73
Fridges and Chiller Replacement	0	0	0	0	6	0
Library Building Enhancement	0	0	100	0	0	0
Lighthouse Renovations	0	0	0	0	0	15
Mountain bike Park Improvements and Cycleway	0	42	0	0	0	42
Picnic Tables	0	10	0	0	21	0
Playground Renewals	275	0	0	0	156	16
Public Space Enhancement	0	0	16	0	0	16
RAMM Asset Inventory Data	0	0	0	0	21	0
Recovery 24 Climate Change Resilience (HBRC)	0	0	0	521	0	0
Recovery 24 Replacement of Reserves Furniture	0	0	0	0	26	0
Reserve Trees Removal Landscape Succesion	0	0	26	0	26	0
Standring Park Netball Courts Upgrade	0	25	0	0	0	0
Toilet Renewals*	0	500	0	0	52	0
Community Facilities Total	275	664	250	521	395	355

Planning and Regulatory	Annual Plan Subsidy \$000	Annual Plan Reserve \$000	Annual Plan Loan \$000	Long Term Plan Subsidy \$000	Long Term Plan Reserve \$000	Long Term Plan Loan \$000
Pound Renewal*	0	0	1,450	0	0	188
Purchase Vehicles	0	63	0	0	63	0
Planning And Regulatory Total	0	63	1,450	0	63	188

Governance and Community	Annual Plan Subsidy \$000	Annual Plan Reserve \$000	Annual Plan Loan \$000	Long Term Plan Subsidy \$000	Long Term Plan Reserve \$000	Long Term Plan Loan \$000
Marine Parade – Shop/Awning	0	105	0	0	104	0
Governance and Community Total	0	105	0	0	104	0

Corporate Services	Annual Plan Subsidy \$000	Annual Plan Reserve \$000	Annual Plan Loan \$000	Long Term Plan Subsidy \$000	Long Term Plan Reserve \$000	Long Term Plan Loan \$000
Air Conditioner Computer Room	0	17	0	0	17	0
Air Conditioners	0	0	0	0	5	0
Annual Pool filtration maintenance	0	10	0	0	10	0
Archives Building Fitout	0	50	0	0	0	0
Backpackers Cabin Replacement	0	0	30	0	0	0
Boundary Fences	0	0	0	0	13	0
Building Renovation (incl. Roofing)*	0	300	0	0	0	0
Centre Remedial Works*	0	111	0	0	105	0
Development Office Space	0	105	0	0	104	0
Driveway and Paths	0	0	0	0	0	0
Fence Renewal	0	26	0	0	26	0
Future Capital Requirements	0	216	0	0	52	0
House Roof Replacement and External Paint*	0	0	30	0	7	0
Purchase Computer Hardware	0	34	0	0	33	0
Purchase New Admin Vehicle	0	0	0	0	47	0
RAMM Condition Assessment	0	0	0	0	16	0
Renewals Pool*	0	26	0	0	26	0
Replacement Gym Equipment	0	0	0	0	0	0
Replacement Laptops	0	45	0	0	44	0
Seismic Assessments and Strenghtening	0	241	0	0	55	184
War Memorial Hall Improvements	0	0	0	0	5	0
Corporate Services Total	0	1,181	60	0	565	184

Grand Total	13,774	7,433	11,475	15,686	5,635	9,997
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*This buget includes amounts brought forwards from the prior financial year.
This capital budget totals \$32.7m. It includes \$7.3m carry forward from 2025/26.

Te Whakaaweawe Pūtea Tāke

Rating Funding Impact Statement

This Funding Impact Statement provides information about Council's sources of Revenue from Rates, how these are calculated and where the liability will be applied. It is prepared in accordance with Council's Revenue and Financing Policy.

Various sections of the Local Government (Rating) Act 2002 and the Local Government Act 2002 require 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 (Local Government (Rating) Act 2002, section 13).
- Any category or categories that will be used for setting the general rate differential (Local Government (Rating) Act 2002 Act, section 14).
- The activity or activities for which a targeted rate will be set (Local Government (Rating) Act 2002, section 16).
- The category or categories that will be used to establish rateable land for a targeted rate (Local Government (Rating) Act 2002, section 17).
- For each category, any factor that will be used to calculate liability for a targeted rate (Local Government (Rating) Act 2002 Act, section 18).
- 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 15(4)(d)).
- Whether lump sum contributions will be invited in respect of the targeted rate (Local Government Act 2002, Sch 10, cl 15(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 15(5)).

