



WHERE WE ARE GOING

Te Tirohanga Whakamua



OVERVIEW OF THIS CHAPTER

This chapter outlines our direction for the next year. It contains our vision, purpose, community outcomes, a summary of the Financial Strategy and lets you know 'All About Rates'.

OUR VISION AND PURPOSE

The vision and purpose guides everything we do at the Council. It sets out, at a high level, where we want to be and how we will get there. We identified the vision and purpose after careful consideration of the District's key issues.

OUR COMMUNITY OUTCOMES

Community outcomes are goals or desired outcomes, the Council aims to achieve in order to fulfil its vision and purpose. Through the LTP we developed six community outcomes, encompassing all areas of the Council's operations. These can be found on the following pages.

FINANCIAL STRATEGY

The Financial Strategy outlines what the major drivers of our spending are, how much we will spend and how we intend to fund that spending. It also details the limits we set for rates, rates increases and borrowing. The Financial Strategy was a major driver for the LTP. This section provides a summary of the Financial Strategy which can be found in the LTP. It sets out the key points and shows how we are tracking against what we said we would do.

ALL ABOUT RATES

The 'All About Rates' section lets you know about the rating system and how it works. It also provides examples of what your rates may look like for the 2013/14 year. Based on this Annual Plan, the average rates increase is 2.49%.

OUR VISION

To be known as the place of choice for people to live, work and play.

In achieving our vision:

- Our community will be safe and surrounded by people who are friendly and caring.
- Businesses will be thriving.
- There will be respect for and pride in our history.
- We will be successful guardians of our natural environment.

OUR PURPOSE

To lead the Whakatāne District to meet the current and future needs of our community.

As a District Council we will achieve this through:

- Good governance, leadership and advocacy.
- Integrated long term planning.
- Effective and reliable community infrastructure.
- Outstanding service delivery.

COMMUNITY OUTCOMES

WHAT ARE COMMUNITY OUTCOMES?

Community outcomes are important to the Council. They are used to guide and inform the planning process and set priorities. They also help us focus on a vision for the District.

Six community outcomes were identified through the LTP. The following pages set out these outcomes and the goals that accompany them. In the 'Our Work in Detail' chapter, we have also shown which community outcomes each activity will contribute towards achieving.

WHERE WE ARE GOING



EFFECTIVE LEADERSHIP

STRIVING FOR OUR FUTURE WELL-BEING

Goals:

- To be visible, strong, have a clear vision and listen to all sectors of the community.
- To work in partnership with iwi and the community.
- To ensure accountability to the community through transparent, open and inclusive decision-making.
- To respond and advocate on community issues.



QUALITY SERVICES

EXCELLENT VALUE FOR MONEY

Goals:

- To provide services that meet the aspirations of the community.
- To ensure all customers are dealt with in a timely, helpful and friendly way.



SUSTAINABLE ECONOMIC DEVELOPMENT

WORKING IN PARTNERSHIP

Goals:

- To facilitate an economy that is prosperous in both urban and rural areas.
- To encourage business growth that builds on the region’s assets.
- To support Māori economic development.
- To promote connected businesses through effective networks.



COMMUNITY NEEDS

A CARING COMMUNITY

Goals:

- To create vibrant, connected and safe communities.
- To support healthy, active communities.
- To build inclusive communities.
- To value, celebrate, promote and protect Māori culture.

WHERE WE ARE GOING



VALUING OUR ENVIRONMENT

SUSTAINING FOR FUTURE GENERATIONS

Goals:

- To sustainably manage the natural and physical resources.
- To recognise and protect places of natural and cultural heritage.
- To proactively plan for growth and ensure the effects and costs are managed.



RELIABLE & AFFORDABLE INFRASTRUCTURE

MEETING CURRENT AND FUTURE NEEDS

Goals:

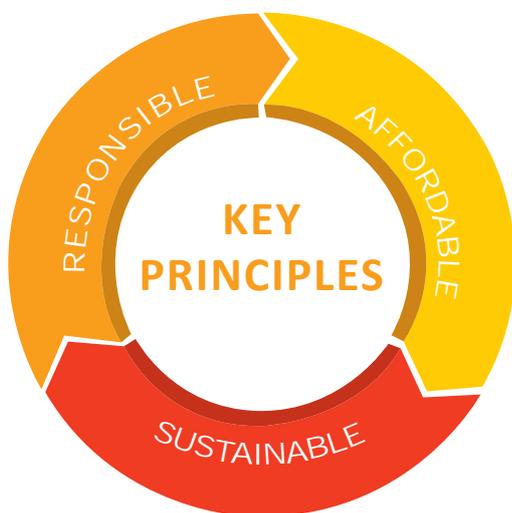
- To provide infrastructure that facilitates growth and development.
- To ensure people, infrastructure and the environment are protected from natural disasters.
- To sustainably manage community assets.

