

KEY ISSUES

INTRODUCTION

When developing this LTCCP, the Council had to consider some major changes in the activities and the levels of service it provides. The changes planned include:

- Divestment of pensioner housing units
- Divestment of property (rural halls, certain reserves and operational property no longer required)
- A reduction in expenditure in the area of community development

The Council will also change how it charges rates for services that the District and rateable properties receive. The changes planned include:

- Changes as a result of the Council's Rates Review
- A revised Development Contributions Policy

Major projects planned during the term of this LTCCP also include:

- Projects to address the closure of the Burma Road landfill (transfer station, composting plant, and alternative landfill site)
- Arts and Culture Centre
- Review of the Whakatane District Plan
- Wastewater schemes in Matata and Te Teko

All projects and proposals were open to public comment through the submission process. The following paragraphs highlight the status of these issues at the time of adopting the LTCCP.

Breach of the Local Government Act 2002

Section 93 clause 3 of the Local Government Act 2002 requires all councils to adopt their LTCCP every three years, before the commencement of the financial year, which for this plan is 30 June 2009. The Council did not meet this statutory deadline and adopted the plan on 13 July 2009. The adoption date of 13 July 2009 still allowed the Council to strike rates for the first quarter for the 2009/10 financial year.

ADDRESSING THE NEED FOR MAJOR EXPENDITURE

Rates and Affordability

This Council, as a smaller medium sized local authority, is grappling with the cost of delivering services and, at the same time, addressing poor maintenance of our infrastructure. If these issues are to be addressed effectively, substantial funding is required.

With relatively low levels of growth, a lower than average level of income and given the current economic conditions, the Council plans to make some significant changes to the way it intends to operate in the future.

There has been a complete revision of all Asset Management Plans. As a result it has become evident that major expenditure would be required to bring the assets up to an appropriate level of service.

Investigations found the costs would have significant implications on the community in terms of rating. The capital costs, if funded without a substantial review of funding mechanisms, would result in forecast debt levels being outside the Liability Management Policy ratios in future years.

At a fairly early stage in developing the LTCCP the Council decided that such costs would not be sustainable. The impacts of the worldwide financial crisis on the New Zealand economy provided an added emphasis to this position.

In order to arrive at a position where the Council is able to operate and maintain assets at a satisfactory level, and at the same time meet legislative demands and community expectations, significant changes were needed. This process has taken time, to the extent that the Council adopted the LTCCP in July 2009, later than the time frame required by the Local Government Act 2002.

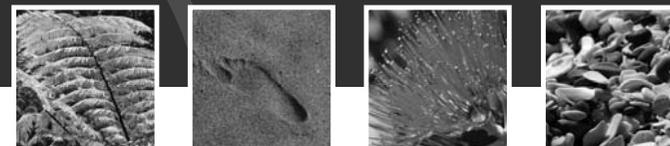
Within this context substantial changes were made to both operational and capital works programmes as listed below:

- Operational expenditure was reduced where possible. This resulted in reduced levels of service in some areas and no improvement in levels of service in other areas where additional funding was required to achieve improvements.
- A number of projects will not proceed, be deferred, or be completed in house.
- The capital works programme was substantially reduced in the first three years of the plan, except in relation to existing commitments, health and safety or legislative compliance issues.
- Expenditure (both capital and operational) has been moved out to future years to reduce the cost impact in the early years of the 10 year period.

The rating review also highlighted a number of areas where the Council made changes to its policies to manage fairness and equity issues and to ensure the costs were correctly attributed to the end users.

Affordability and Catching Up

Over the past year detailed investigations have been made into numerous activities throughout the Council's operations. These investigations have looked at the Council's infrastructural assets such as water, wastewater, stormwater, refuse, roading, recreational facilities, community property and arts and culture.



This, coupled with a number of key strategic Council documents (e.g. Town Vision, Residential Growth Strategy), has provided a sound framework from which our Asset Managers have been able to plan for the sustainability of our infrastructural assets.

The key issue is that historically our infrastructural assets have not been well managed and as a community we will be playing catch up for many years to come.

The Council has deferred a number of key projects in this LTCCP so it can make the catch up affordable.

In order to prioritise, the Council has acknowledged any project that has community health issues or legislative responsibilities is a top priority.

There is also a focus on projects funded by depreciation. Any projects that proposed increased levels of service or required loan funding have been deferred – to be revisited once the high risk projects are complete.

In the following activities these have been identified as: -

Stormwater

Approximately \$10m worth of capital works (some 40+ projects) have been deferred for three years. Deferred works include: reticulation upgrades throughout many parts of the Whakatane urban centre, Ohope stormwater improvements and a delay in the channel upgrade for Wainui Te Whara stream.

These works do not pose immediate high risk exposure to the community and as such the programme has been adjusted to meet affordability constraints in other areas.

Roading

Approximately \$3.2m worth of works and projects have been deferred to later years or excluded from the programme altogether.

In many cases projects have been deferred for one year including seal extensions, sealed road re-surfacing, Matahi Valley Road realignment, Thornton Road pavement rehabilitation, Taneatua Road pavement

rehabilitation, footpath renewals, Tarawera River access upgrade and Matata Lagoon causeway upgrade.

There are a number of projects that have ongoing reduced budgets or have been removed from the capital plan including general kerb and channel repairs, maintenance of Christmas lights and power undergrounding.

Where planned programmes have been deferred, the roading assets will be monitored carefully to ensure there is no material impact on the network in the next three years.