Differential rating factors

- The Local Government (Rating) Act 2002 provides for rates being charged at different rates for different categories of rateable land. The categories are defined in Schedule 2 of the Rating Act.
- Council can use these provisions to set rates on a differential basis, with different categories based on such matters as the 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.
- For the year ending 30 June 2027 Council will utilise a General Rate assessed on the Capital Value of rateable land, applying Differential Factors to rating categories based on land use. Council will also utilise a Uniform Annual General Charge (UAGC) which will be assessed as a fixed amount per Separately Used or Inhabited Part (SUIP) of a Rating Unit.
- The Land Use categories for Rating Purposes and the differential factors to be applied to the General Rate (Capital Value) for the 2026/27 year are detailed in the table below.
- Targeted Rates assessed on a fixed amount per Rating Unit, SUIP or connection will be applied for water utilities and waste management and where applicable will be assessed by location. Water by meter rates will apply where metered water is supplied.

Differential categories

For the year 1 July 2026 to 30 June 2027 the following land use categories and differential factors will apply to the general rate assessed by capital value.

Category	Differential Factor
Commercial	2.50
Forestry	8.00
Residential A: <i>Capital value less than \$400,000</i>	1.05
Residential B: <i>Capital value greater than or equal to \$400,000 and less than \$700,000</i>	1.00
Residential C: <i>Capital value from \$700,000</i>	0.90
Rural	1.00

Rates per unit in the following paragraphs are per \$000's of ratable value unless otherwise stated. Amounts shown are inclusive of GST at 15%, with comparative totals to the year ending 30 June 2026.

General rate

Council will assess a general rate based on the capital value of all ratable land in the district, set differentially according to the use to which the land is put and the capital value of the land.

The rates (per dollars (\$000's) of capital value) for 2026/27 are:

Differential Category	Rate per \$1,000 of Capital Value (incl. GST) \$	Revenue Generated (incl. GST) \$
Commercial	7.2902	1,519,073
Forestry	23.3287	6,248,977
Residential A: <i>Capital value less than \$400,000</i>	3.0619	2,638,746
Residential B: <i>Capital value greater than or equal to \$400,000 and less than \$700,000</i>	2.9161	529,219
Residential C: <i>Capital value from \$700,000</i>	2.6245	457,078
Rural	2.9161	5,261,265

The general rate will raise \$16,654,358 (including GST) in 2026/27 compared to \$16,151,101 in 2025/26. Revenue from the General Rate will be used to fund the following Groups of Activities:

Group of Activities	Revenue Generated (incl. GST) \$
Water Supply	329,043
Stormwater	109,544
Wastewater	383,129
Waste Management	173,690
Transport	6,443,595
Community Facilities	4,391,474
Planning and Regulatory	3,337,782
Governance and Community	1,983,092
Corporate Services	-496,992

*Most of the Corporate Services Group is recovered via internal overhead and internal rent from other activities. The remaining credit relates to investment revenue that remains attributable to this Group. This is offset against general rates.

Uniform annual general charge

Council will assess a uniform annual general charge (UAGC) as a fixed amount per separately used or inhabited part of a rating unit within the district.

The total amount of the UAGC is determined by the rates allocated to specific activities. Certain activities are funded partially by the UAGC and partially by the General Rate, assessed by Capital Value.

In doing so Council seeks to establish an appropriate location such that all ratepayers make a minimum contribution to these activities that are provided to benefit the whole community.

These activities and the amount to be rated via the Uniform Annual General Charge in 2026/27 are detailed in the table below:

Activity	Proportion Allocated through UAGC %	Revenue Generated (incl. GST) \$
Commercial Properties	50	58,413
Community Centre	50	184,777
Council	50	529,636
Māori Whakawhanaunga	50	108,148
Visitor Information Centre	15	82,285
Information Centre Building	15	11,404
Economic Development	15	237,407
Gaiety Theatre	15	37,419
Regional Digital Hub	15	52,022
Community Grants	25	188,734
Water Supply	50	49,159
Library	50	600,162

The UAGC for 2026/27 is \$411.4 (incl. GST) [2025/26: \$480], raising \$2,139,567 (incl. GST) [2025/26: 2,468,127]

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. These amounts represent 90% of the total amount for Water Supply to be funded by rates.

The remaining 10% is allocated to the General Rate, assessed by Capital Value. This allocation reflects that while there is primarily a private benefit derived from this activity; there is benefit to the whole community in providing clean, safe drinking water.