FINANCIAL STRATEGY

The Financial Strategy is based on the three key principles which underpin our LTP - affordable, sustainable and responsible. These principles aim to balance peoples' ability to pay with the need to maintain our assets and deliver services which provide the best value for money for our community.

The Financial Strategy responds to the drivers and challenges we face to determine what our rates, borrowing and overall spending levels will be in the coming 10 years. It also provides limits for rates, rates increases and borrowing to help provide certainty and stability for ratepayers.

The following is a summary of the Financial Strategy. For more information, see the 'Where we are going' chapter of the LTP.



OBJECTIVES: REDUCING EXTERNAL DEBT AND KEEPING RATES INCREASES DOWN

The Financial Strategy seeks to achieve two primary outcomes. These are the reduction of external debt (owed to banks) and keeping rates increases to an affordable, reasonable and responsible level. To achieve these outcomes, the Financial Strategy sets limits on rates, rates increases and debt.

Compared to our levels of rates and borrowing in the past, it is fair to say that the limits we have set in the LTP are restrictive. We thought hard about how restrictive these limits should be and how they will affect our budgets. The decisions we have made will not affect the integrity of our assets, because that would compromise the quality of the services we provide and the affordability of rates in the future. Our services and assets will be maintained so that they continue to be sustainable for future generations.

PUTTING THE FINANCIAL STRATEGY INTO PRACTICE MEANS CHANGING HOW WE DO THINGS

The following list summarises the things we have been doing, and will do through this Annual Plan and the LTP to put the Financial Strategy into practice. These actions will help us stay within the limits we have set for rates and borrowing and also put our key principles into action.

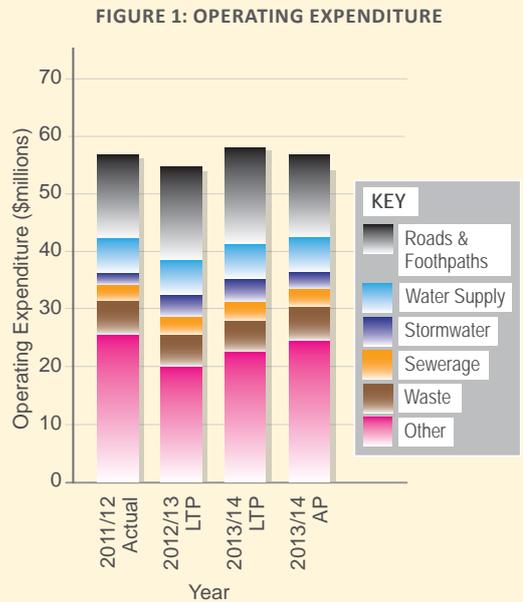
- We will not take on any new, non-essential services and initiatives unless a strong case has been put forward to justify why they are needed and how they will be paid for.
- We have prepared budgets based on what can realistically be achieved and paid for.
- We will bring costs down by looking for smarter and more efficient ways of operating.
- We will increase our investment into the regular monitoring and maintenance of our infrastructure.
- We will ensure today's ratepayers pay their fair share for our services and assets.
- We will sell surplus land assets that are not needed for the delivery of services and are costing us money to keep.
- We will provide a District fund to support the costs of unforeseen events like floods, storms or other natural disasters.
- We will encourage the economic growth of the District.

OUR OPERATING COSTS & RATES

WHAT OUR OPERATIONAL SPENDING WILL LOOK LIKE

Operating expenditure pays for the Council’s day-to-day costs of delivering services, maintaining existing assets, or other expenditure that does not buy, or build a new asset. It also covers the costs of financing any loans that we have taken. Figure 1 shows our operating expenditure for the past two years (2011/12 and 2012/13), what we projected in the LTP for this year and what is budgeted in this Annual Plan. Our operating expenditure for the 2013/14 year is forecast be \$56.88m which is less than the \$58.01m budgeted in the LTP.

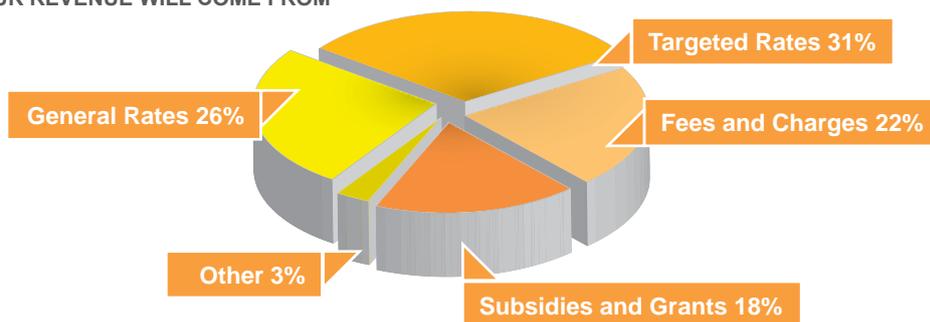
As shown in the graph, much of our operating expenditure is related to core network infrastructure (roads and footpaths, waste, water supply, stormwater and sewerage). This year we are predicting a reduction in our operating expenditure due to a number of efficiencies and cost savings. We are looking to contain operating expenses within the same levels as the 2012/13 budgets to minimise the rating impact.