Water

More than \$8m of large projects have been deferred for up to three years. These deferrals have been influenced by high risk projects in other activities such as wastewater. Deferred projects include: water treatment plant upgrades, reticulation upgrades in Coastlands, and upgrades in Awakeri/Whakatane West.

Water is recognised as one of the key high risk areas. As a result there is an intensive programme to maintain the infrastructural integrity of the network in the current plan.

Wastewater

The wastewater activity is one of the activities that has a number of high risk areas and requires immediate attention. There are a few small projects that have been deferred.

Waste

The Council is facing major costs in the area of solid waste with the pending closure of the Burma Road landfill at the end of 2009 and the subsequent need to dispose of waste outside of the District. Projects in the area of solid waste cannot be deferred.

SERVICE DELIVERY CHANGES PROPOSED

The Council reviewed what services it delivers and how they are delivered as part of developing the LTCCP.

This is an ongoing programme and will ensure that core services are being delivered effectively and efficiently. By exiting services that are no longer needed, or better delivered by others, it will increase resources available to focus on core activities. The first year of the plan includes a number of service delivery changes as described below.

The Murupara Service Centre

The Murupara Service Centre (MSC) is located in the Murupara town centre. The MSC is open between 9am and 4.30pm Monday to Friday and has two permanent staff members both working part-time hours.

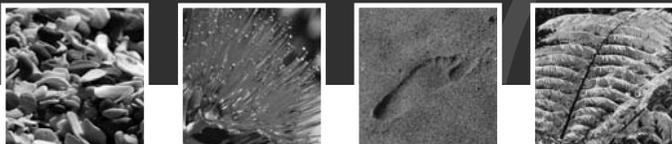
The MSC currently provides two main functions:

- A service centre for Council transactions and enquiries
- A library for the community

The facilities are also used as a meeting place for the community board and a drop-in point for Whakatane-based staff while working in the area.

The services offered at the MSC are essentially the same as those offered at the Whakatane office. The main difference is that there is a very low volume of transactions (an average of six financial transactions per day)

In the draft LTCCP the Council considered options for the MSC to reduce costs, and proposed to close this service centre. The Council received submissions from residents in Murupara and across the District about the impact this closure may have on the Murupara community. Following consultation, the Council has agreed not to close the MSC in the expectation that the centre will



become more cost effective to operate. The Council will consider this issue further during 2009/10.

The Council's Role in Community Halls

Urban Community Halls

The Whakatane District has four urban based community halls – Whakatane War Memorial Hall, Murupara Municipal Hall, Edgecumbe War Memorial Hall and the Ohope Hall.

Use of the Ohope, Edgecumbe, Murupara and Whakatane Community halls has been reasonably consistent over the past three to four years. The busiest facility is the Whakatane War Memorial Hall and demand often exceeds supply during peak use times. The other three halls are not well used.

The Council will explore alternative future options for the four halls. The first step toward doing this is for the Council to develop an overall strategy to guide future decisions on the facilities.

The Council does not have a current policy or strategy guiding current and future decisions for community halls (including the proposed multi-sports events centre).

A Whakatane District Council Halls Strategy is planned to provide a framework to manage the Council's involvement in urban community facilities for existing and future generations. The Council's role as funder, provider, supporter or advocate will be explored through the development, consultation and adoption of firm policies.

Rural Community Halls

The Council intends to find and implement alternative ownership and operational models for rural halls. This will be done on a case by case basis in conjunction with stakeholders.

The Council considers the ownership costs associated with rural halls are more than the economic, social and cultural benefit provided to the community. Currently

they are administered and funded from the general rate with little focus on individual viability.

These halls are Awakeri War Memorial Hall, Otakiri Hall, Manawahe Hall, Waimana – Nukuhou North War Memorial Hall, Te Teko War Memorial Hall, Taneatua War Memorial Hall, and Galatea War Memorial Hall.

The Council is considering all of the following options (other than the current approach) as part of a process to out-source or potentially divest rural halls:

Rural hall committees or major users take over ownership responsibilities. Offer rural hall committees or major users the opportunity to take over ownership responsibilities for the maintenance and operation of rural community halls (without financial support from Council). This would mean community organisations takeover the day to day operations, maintenance and hire of the particular hall, along with longer term renewal and capital planning. It may involve a ground lease of land (at minimal rate) to the community organisation for the site upon which the hall rests.

Main hall users purchase or take over long term lease. Where there is no hall committee, the Council will consult with main hall users with a view to purchase or long term lease of rural community halls. In some cases the main hall user may be interested in taking over either full ownership or long term lease of a community hall. The Council will explore opportunities and options for this in conjunction with the main users.

Targeted rate on communities to retain hall. If options above are not feasible or practical but the community wants to retain the facility, it will become the subject of a targeted rate where the full costs of that hall will fall on that community.

Sale of halls. Alternatively the Council may consider outright sale of rural community halls.

The Council is aware that a number of these halls are war memorial halls. Where such halls may change

ownership or administration, this memorial status will be fully discussed with the local community and other interested parties e.g the Returned Services Association. This may include the possibility of transferring the memorial status to another facility with appropriate features.

Pensioner Housing

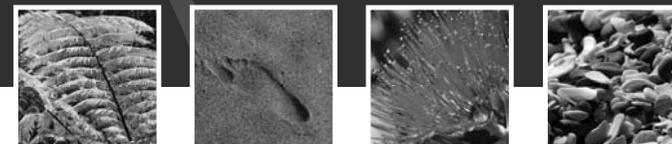
The Council has agreed in principle to sell its pensioner housing units, subject to some clear requirements around the sale to protect current and future tenants. The decision to sell these units is the result of the Council's review of levels of service and the need to focus on the Council's core business.