The rates for 2026/27 are:

Differential Category	Basis for Liability	Charge (incl. GST) \$	Revenue Generated (incl. GST) \$
1. Wairoa township/Wairoa ward supply area (including Frasertown and Wairoa Environs): connected	Per separately used or inhabited part of a rating unit		
Water charge Wairoa		1,277.50	2,400,423
Frasertown water supply		1,277.50	113,698
Peri urban water supply		1,277.50	185,238
2. Wairoa township supply area (including Frasertown and Wairoa Environs): not connected but available <i>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)</i>		638.75	93,896
3. Māhanga supply area (Māhanga water supply): connected		950.90	58,956
4. Māhanga supply area: not connected but available <i>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)</i>		475.45	475
5. Tuai supply area: connected		1,042.70	58,391
6. Tuai supply area: not connected but available <i>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)</i>		521.35	1,043

The water supply (fixed amount) targeted rate will raise \$2,912,199 in the 2026/27 year [2025/26: \$2,564,192]. 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, 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 2026/2027 are:

Area	Basis for Liability	Charge per m ³ (incl. GST) \$
1. Wairoa township reticulation area	Per cubic metre of water consumed or supplied	1.20
2. Wairoa Environs area (not including rating units in 1, 3 and 4)		1.20
3. Frasertown reticulation area		1.20
4. Tuai reticulation area		1.20
5. Land used for meat processing in Wairoa		0.43

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. Water by meter rates is expected to raise revenue of \$1,178,475 (incl. GST) in the 2026/27 year [2025/26: \$704,059]

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 2026/27 are:

Differential Category ¹	Basis for Liability	Charge (incl. GST) \$	Revenue Generated (incl. GST) \$
1. Wairoa ward (not temporary accommodation businesses): connected	Per water closet or urinal connected (for up to the first five)	1,119.00	2,512,715
2. Wairoa ward (not temporary accommodation businesses): connected	Per water closet or urinal connected (for six to up to and including 15)	783.30	
3. Wairoa ward (not temporary accommodation businesses): connected	Per water closet or urinal connected (for 16 or more)	559.50	
4. Wairoa ward (temporary accommodation businesses): connected	Per water closet or urinal connected (for up to the first five)	1,119.00	
5. Wairoa ward (temporary accommodation businesses): connected	Per water closet or urinal connected (for six or more)	783.30	
6. Wairoa ward: not connected but available <i>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</i>	Per rating unit	559.50	
7. Tuai village: connected	Per water closet or urinal connected	1,119.00	63,783
8. Tuai village: not connected but available <i>Where a property is situated within 30 metres of a public sewerage drain to which it is capable of being connected</i>	Per rating unit	559.50	1,119
9. Māhia: connected <i>or required to be connected under the Trade Waste and Wastewater bylaw 2012</i>	Per number or nature of connections from the land within each rating unit to the reticulation system	1,119.00	488,444

10. Māhia: not connected <i>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.</i>	Per rating unit	559.50	10,071
11. Ōpoutama and Blue Bay: connected <i>or required to be connected under the Trade Waste and Wastewater bylaw 2012</i>	Per number or nature of connections from the land within each rating unit to the reticulation system	1,119.00	77,211
12. Ōpoutama and Blue Bay: not connected <i>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.</i>	Per rating unit	559.50	19,023
13. Rural wastewater <i>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</i>	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 councils rating information database.	141.00	275,937

The sewerage disposal targeted rate will raise \$3,448,302 (including GST) in the 2026/27 year [2025/26: \$3,566,522]. These amounts represent 90% of the total amount for the Wastewater activity to be funded by rates. The remaining 10% is allocated to the General Rate, assessed by Capital Value. This allocation reflects that while there is primarily a private benefit derived from this activity; there is benefit to the whole community in ensuring wastewater is managed safely throughout the district.

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 Māhia and Ōpoutama wastewater schemes.