WHERE OUR REVENUE WILL COME FROM

Rates are the main source of income for the Council, usually making up between 55% and 65% of our operating revenue. Other major sources of operational funding are fees and charges, external subsidies and grants. Figure 2 shows where our operating revenue is budgeted to come from for the 2013/14 year.

FIGURE 2: WHERE OUR REVENUE WILL COME FROM



LIMITS ON THE AVERAGE RATES INCREASES

The Council plans to limit rates increases to the Local Government Cost Index (LGCI), plus 2%. This will limit average rates increases to no more than 5-6% each year over the period of the LTP. For the 2013/14 year, the average rates increase is forecast to be 2.49%. This is a smaller increase than both the predicted increase for 2013/14 proposed in the LTP of 4.52%, and the limit that we have set of 5.07% (updated LGCI + 2%). For more detail about your rates, please see the ‘All about rates’ section of this chapter.

LIMITS ON RATES REVENUE

The Council will limit rates revenue to a maximum of 80% of operating revenue. This means we will need to continue to source at least 20% of operating revenue from sources other than rates. For the 2013/14 year, we plan to receive 43% of our revenue from sources other than rates and we will continue to maximise these levels as much as we can.

OUR CAPITAL COSTS & BORROWING

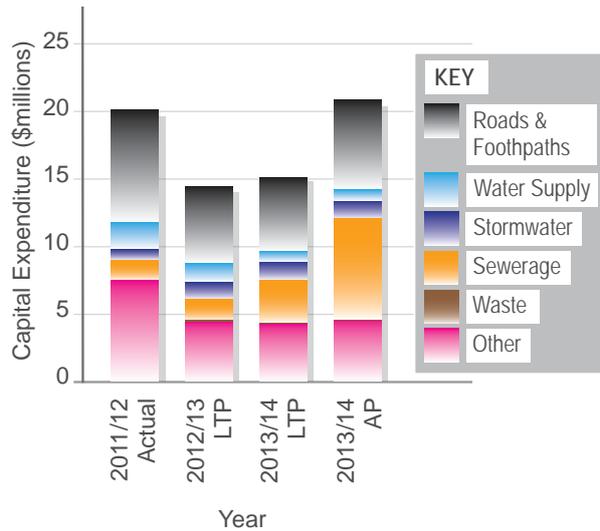
WHAT OUR CAPITAL SPENDING WILL LOOK LIKE

Capital expenditure pays for buying or building new assets, renewing an existing asset or improving an existing one to deliver a better service. Our capital expenditure budgets in the LTP focus mostly on renewals. There is little focus on new projects that look to increase the service we deliver. Figure 3 shows our capital expenditure for the past two years (2011/12* and 2012/13), what is budgeted in the LTP for this year and what this Annual Plan is projecting.

This year's capital expenditure is expected to increase to \$21m which is \$5.9m more than projected in the LTP. This is due to the construction of a full sewerage reticulation system in Matatā, inflation and continuing with projects which have been carried forward from 2011/12 and 2012/13.

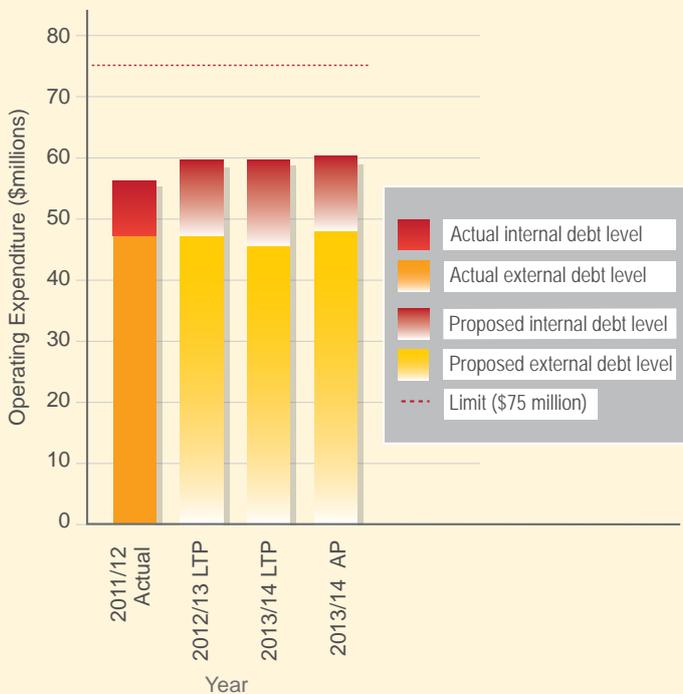
(* The 2011/12 figure was higher due to carry forwards and additional works as a result of storm damage)