Pensioner housing is one of the activities that other organisations, such as Housing New Zealand, could deliver more efficiently than the Council. The pensioner housing asset is valued at \$5.5m (as at 1 September 2007) and selling it will release over \$5m to provide benefits for the wider community by retiring debt.

The Council will only divest pensioner housing stock as long as tenants' interests are safeguarded. The following criteria must be met before the units are sold:

- Satisfactory protection of existing tenants' rights and welfare
- Satisfactory protection and control of the ongoing use and development of low cost pensioner housing
- The profile and track record of a registered care provider
- Any proceeds from the sale of pensioner housing units will be used to retire debt

A list of the Council's pensioner housing units and the planned year of divestment is included below. The timing of divestment for any of the units below may change depending on market interest for the units.



PROPERTY NAME	NUMBER OF UNITS	PLANNED YEAR OF DIVESTMENT
Alice Stone Flats, 65 Goulstone Road, Whakatane	28	2009/10
Lovelock Court, 1 Spence Lane, Whakatane	22	2010/11
Murphy Flats, 18 Kowhai Avenue, Murupara	5	2010/11
Hardy Flats, 9 Kowhai Avenue, Murupara	2	2010/11
Allandale Flats, 145 King Street, Whakatane	11	2011/12
Veronica Flats, 19 Apanui Avenue, Whakatane	11	2011/12

Community Development

The Council has reduced expenditure in the area of community development as part of the Council’s decision to refocus expenditure on core services. Community development includes the Safer Communities and Māori Liaison activities. The LTCCP indicates that the initiatives that were being delivered under the Safer Communities activity will continue. The Council has indicated that it wants to access a greater level of Central Government funding to support this activity. Appropriate resources will also be put in place to fully support the work of the Iwi Liaison Committee and the wider organisation.

Representation Review

The Council is required by the Local Electoral Act 2001 to review its governance arrangements and will complete its review by September 2009. Although the timing is similar, the process is a separate one to the special consultation process required for the adoption of the LTCCP. The Council has indicated that through the review, it will look at how the governance arrangements could be more effective as well as provide cost savings for ratepayers.

The draft LTCCP signalled an intention to budget for a reduction in the number of councillors from ten to eight and the abolition of the five community boards. This would result in cost savings of about \$500,000 each year. It was felt that community input to the Council could be achieved by supporting ratepayer associations or similar organisations or by targeting consultation on major projects – this would be more cost effective for the community.

Following consideration of submissions received during consultation, the Council has based the LTCCP budgets on the status quo for the representation model (including retaining 10 councillors and five community boards). This budget will be in place until the results of the representation review are known.

The Council does not want to pre-empt any decision that may be made during the representation review process. A final decision on the representation arrangements will be known in time for the 2010 elections and the Council will be able to amend the budget for the draft Annual Plan 2010/11 to reflect the final arrangements.

FUNDING CHANGES

Rating Review

As part of the Council’s review of its services and core business it has reviewed how it charges rates for the services that the District and rateable properties receive.

This is a significant process as many changes have been made to the way rates are calculated and charged.

Rates are levied to provide a broad range of services, programmes, facilities and infrastructure from parks and playgrounds to roads and rubbish collection.

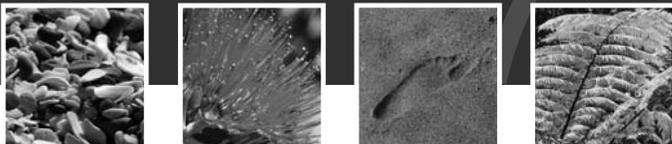
In making changes the Council has had to measure whether the changes will impact on certain groups. Issues such as affordability, accessibility to services, whether a transitional process is required for some changes and what impact the changes might have on different sectors of the community have also had to be addressed.

As a result, the Council adopted the following approach:

- Where users can be clearly identified they should directly contribute to the cost of providing the services. An example is water metering where people are charged according to the amount of water they use.
- Where services are provided to particular parts of the District, a targeted rate will be charged to that part of the District. An example would be those areas where rubbish and recycling is collected.
- Where users cannot be clearly defined then the cost of providing that service will be charged as part of a uniform annual charge across all rateable properties. An example of this is parks, gardens and reserves.

The following changes have been adopted by the Council:

- The differential charged on all properties over \$10m for roading and general rating purposes has been removed.
- The general rate that was charged for land drainage, refuse disposal, parks, gardens and



recreation, swimming pools, trade waste and libraries has been removed in favour of different rates for the different activities as follows:

- Stormwater is based on which catchment the property is in and will be charged as a uniform annual charge of 25% and 75% to be recovered by way of a capital value rate, except for Whakatane commercial/ industrial properties which have a differential of 2.2 applied.
- A uniform annual charge is levied for refuse disposal.
- Parks and gardens are charged through a uniform annual charge as it is difficult to define the users.
- Swimming pools and libraries are covered by a uniform annual charge based on where in the District properties are and how close they are to a swimming pool or library complex.
- A remoteness differential has been introduced for the area defined as the Te Urewera Subdivision of the Murupara ward as follows:
 - The uniform annual charge to be half the Murupara rural swimming pool rate, half the Murupara library rural rate and half the District wide parks rate.
- Water charges will be charged using a targeted rate and variable cost through metering.