The rates for 2026/27 are:

Differential Category	Basis for Liability	Revenue Generated (incl. GST) \$
1. Māhia wastewater scheme <i>connected and elected to participate in the capital repayment and finance costs associated with the scheme over 20 years. In accordance with the Capital Funding Plan.</i>	The extent of provision of the services provided by the Māhia Wastewater Scheme including the infrastructure, costs connection costs (if any), and finance costs, relating to that property.	69,281
2. Māhia wastewater scheme <i>connected and elected to participate in the capital repayment and finance costs associated with the scheme over 30 years.</i>		3,821
3. Ōpoutama wastewater scheme <i>connected and elected to participate in the capital repayment and finance costs associated with the scheme over 20 years. In accordance with the Capital Funding Plan.</i>	The extent of provision of the services provided by the Ōpoutama wastewater scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.	11,143
4. Ōpoutama wastewater scheme <i>connected and elected to participate in the capital repayment and finance costs associated with the scheme over 30 years. In accordance with the Capital Funding Plan.</i>		2,590

The Council will accept lump sum payments in respect of this rate. Payments must be received by 31 March in the year before the rates are assessed.

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 2026/27 are:

Differential Category	Basis for Liability	Charge (incl. GST) \$	Revenue Generated (incl. GST) \$
1. Wairoa township area	Per separately used or inhabited part of a rating unit	323.90	656,545
2. Rural areas	Per separately used or inhabited part of a rating unit	281.50	906,571

The waste management targeted rate will raise \$1,563,116 (incl. GST) the 2026/27 year [2025/26: \$1,256,189]. The waste management rate will be used to fund the waste management activity. These amounts represent 90% of the total amount for the Waste Management activity to be funded by rates. The remaining 10% is allocated to the General Rate, assessed by Capital Value.

This allocation reflects that while there is primarily a private benefit derived from this activity, there is benefit to the whole community in ensuring rubbish is managed safely throughout the district.

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 Māhia Township Areas.

The rates for 2026/27 are:

Differential Category	Basis for Liability	Charge (incl. GST) \$	Revenue Generated (incl. GST) \$
1. Wairoa urban area	Per separately used or inhabited part of a rating unit	444.80	838,003
2. Māhia township area	Per separately used or inhabited part of a rating unit	311.30	147,868

The drainage targeted rate will raise \$985,871 (including GST) in the 2026/27 year [2025/26: \$942,427]. These amounts represent 90% of the total amount for the Stormwater activity to be funded by rates. The remaining 10% is allocated to the General Rate, assessed by Capital Value.

This allocation reflects that while there is primarily a private benefit derived from this activity, there is benefit to the whole community in ensuring stormwater is managed safely throughout the district.

Definition of separately used or inhabited part of a rating unit

A fixed amount charged to each separately used or inhabited part of a rating unit. A separately used or inhabited part of a rating unit (SUIP) includes 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. (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 people other than immediate family members is a separately inhabited part of a property. (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 considered a SUIP. (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 considered a SUIP. (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 SUIPs. (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" (s20 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 people other than immediate family members is a separately inhabited part of a property. (See Guidance Note 6.)
- i. A substantial part of the year is 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 is considered a SUIP.

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 have 24 SUIPs.
- A motel with an attached dwelling would have one SUIP.
- 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 have two SUIPs. Likewise, a motel with an attached conference facility would have an additional SUIP.
- 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 SUIP.

2. Residential properties

- Rating units containing more than one "flat" (as per the valuation record administered by Council's Valuation Service Provider, Quotable Value Limited) will in general be regarded as having more than one SUIP. Sleep-outs and granny flats will generally not be considered additional SUIPs.
- If parts of a rating unit are used only for family members or for others for very short periods, the Council will not generally regard them as SUIPs (provided proof of their use, including a signed declaration from the property owner is provided). Evidence of active advertising of the flats for accommodation will generally mean that the Council considers the flat is a SUIP.

3. Residential with non-residential part

- A residence with a separately accessible "office" (which may be used for surveyor, architect, or medical services) will be considered to have an additional SUIP. This is because it 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 considered as having an additional SUIP unless the intensity of operation is high. For example, a resident who occasionally manufactures boat trailers in his garage on the weekends would not qualify, but someone who works for most of the week panel beating or painting, particularly if the activity is accompanied by advertising, would likely be

considered as having an additional SUIP

- A residential property, part of which is used continually for storage of large industrial machinery, has an additional SUIP.

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, has an additional SUIP.
- A dairy which has the operator's integral dwelling attached, would not be considered a SUIP 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.

6. Pastoral properties

- Each dwelling, tenanted or untenanted, is a separately used or inhabited part of a rating unit.
- 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.
- A pastoral property with one dwelling would only have one SUIP. 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 'farmhouse' will be considered additional SUIPs.

He Tāke Tūāpapa

Rating Base

As at 30 June 2026	All Rating Units
Number of rating units	7,078
Capital value of rating units	\$3,874,253,250
Land value of rating units	\$2,457,955,950