FIGURE 3: CAPITAL EXPENDITURE



WHERE WE ARE GOING

FIGURE 4: OUR LIMITS FOR DEBT



LIMITS ON BORROWING

Over the past six years, the Council's level of debt has been increasing. This is because we borrowed for disaster mitigation projects and for work to renew our assets for core services. We have planned to limit our total debt (including internal and external borrowing) to no more than \$75 million. Internal borrowing will predominantly be from some of our reserves, including the Harbour Fund. While these reserves are held for specific purposes, internal borrowing allows us to maximise the use of these funds until such time as they are required for their intended purpose. Any borrowing from these reserves is repaid, with interest, in the same way that we borrow from banks. Figure 4 shows our actual debt profile for the 2011/12 year, what we projected in the LTP for the 2012/13 year and 2013/14 year and what is budgeted for this Annual Plan. This year we are expecting our total debt to be \$61.04m with around 80% coming from external sources.

LIMITS ON THE AMOUNT OF RATES BEING USED TO PAY INTEREST

We plan to give further certainty to ratepayers by also providing limits on the amount of rates which can be used to pay interest on our debt. To do this, we will limit the total interest expense (internal and external) on our borrowing to 12% of total rates income. For the 2013/14 year, the total interest expense is forecast to be 10% with 6.8% being interest expense from external loans.

ALL ABOUT RATES

This section of the Annual Plan provides a brief overview of how our rating system works and provides examples of what your rates might look like for the 2013/14 year.

The Funding Impact Statement (Rating) is included at the end of this section. This lets you see how we calculate your rates and the services you might be paying for next year. It sets out the total rating impacts of the proposals contained in this Annual Plan.

Your rates are determined by three key factors. How much the Council spends overall, how much funding we can get from sources other than rates and the rating system.

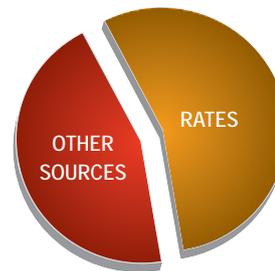
1. How much the Council spends overall:

As part of the budget-setting process for the LTP and this Annual Plan, we make choices about the projects and services that we will deliver. The amount that we spend has a direct impact on what rates will be.



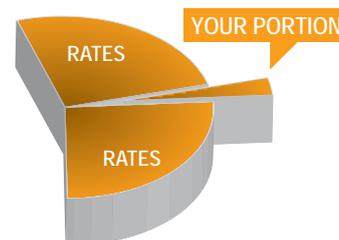
2. How much funding we are able to get from other sources:

This year 43% of our funding is projected to come from sources other than rates. We work hard to get as much funding as we can from other places. The amount that we need to source from rates is called our “rates requirement”.



3. The rating system:

In our district, we have approximately 15,600 rateable properties. Our rates requirement is divided amongst these properties and the amount differs for each property. These differences are based on a balance between the capital value of the property and on the services which property owners can access or are likely to benefit from.



If you drive on roads, walk on a footpath, use a boat ramp, go to the library, enjoy our playgrounds and parks, or have your rubbish collected, you are using Council services, and that is only a fraction of what we deliver.

Each year your rates will change. This is because the costs of providing services change each year due to inflation and other factors. Throughout the budget-setting process, the Council has been conscious of the need to keep costs down. The level that we have set for our spending and rates requirement allows us to continue to deliver our current services and facilities. It also allows us to maintain our assets at an acceptable level.

To reduce rates, we would either have to reduce our current service levels or increase the funding we get from other sources. We will continue to look into alternative sources of funding to ensure that we keep rates increases as low as possible.

HOW THE RATING SYSTEM WORKS

This section explains how our rating system works. Rates help to pay for the services that the Council delivers to you. Where possible, we also obtain income from other sources. Other major funding sources are grants, subsidies and user fees and charges.

General rates

General rates are charged across the whole District. They are used to raise revenue for activities that are for the public good, or where recovery from users is not efficient or possible. General rates are charged both on the capital value of each property and as a fixed charge. Fixed charges across the whole District are known as the Uniform Annual General Charge or UAGC.

Targeted rates

These rates are targeted to a specific group of ratepayers, based on the services those ratepayers can access or are likely to benefit from. Targeted rates can be charged either on capital value or as a fixed charge regardless of capital value. Fixed charges targeted to a particular group of ratepayers are known as Uniform Annual Charges or UACs.