The price of water will be double during summer to reflect peak demand costs and be relatively lower during low demand periods (from 1 July 2010). This is expected to have the impact of slowing the need for major capital investment

in upgrading the scheme. Water meters for Whakatane and Ohope urban areas will be read every three months from 1 July 2010.

- The uniform annual general charge will be set at \$200 for 2009/10.

Rating Units

The draft LTCCP included a proposal that the Council adopt a definition of a rateable unit to set rates on separately used and inhabited parts of a rating unit (SUIPs). Following consultation on the draft LTCCP, the Council has agreed to revert to rating only per a rating unit for all rates for 2009/10 but that the use of SUIPs as a rating tool be investigated in sufficient time to be considered for the draft Annual Plan 2010/11.

The Council recognised the significant correspondence, queries and submissions over the potential uncertainty surrounding the introduction of SUIPs in 2009/10. The Council will work through the issues raised by submitters to determine whether or not to include SUIPs in a modified form. Should the Council wish to proceed with SUIPs, this will be consulted with the community in the draft 2010/11 Annual Plan.

How the Rates Review Affects your Property

A summary of rates and examples of how these policy changes affect your property are included at the end of this Key Issues section. Rating changes are also included in the Council's Revenue and Financing Policy in Volume Two of this LTCCP.

Water Supply

The Council had a range of rating policies for different water schemes which saw charges administered through uniform annual general charges, supply charges and water meter charges for the amount of water used.

The charging system did not accurately reflect the true cost of providing water to the community and the Council has made changes to ensure the system is fair.

The major change planned is that in urban centres water meters will be read quarterly rather than six monthly from 1 July 2010. This will enable the Council to forecast summer water demand and more accurately charge those people who use more water in summer months (December to February).

In summary the charges are as follows:

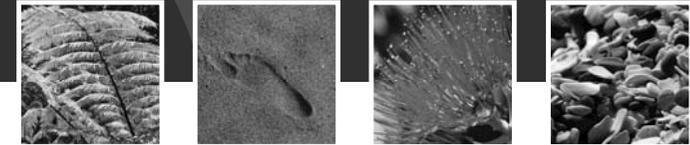
- The fixed costs of supplying water are recovered by a targeted rate per connection or per property which is able to connect and the variable cost be recovered by way of metering.
- The price per cubic metre for all urban areas will be twice the amount over the summer months as it is during the rest of the year to reflect peak demand costs. This will be introduced from 1 July 2010 alongside a community education programme about water pricing and conservation.
- Water meters for Whakatane and Ohope urban areas will be read every three months from 1 July 2010.

The total cost of providing the water-metering service is \$134,000pa. Reading water meters every three months increases costs by approximately \$30,000 (due to extra meter reading, postage and support services).

Properties without a water meter will pay the targeted rate plus a usage charge based on the average use. These charges will not apply to Plains water supply for the 2009/10 year which will remain on the same basis as previous years.

Plains Water Supply Charging Scheme

Projects have been included in the capital works programme for the next 10 years to upgrade the Plains water supply system. These projects are programmed for implementation from 2010-14 and are designed to bring the supply in line with New Zealand Drinking Water Standards and required levels of service.



Investigations and studies are underway to prepare a master plan for water in the whole Plains area for the next 50 years. The plan will need to address possible re-define of Plains water boundaries, how much water will be needed in the next 50 years for activities like dairying, horticulture, agriculture and domestic supplies and whether the water capacity will be available.

The possibility of securing subsidy funds from Central Government to support rural community projects like this will also be addressed.

Following preparation of the master plan in 2009/10, fees and charges in the LTCCP will be reviewed. That may be an opportunity to introduce development contributions for water and water availability charges in the Plains area.

The master plan for the Plains water supply and subsequent fees and charges review will be completed in 2009/10. Public consultation will be carried out as part of the 2010/11 Annual Plan process.

Combining Two Water Schemes

The Ohope water scheme was separate from the Whakatane scheme and the Council will now treat them as one.

Whakatane and Ohope are supplied from the same source of water and supplied through an interconnected network of pump stations, reservoirs and pipes. However, in the past, only the Whakatane users have paid all treatment plant costs including depreciation.

Combining these schemes allows the creation of a number of bulk zones within the same scheme. These bulk zones will help to manage the water supply better (e.g. leak monitoring, pressure management etc).

The levels of service in both schemes will be the same and scheme costs will be more equally distributed.

More Water Meters Supplied

The Council plans to put water meters into more areas within the Whakatane District and will start with Edgecumbe and Matata water schemes in the 2009/10 and 2010/11 financial years.

Experience and case history has shown that households paying for their water by water meter charges are inclined to use less water than those in unmetered schemes.

The main reasons for metering are:

- 1 Statistics show that the water consumption per capita in unmetered schemes is much higher than in metered areas. The main reasons for this are wastage of water and leaks in private properties. Metering will help people to better understand leaks and will encourage them to repair the leaks quickly to avoid paying more.
- 2 If leaks in the pipes are not fixed they can be a potential health hazard due to the risk of cross contamination from the sewerage network. Often people do not know this is even happening.
- 3 Better management of water supplies metering will help people understand consumption patterns and manage the water supply better.

Whilst the cost of metering Edgecumbe and Matata will be \$600,000 and \$300,000 respectively, the Council is expecting to secure 95% of the funds for the capital works from Government subsidies (Drinking Water Assistance Programme of Ministry of Health). Therefore, the impact on rates due to the capital works is expected to be negligible. Pricing based on usage will begin from 1 July following installation of the water meters.

Proposals to meter other schemes will be investigated and progressed in the next three years.