Rateable properties in our district:		Number of rateable rating units	Rateable capital value
<p>The Council's rating requirement is divided among the available "rateable properties" in the District. The table below shows the number of rateable properties in our district, as at 9 January 2013. Properties are valued every three years by an independent valuer and were last valued in September 2010.</p>	Whakatāne Commercial	522	\$999.86m
	Edgecumbe	647	\$146.38m
	Matatā	332	\$82.58m
	Murupara	778	\$55.48m
	Ōhope	1,836	\$1,005.50m
	Otarawairere	37	\$28.37m
	Rural	5,230	\$3,077.56m
	Tāneatua	282	\$34.88m
	Te Teko	278	\$37.39m
	Whakatāne Urban	5,677	\$1,851.02m
	Total	15,619	\$7,319.02m

Rates relief in special circumstances

The Council provides the remission and postponement of rates in some special circumstances, as defined in our Rates Remissions and Postponement Policies (available from Council offices or online at www.whakatane.govt.nz).

Rates revaluations and PSA

The Council can assist any property owners affected by PSA and facing a substantial change in the valuation of their property. A new valuation can be arranged by the Council. The rates can then be assessed on the basis of the new valuation, provided that the valuation is made prior to the beginning of the financial year. This process can be applied to properties where the value has been affected by the kiwifruit disease PSA.

WHEN WILL YOUR RATES BE DUE FOR 2013/14

Rates due dates:

There will be four equal instalments for the 2013/14 rates. The due dates are as follows:

INSTALMENT	DUE DATE
Instalment 1	Friday, 23 August 2013
Instalment 2	Friday, 22 November 2013
Instalment 3	Friday, 21 February 2014
Instalment 4	Friday, 23 May 2014

A 10% instalment penalty will apply if any of these rates instalments remain unpaid after the due dates. A further 10% additional charge will be added on 1 October 2014 to any rates that were set prior to 1 July 2014 and which are unpaid at 1 July 2014 and remain unpaid at 30 September 2014.

Water due dates:

The following are the due dates for the water invoices:

INSTALMENT	SCHEME	DUE DATE
1st reading	Plains and Awakeri Extension	Friday, 25 October 2013
2nd reading	All metered schemes	Friday, 24 January 2014
3rd reading	Plains and Awakeri Extension	Friday, 25 April 2014
4th reading	All metered schemes	Friday, 25 July 2014

A 10% penalty will apply if any water rates remain outstanding after each of the above water rates due dates.

Note: Under our rating system, ratepayers with metered water supplies will find both the fixed portion and the consumption charges appearing on the water invoice.

PAYMENTS

All rates shall be payable at the Council Service Centres in Whakatāne and Murupara. The payment facilities available at the Council offices include cash, cheque or EFTPOS. There is no credit card facility available at present. Alternatively, the Council offers the option of paying rates by direct debit, on a monthly, quarterly, or annual basis. Rates can also be paid by phone/internet banking and automatic payments. Please contact Customer Services on 07 306 0500 or 0800 306 0500 for further information or refer to www.whakatane.govt.nz.

Discount for prompt payments

The Council sets a discount on an annual basis for ratepayers who pay the total rates levied on the rates assessment by the due date for the first instalment. The discount rate for 2013/14 is 2.5%.

WHAT YOUR RATES WILL LOOK LIKE IN 2013/14

The “Indicative Rating Table” below models a number of example properties from around the District. It shows what your rates might look like for the 2013/14 year based on this Annual Plan. The table also shows how this compares to the 2012/13 year.

WHERE WE ARE GOING

	WHAKATĀNE URBAN LOW	WHAKATĀNE URBAN AVERAGE	WHAKATĀNE URBAN HIGH	WHAKATĀNE COMMERCIAL (LESS THAN \$10M) LOW	WHAKATĀNE COMMERCIAL (LESS THAN \$10M) AVERAGE	EDGE CUMBE AVERAGE	MATATĀ AVERAGE	MATATĀ HIGH	MURUPARA URBAN	MURUPARA LIFESTYLE
Capital Value	134,000	322,000	1,000,000	355,000	695,000	216,000	249,000	425,000	68,000	200,000
General Rate	129.84	312.01	968.99	343.99	673.45	209.30	241.28	411.82	65.89	193.80
Uniform Annual General Charge	583.04	583.04	583.04	583.04	583.04	583.04	583.04	583.04	583.04	583.04
Roading CV	126.02	302.83	940.46	333.87	653.62	203.14	234.18	399.70	63.95	188.09
Roading UAC	52.24	52.24	52.24	52.24	52.24	52.24	52.24	52.24	52.24	52.24
Community Boards	13.20	13.20	13.20	13.20	13.20	11.48	11.48	11.48	32.51	32.51
Stormwater UAC	69.92	69.92	69.92	69.92	69.92	86.57	170.98	170.98	2.22	-
Stormwater CV	60.58	145.57	452.09	353.08	691.24	159.30	499.32	852.25	7.25	-
Promotion and Economic Development	-	-	-	621.13	734.84	-	-	-	-	-
Refuse Removal	302.31	302.31	302.31	239.21	239.21	302.31	302.31	302.31	302.31	239.21
Water	408.32	408.32	408.32	408.32	408.32	408.32	408.32	408.32	268.92	-
Sewerage	215.45	215.45	215.45	215.45	215.45	215.45	-	-	223.81	-
Total	1,960.92	2,404.89	4,006.02	3,233.45	4,334.53	2,231.15	2,503.15	3,192.14	1,602.14	1,288.89
Plus GST at 15%	294.14	360.73	600.90	485.02	650.18	334.67	375.47	478.82	240.32	193.33
2013/14 Total including GST	2,255.06	2,765.62	4,606.92	3,718.47	4,984.71	2,565.82	2,878.62	3,670.96	1,842.46	1,482.22
2012/13 Total including GST	2,199.71	2,697.05	4,490.67	3,563.16	4,793.80	2,463.67	2,670.36	3,348.91	1,766.17	1,466.70
\$ increase (decrease) compared to the 2012/13 year	55.35	68.57	116.25	155.31	190.91	102.15	208.26	322.05	76.29	15.52
% increase (decrease) compared to the 2012/13 year	2.52%	2.54%	2.59%	4.36%	3.98%	4.15%	7.80%	9.62%	4.32%	1.06%

	TE TEKŌ	OTARAWAIRERE	ŌHOPE LOW	ŌHOPE AVERAGE	ŌHOPE HIGH	TĀNEATUA	RURAL LOW	RURAL AVERAGE	RURAL HIGH	DISTRICT WIDE - COMMERCIAL/ INDUSTRIAL \$10M PLUS (SIX PANS)
Capital Value	135,000	760,000	407,000	532,000	1,000,000	118,000	69,750	632,500	2,453,750	11,905,000
General Rate	130.81	736.43	394.38	515.50	968.99	114.34	67.59	612.88	2,377.65	11,535.80
Uniform Annual General Charge	583.04	583.04	583.04	583.04	583.04	583.04	583.04	583.04	583.04	583.04
Roading CV	126.96	714.75	382.77	500.33	940.46	110.97	65.60	594.84	2,307.67	11,196.24
Roading UAC	52.24	52.24	52.24	52.24	52.24	52.24	52.24	52.24	52.24	52.24
Community Boards	11.48	30.54	30.54	30.54	30.54	29.69	11.48	11.48	11.48	13.20
Stormwater UAC	16.33	45.56	45.56	45.56	45.56	5.61	-	-	-	69.92
Stormwater CV	85.05	185.00	99.07	129.50	243.42	15.30	-	-	-	11,840.63
Promotion and Economic Development	-	-	-	-	-	-	-	-	-	4,483.75
Refuse Removal	302.31	305.03	305.03	305.03	305.03	302.31	239.21	239.21	239.21	239.21
Water	-	408.32	408.32	408.32	408.32	408.32	120.00	120.00	120.00	408.32
Sewerage	-	215.45	215.45	215.45	215.45	215.45	-	-	-	1,292.71
Total	1,297.19	3,276.36	2,516.40	2,785.51	3,793.05	1,837.27	1,139.16	2,213.69	5,691.29	41,715.06
Plus GST at 15%	194.58	491.45	377.46	417.83	568.96	275.59	170.87	332.05	853.69	6,257.26
2013/14 Total including GST	1,491.77	3,767.81	2,893.86	3,203.34	4,362.01	2,112.86	1,310.03	2,545.74	6,544.98	47,972.32
2012/13 Total including GST	1,488.47	3,678.21	2,824.87	3,127.04	4,258.38	2,066.38	1,300.17	2,511.31	6,431.00	46,377.29
\$ increase (decrease) compared to the 2012/13 year	15.98	89.60	68.99	76.30	103.63	46.48	9.86	34.43	113.98	1,595.03
% increase (decrease) compared to the 2012/13 year	1.07%	2.44%	2.44%	2.44%	2.43%	2.25%	0.76%	1.37%	1.77%	3.44%

RATES AFFORDABILITY

Through the LTP we made a commitment to the community to keep rates at an affordable level. After consultation with you on our Financial Strategy we set stringent rates increase limits for the next 10 years. For the 2013/14 year we have signalled an average rates increase of 4.52%, with a cap of 5.07% (LGCI + 2%). However, in developing this Annual Plan and setting the work plan and budgets for 2013/14, we have managed to reduce the average rates increase to 2.49%. We have achieved this through careful prioritisation, improving efficiencies and taking on board what the community has told us.