The Harbour Endowment Fund

Review of the fund

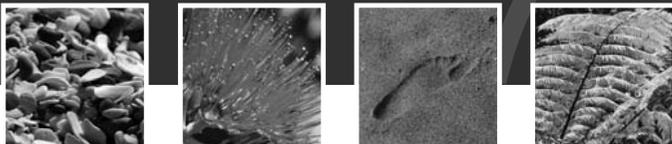
The Harbour Endowment Fund is one of a number of special purpose funds held by the Council. The original purpose of the endowment was to support the activities of the Whakatane Harbour Board. In 1976 there was a local government reorganisation within what is now the Whakatane District. An Order in Council resulted in the dissolution of the Whakatane Harbour Board with the functions being transferred to the Whakatane District Council.

The Order in Council entrusted the Council with the good management and proper use of the assets of the former Harbour Board.

In the draft LTCCP the Council signalled its intention to review the appropriateness of the legislative framework controlling the Harbour Endowment Fund. Following the consultation process, the Council has agreed that it will not proceed with this review.

Harbour access

In recognition of the importance of the harbour asset and the long-standing issues around availability of harbour access, an investigation is in the process of being commissioned to establish a long-term sustainable solution. This process includes a detailed modelling project that will provide the design criteria for a number of options that the Council will consider when completed in 2010/11. At that time it is expected that any proposed physical works will be consulted on as part of the 2010/11 Annual Plan. Funding for this project is included in the operating costs for the Ports and Harbour activity in 2009/10.



Funding to support District - wide disaster mitigation costs and Toi - EDA

The Harbour Endowment Fund will not be used to fund District-wide disaster mitigation costs or Toi-EDA. Funding for Toi-EDA which was proposed in the draft LTCCP to come from the Harbour Endowment Fund (\$100,000) plus an additional \$50,000, will come from commercial properties across the District.

Funding to support implementation of the Town Vision Strategy

The Council intends to establish a Town Vision Advisory Board to implement the Town Vision Strategy. Funding for the Board will come from the Harbour Endowment Fund. As a result of submissions received the governance costs associated with this project have been reduced. The Board's progress will be reviewed on a three yearly basis to coincide with the LTCCP process. Funding has been included until 2015/16.

Development Contributions Policy

The Development Contributions Policy enables the Council to collect monetary contributions from those developing land by building a house, business or subdividing land, or connecting to a service.

The policy seeks a contribution based on identified capital works projects that are needed or partly needed as a consequence of a development placing added demand on existing infrastructure. Where a development (or a combination of developments) will lead to the need for new assets or assets with greater capacity, a development contribution can be charged to help provide for those assets in a timely manner.

The Council has revised its Development Contributions Policy and the adopted policy is included in Volume Two of this LTCCP. This adopted policy is based on a staged approach which means contributions will be taken for a project only when the capacity of the existing asset

that will be upgraded or added to has been reached. It means that no contributions are sought ahead of the time that a new or upgraded service or facility is needed.

DIVESTMENT OF PROPERTY

Should the sale of assets not realise the planned amounts, additional debt will need to be incurred or the planned levels of service reassessed. This could result in increases to general and/or targeted rates. However the Council maintains conservative debt levels under Treasury Policy limits.

Operational property no longer required

The Council will consider selling/divesting some of its property, which could release up to \$955,000.

Four properties are not required by the Council for any service provision or future development and subject to legislative processes can be sold over the next three years. They are:

- 2 Oregon Drive, Murupara - Ray Hardie Centre
- 143 King Street, Whakatane - Disabilities Resource Centre
- 65 Keepa Road, Whakatane - Plant Nursery
- 40 Te Tahi Street, Whakatane - Pou Whakaaro

In the case of 2 Oregon Drive and 40 Te Tahi Street, divestment would also convert to savings as both properties currently cost the Council money to maintain.

Section 40 Public Works Act clearance may be required for the properties.

Reserves

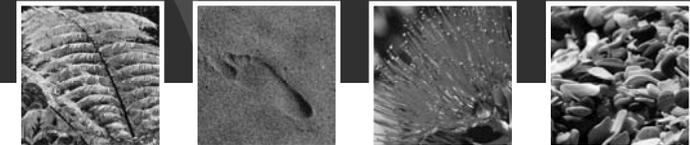
A number of reserves were listed in the 2006 LTCCP for potential sale. While some work has been done to investigate divestment potential of the reserve properties, the Council intends to decide in 2009/10

what will happen to them. The Council will consider a programme to consider and evaluate these properties, with those of concern to submitters on the draft LTCCP taking precedence. Additional properties will also be investigated for possible divestment during the first year of this LTCCP. As part of the investigations, properties will be reviewed as to the possibility of divesting parts of them, whilst maintaining its original intent.

A full list of reserve properties considered for sale is included below. Any proposal to divest reserve assets will be completed in accordance with the Local Government Act and the Reserves Act as appropriate. A project will be commissioned to ensure appropriate reserves are held to meet the community's current and future needs. Should this project identify further unnecessary reserves or properties, consultation on possible divestment will be included alongside the 2010/11 Annual Plan.

Reserves (or portions of these reserves through subdivision) to be investigated for sale are as follows:

- 32 Waiewe Street, Whakatane
- 213 Valley Road, Whakatane
- 35a Riverside Drive, Whakatane
- 2 Otakiri Road, Edgecumbe
- 6-16 Centennial Drive and 4931- 4943 Galatea Road, Galatea
- 17 Koromiko Street, Murupara
- 5 Miro Drive, Murupara
- 5 Harakeke Road, Murupara
- 1 Te Mahoe Village Road, Te Mahoe
- 78 Gorge Road, Whakatane (local purpose reserve plantation)
- 59 Huia Crescent, Te Teko (local purpose reserve road)



- 17 Hurinui Avenue, Whakatane, (plantation reserve – astronomical observatory)
- 104 Otarawairere Road, Whakatane (Otarawairere Tennis Court – Recreation Reserve)
- 133 Otarawairere Road, Whakatane (Recreation Reserve)
- 1961A Troutbeck Road, Galatea (Grant Family Cemetery)
- 59 Valley Road, Whakatane (local purpose reserve plantation)
- 139 Valley Road, Whakatane (local purpose reserve plantation)
- 93A Valley Road, Whakatane (local purpose reserve plantation)
- 27A Waiewe Street, Whakatane (local purpose reserve drainage)
- 39A Waiewe Street, Whakatane (local purpose reserve drainage)
- 17 White Horse Drive, Whakatane (Recreation Reserve)

best possible price. A transfer station has been planned at Te Tahī Street at an overall cost of \$850,000 (including \$366,875 to be funded in 2009/10 and the remainder to be carried over from 2008/09).

The other part of this proposal is to divert organic material from the waste stream for composting. In 2009/10 the Council will construct a composting plant which will result in savings against the cost of shipping waste out of the District. Alongside this proposal, the Council will review operational aspects of the rubbish collection service.

In the longer term, the Council will investigate an alternative landfill site within the District which is intended to also provide a regional waste solution. The costs of constructing a new landfill are \$7.8m (excluding resource consent costs) and this is included in the LTCCP in 2014. Discussions with Environment Bay of Plenty on this matter have been initiated.

The Council has also agreed to include a new uniform annual charge of \$21 across all properties in the District to reflect the cost of providing waste services. Properties that receive refuse collections will also pay a targeted rate to fund the collection and disposal of refuse from the Council approved refuse/recycling bins.

Art and Culture Centre

Early in 2009 the Council approved one of its most significant capital investment projects for many years and this project was included in the draft LTCCP for further consultation and comment. This project recognises that a long term solution is required to remedy the critical situations in the library and museum in terms of the space shortages, environmental controls and appropriate facilities.

The project will involve the development of a:

- Heritage collections, archives and research facility in the current museum building; and
- Dedicated library.

The Council included \$3.25m in the 2009/10 year to provide better library, museum and exhibition facilities. The Council has yet to make a definite decision as to where these facilities will be located.

The development of an integrated cultural, environmental and tourism centre (Whakatane Centre) has been deferred until 2012-2015 so this can be reconsidered in the 2012-2022 LTCCP.

District Plan Review

The Whakatane District Plan needs to be reviewed and updated to deal with new legislation and issues such as climate change, renewable energy and urban design.

The Proposed Whakatane District Plan will be made partly operative soon and there is already a large programme of plan changes needed to update it.

The rural section of the plan is now 10 years old. The Proposed District Plan does not contain sections on indigenous biological diversity or financial contributions, and may not include esplanade reserve provisions.

The two-phase review of the Resource Management Act may lead to other changes that need to be considered. The Government's emphasis on National Environmental Standards and National Policy Statements also need to be incorporated into the plan, as do statutory acknowledgements arising from Treaty settlements.

The Regional Council is currently reviewing its Regional Policy Statement and a timely review of the District Plan would enable better integration of the two planning documents.

The current economic recession enables forward planning to occur and allows a more proactive approach to forward planning than in the past.

The work programme would see the review take place over a two year period, with the third year being set aside for notification of the Proposed District Plan and the submissions process.

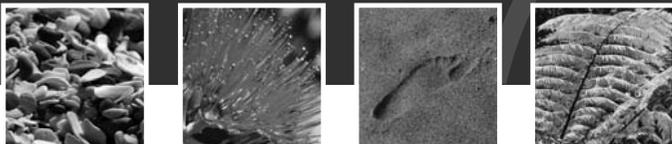
PROJECTS

Closing Burma Road Landfill

With the pending closure of the Burma Road Landfill, the Council has had to grapple with ways it can provide a suitable alternative and reduce its waste stream.

Once the landfill is closed at the end of 2009, all non-recyclable waste will need to be shipped out of the District. The operational and capital cost implications of this are high.

Council staff have been working hard on options to minimise the costs. Firstly the Council needs to establish a cost effective refuse transfer station which will enable refuse to be trucked out of the District at the



Under this timetable a reviewed plan could be notified in August 2011, with decisions on the submissions being released in July 2012.

The project will include the appointment of a project manager, four planners, an administration assistant and a budget for consultants to help with specialist work. The budget is \$1.87m over three years. This is funded by way of loans to be spread over 10 years.

Matata Wastewater Treatment

At present Matata relies on septic tanks for domestic wastewater treatment and disposal. Stream monitoring carried out in 2003/04 in Matata indicated increased contamination in the stream water.

Therefore, the Council carried out investigations and prepared preliminary designs and cost estimates for a reticulated system in Matata. The preliminary cost estimate for the system was \$4.48m. Based on this information the Council made a provisional application to the Ministry of Health's Sanitary Works Subsidy Scheme and as a result, the Council was advised in December 2004 that a sum of \$2.24m (a 50% subsidy) had been approved. This was subsequently raised to \$3.72m (83% subsidy).

Consultation with the community was undertaken by way of public meetings held in April 2004 and February 2005.