The average rates increase for 2013/14 is not applied uniformly across the District. Therefore some households will have a smaller increase than this, while others will have a larger increase. Unfortunately there are specific situations in some areas where the increase is above what we would have wanted for our community. This is because of our funding philosophy and the use of targeted rates. The following explains the main reasons why your rates may be increasing.

MURUPARA

Rates in Murupara will be relatively stable compared to last year, with the exception of the cost of water supply in Murupara. This particularly affects the urban area of Murupara, who will see an average rates increase of around 4.32%. This is due to an increase in the costs associated with water supply, including the cost of general maintenance.

TĀNEATUA

The average property in Tāneatua will see a rates increase which is well below the proposed District average of 2.49%. This represents a concerted effort by the Council to keep rates increases down.

MATATĀ

The cost of servicing debt from the stormwater works programme in Matatā and the on-going cost of operating the stormwater system are the reasons why Matatā will see an increase. The Council has a funding policy that spreads 75% of the costs of disaster mitigation over the District. This means that the remaining 25% is paid for by the Matatā Community. The increase for an average property in Matatā will be 7.8%.

ŌHOPE

Rates in Ōhope will increase by an average of 2.44%. This is below the proposed District average of 2.49% and represents a concerted effort by the Council to keep rates down.

EDGECUMBE

During 2012/13, stormwater upgrades have been undertaken to address localised flooding issues in Edgcumbe. This has meant an increase in costs, including electricity and general maintenance. Therefore, the township is facing a slightly higher average increase than the District average. Rates for the average Edgcumbe property will increase by 4.15%.

WHAKATĀNE

The average Whakatāne urban property will see a rates increase of 2.54%. This increase is due to a number of factors including an increase in stormwater and sewerage rates; however, this is offset by a reduction in other areas, such as refuse removal and water.

COMMERCIAL

The main contributors to an increase in rates for the commercial sector are the general rate, promotion and economic development rate and sewerage rate. These increases have been partially offset with reductions in other areas such as refuse removal and water.

RURAL

The rural sector will see a relatively low increase this year.

FUNDING IMPACT STATEMENT (RATING)

The following pages show how the rating system is applied across the community. This information helps illustrate the financial impacts discussed in the 'All about rates' section. You will find that this information is very similar to what appears on the back of your rates invoice.

Note: All figures in this table are GST exclusive. GST will apply at the current rate of 15%.

		2013/14	2013/14
			\$
GENERAL RATES			
TOTAL AMOUNT REQUIRED			15,468,243
The Council sets a general rate on the capital value (CV) of each applicable rating unit in the District on a stepped differential basis (cents per CV\$).			
District rateable properties capital value less than \$15 million (step 1)		0.00096899 (cents per CV\$)	6,713,237
District rateable properties capital value greater than \$15 million (step 2)*		0.00048449 (cents per CV\$)	198,344
Uniform Annual General Charge on all rating units in the District		\$583.04	8,556,661
* Council uses a differential capital value for all properties over \$15 million to reduce the total rate those 18 properties are charged.			
ROADING RATES			
TOTAL AMOUNT REQUIRED			7,667,380
The Council sets the roading rate on the capital value of each applicable rating unit in the District (cents per CV\$).			
District rateable properties (cents per CV\$)		0.00094046	6,900,642
Uniform Annual General Charge on all rating units in the District		\$52.24	766,738
COMMUNITY BOARDS			
TOTAL AMOUNT REQUIRED			264,360
The Community Board rate is set to fund the costs of the five Community Boards. The Council sets the targeted rate on rating units within each of the following locations.			
		Rate \$	
Whakatāne		13.20	81,872
Rangitaiki		11.48	46,872
Ōhope		30.54	56,872
Tāneatua		29.69	36,872
Murupara		32.51	41,872
STORMWATER			
TOTAL AMOUNT REQUIRED			2,532,276
The Council sets a differential targeted rate for stormwater on rating units and a rate on the capital value differentially as follows.			
	Differential	UAC \$ Per ratable unit	cents per CV\$
Whakatāne Urban	1.0	69.92	0.00045209
Whakatāne Commercial and Industrial	2.2	69.92	0.00099459
Matatā	1.0	170.98	0.00200529
Ōhope	1.0	45.56	0.00024342
Edgecumbe	1.0	86.57	0.00073748