Following the debris flow in May 2005 this project did not proceed due to the disaster recovery works being given higher priority. Since then the Council and the Matata community have been fully occupied by the disaster recovery works. When the Council decided to go ahead with the sewerage scheme in 2008/09 the new estimate had risen to \$8.97m.

This project has now been included in the LTCCP for implementation in 2009-11 years. Negotiations are underway to increase the subsidy amount for the scheme to reflect the increased cost. The timing and scope of the project will depend on the subsidy amount and the outcome of further public consultation.

Te Teko Wastewater Scheme

At present Te Teko relies upon septic tanks for wastewater disposal. There was a proposal in 2003/04 to install a reticulated wastewater system.

However, at the time Government subsidies for the project were only 50% of the total cost of the project. When community consultation was carried out, the community realised it could not afford the system and did not want to go ahead with the project.

Subsequently the Government increased the subsidy amount that would be applicable. As a result there was a request from the community groups to revisit the proposal and the Council investigated different options for a reticulated system with appropriate disposal option.

The cost estimate for a proposal with a package treatment plant is \$7.39m. The Council is preparing an application to secure funds.

This project has been included in the LTCCP in the years 2012-17. The project will cover Te Teko township and Te Mapou area. The timing of implementation and scope of the project will depend on the subsidy amount and further community consultation.

Disaster Mitigation Projects

Following the natural disasters that occurred in the District in 2004 and 2005 the Council adopted a range of flood, landslip and debris flow mitigation projects.

The projects were as follows:

- Matata Regeneration Projects
 - Awatarariki
 - Waitepuru Debris and Stream Management
 - Ohinekoao
 - Waimea
- Awatapu

- Edgecumbe/Rangitaiki Plain Flood Mitigation
- Otarawairere/Ohope Wastewater/Stormwater Disposal Project

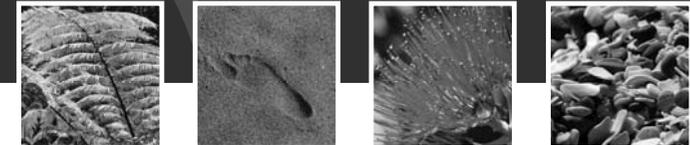
These projects were included in the 2006 LTCCP and were consulted on at that time. The Awatapu and Otarawairere/Ohope projects have been completed. Parts of the Matata Regeneration Projects have not been completed as set out below:

The resource consent for the Waitepuru catchment has been appealed to the Environment Court and the hearing has been scheduled for 13 July 2009. Therefore the physical works, if consent is granted, will be undertaken in the 2009/10 construction season.

The Awatarariki catchment is divided into two components.

- The Awatarariki Stream (downstream of Moore's Bridge on Arawa Street) and Te Awa o Te Atua Lagoon restoration works and the debris disposal area at the Railway Lagoon: The resource consent application has been in the resource management process since March 2007. The consent was granted with the exception of excavation in Clem Elliot Drive. The physical works will start early in 2009/10.
- The Debris Detention Structure: A draft resource consent proposal was presented to the consent authorities in June 2009. The construction date is unknown and will depend on when the resource consent process is completed.

The resource consent application for the Edgecumbe/Rangitaiki Plain Flood Mitigation has been lodged and it will be granted in 2009/10. Physical works will commence as soon as possible after the receipt of resource consent.



Review of the Disaster Mitigation Funding Policy

The Council received submissions about the application of the Disaster Mitigation Funding Policy to Matata. As a result of these submissions, the Council agreed to review this policy for inclusion in the 2010/11 Annual Plan.

The Whakatane Aquatic Centre

The \$3.94m Aquatic Centre Repair Project is a response to design faults in the building structure.

The major problem is the lack of effective vapour barrier, which means surface water and condensation gets into the roof and ceiling. Therefore the durability of the roof structure is significantly compromised, there is a mould hazard and energy costs are greatly increased.

It is believed that the problems are mainly due to errors in design. Whakatane District Council began an arbitration process with the architect in 2006. The arbitration process was put on hold to allow the Council to complete the design of the repairs works and establish likely costs. The design is now complete and the project estimate is known. After consultation with key stakeholders the Council intends to undertake the repair work in March 2010 and seek recovery of the costs through the arbitration process.

This repair project requires installation of a continuous air and vapour barrier in the roof and walls. To do this, the roof, walls and windows need to be removed and many fixtures and fittings replaced including the insulation and air conditioning. Both the Whakatane District Aquatic Centre and gymnasium will need to be closed for six – seven months to enable repair work to be safely carried out.

The Council has met with key stakeholder groups and has held two open days where residents and users were invited to voice their views. The Council had initially planned to carry out repairs in 2009 however after discussions and consultation with community groups, the

date has been moved out to the first quarter of 2010 after major sporting events. The Aquatic Centre will close from March 2010.

Technology and the Challenge it Poses

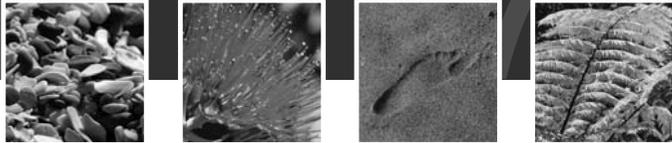
The Council has identified significant challenges in updating and upgrading its information systems software, technology and skill base to meet increased demands for more effective and efficient service delivery. In July 2008 the Council approved an updated Information Services Roadmap 2008, together with approval for an additional staff over the next two to three years to support an improvement programme.