				2013/14	2013/14
					\$
STORMWATER CONT.					
	Differential	UAC \$ Per ratable unit	cents per CV\$		
Tāneatua	1.0	5.61	0.00012965	6,034	
Murupara	1.0	2.22	0.00010669	6,560	
Te Mahoe Land Drainage	1.0	48.20	0.00173253	4,627	
Te Teko Land Drainage	1.0	16.33	0.00062999	8,294	
PROMOTION AND ECONOMIC DEVELOPMENT RATE					
TOTAL AMOUNT REQUIRED				453,958	
The Council sets a targeted rate of a fixed amount per rating unit for all commercial and industrial properties within the District.			\$502.41	303,958	
The Council sets a targeted rate on the capital value for all commercial and industrial properties within the Whakatāne urban area (cents per CV\$).			0.00033443	150,000	
REFUSE REMOVAL RATE					
TOTAL AMOUNT REQUIRED				3,785,986	
The Council sets a targeted rate to fund the collection and disposal of the Council approved refuse and recycling bins. This targeted rate is set as a fixed amount per bin for which the Council is providing a weekly service.					
Residential			302.31	2,412,132	
Rural/commercial			239.21	845,624	
Ōhope residential			305.03	518,552	
Ōhope commercial			241.94	9,677	
The Council provides an additional three recycling collections during the summer holiday period for Ōhope.					
WATER					
TOTAL AMOUNT REQUIRED				4,855,550	
The Council sets water rates on a differential based on provision of service, land use and location.					
Connected - any rating unit that is connected directly or indirectly to a Council operated waterworks.					
Availability - any rating unit that is not connected to a Council operated waterworks but is within 100 metres of such waterworks.					
Note: All water by meter consumption that is invoiced during the current rating year will be calculated on the charges detailed below.					
		Per connection	Rate	Total	
		\$	\$	\$	
Ruatahuna					
Connected		11.54		92	
Connected - commercial		28.85		58	
Plains and Awakeri Extension					
Plains connected - metered		120.00		164,880	
Plains water by meter			0.27	194,707	
Plains excess water by meter*			0.90	217,315	
Awakeri connected - metered		175.00		67,550	
Awakeri water by meter			0.38	57,879	
Awakeri excess water by meter*			0.90	36,000	
Murupara					
Connected - metered		109.82		4,063	
Connected - non metered		268.92		183,405	
Available - not connected		109.82		11,201	
Water by meter			0.72	26,727	

		2013/14	2013/14
			\$
		Per connection \$	Rate \$
			Total \$
All Other Schemes			
Connected - metered		144.11	1,311,108
Connected - non metered		408.32	502,237
Available - not connected		144.11	68,308
Water by meter			1.20 2,010,022
*The Council sets an additional targeted rate for any excess water consumed that is over and above the purchased entitlement for each property connection to these water supplies. An overuse targeted rate is set for the excess volume consumed over and above the purchased entitlement.			
Note: Where properties meet the definition of being contiguous either under legislation or Council Policy, the entitlements for such properties will be aggregated prior to an imposition of the overuse penalty.			
SEWERAGE			
TOTAL AMOUNT REQUIRED			2,560,770
The Council sets sewerage rates on land use and provision of service. Land use is residential, rural or commercial / industrial. For residential and rural properties, the Council sets targeted rates of a fixed amount per separately used or inhabited part of a rating unit* to fund sewage disposal. Commercial / industrial is classed as any property for which the principal undertaking is any commercial / industrial activity, or is zoned commercial / industrial. Commercial / industrial properties are charged per pan.			
Connected - any rating unit that is connected directly or indirectly to a public sewerage drain.			
Available - any rating unit that is not connected to a public sewerage drain but is within 30 metres of such a drain.			
			Rate \$
Available - all schemes excluding Murupara			107.73 39,643
Connected - all schemes excluding Murupara			215.45 2,365,870
Available - Murupara			96.02 8,353
Connected - Murupara			192.03 146,904

Rating units are defined as:

Commercial and industrial is defined as any property zoned or used for commercial / industrial purposes.

Council will not be inviting lump sum payments for any targeted rates.

* Any part of a rating unit that is, or is able to be, separately used or inhabited by the ratepayer, or by any other person or body having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement.

PERCENTAGE OF RATES THAT ARE FIXED CHARGES

Under the Local Government (Rating) Act (LGRA) the Council may only set a maximum of 30% of the total rates income to come from fixed rates such as targeted rates or uniform charges. The following table shows an analysis of these charges and shows the percentage of the Council's total rates.

All figures in this table are GST exclusive.

REPORT ON 30% CAP (SECTION 21 LGRA)		2013/14 \$ EXCL. GST
Targeted rates that are set on a uniform basis and calculated in accordance with section 18(2) or clause 7 of Schedule 3		
Uniform Annual General Charge		8,556,661
Roading		766,738
Community Boards		264,360
Stormwater		633,069
Promotion		303,958
Total Uniform Rates and Charges		10,524,786
Total Rates Excluding GST		37,588,523
Uniform Rates as a Percentage of Total Rates		28%
Targeted rates that are set on a differential uniform basis, not included in the 30% cap		
Refuse Collection		3,785,986