An Information Services Strategic Plan was adopted in 25 March 2009. It has identified some key issues for the Council as it moves into its next 10 year planning period.

These include:

- Increasing demand for information services by the Council and the community, with growing expectations for internet-enabled services despite low broadband availability.
- Statutory requirements, e.g. compliance with the Public Records Act or Local Government Act-defined Service Levels, are increasingly difficult to meet without information services.
- The increasing need to integrate information and functionality across multiple sources to support core Council processes, maintain productivity and mitigate risk, e.g. asset management or customer services.
- Substantial on-going investment is required in information services, recognising that information services assets require asset management activities to maintain the capability and mitigate risk. Competing demands for limited investment funds and pressure to contain rates increases constrains the level of investment that can be

afforded for Information Services, which means that improvements will most likely be made over a longer time frame.

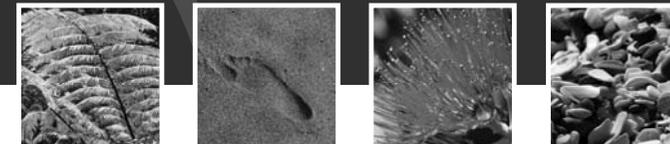


SUMMARY OF MAJOR CAPITAL PROJECTS

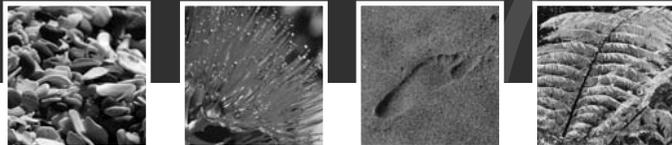
The table below sets out the major capital projects planned over the period of this LTCCP. Some of these projects receive external funding. Further information on these projects is included in this Key Issues section and the Groups of Activities section of the LTCCP.

WHAT WE ARE GOING TO DO	START YEAR	END YEAR	TOTAL COST
Waitepuru Stream and debris hazard management (Matata)	2010	2010	carried over from 2008/09
Heritage collection, archives and research facility (includes subsidy funding)	2010	2010	3,250,000
Awatarariki Stream hazard management (Matata)	2010	2011	carried over from 2008/09
Water treatment plant alternative abstraction points (Whakatane)	2010	2011	1,500,000
Whakatane Aquatic Centre repair project	2010	2011	3,980,000
Gorge Road widening and cycleway improvements (design 2009/10 and construction 2010/11)	2010	2011	1,152,000
Construction of a organic waste composting plant	2010	2011	2,360,500
Review of the Whakatane District Plan	2010	2012	1,877,000
Wastewater treatment plant and reticulation construction (Matata)	2010	2012	8,967,350
Water mains renewals (Whakatane)	2010	2019	3,590,000
Wastewater reticulation upgrades to address problems with Edgecumbe wastewater	2011	2016	2,060,000
Wastewater treatment plant upgrade (Ohope)	2011	2017	2,050,000
Widening of Wainui Road to 10m seal width	2011	2019	3,123,000
Thornton Road curves realignment (Blueberry Corner) design 2011/12 and construction 2012/13	2012	2013	2,900,000
Widening of Thornton Road to 10m seal width	2012	2019	2,400,000

KEY ISSUES



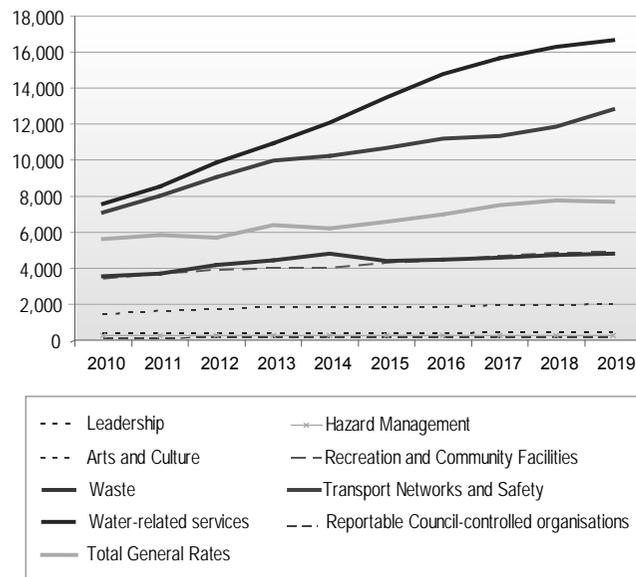
WHAT WE ARE GOING TO DO	START YEAR	END YEAR	TOTAL COST
Paul Road bore site and reticulation (Plains Water)	2013	2015	4,220,469
Development of a cultural environmental and tourism centre (Whakatane Centre)	2013	2015	10,725,222
Multi-sports events centre	2013	2015	6,500,000
Wainui Te Whara - Urban Channel Upgrade	2013	2016	1,661,212
Wastewater reticulation construction (Te Teko)	2013	2017	7,394,000
Transportation - Route security projects	2013	2019	6,720,000
Construction of a landfill (excluding resource consent costs)	2014	2014	7,800,000
Coastlands stage 3 reticulation upgrade (Whakatane)	2014	2015	1,880,000
Second bridge over the Whakatane River (provisional funding indication only - project feasibility still to be developed)	2015	2017	25,500,000
Develop improvements at the Port Ohope wharf in line with the Port Ohope Concept Plan	2015	2019	1,685,000
Installation of Ozone treatment or Biologically Activated Carbon treatment in Whakatane water treatment plant to address Cynabacteria issue (when need arises)	2017	2019	2,300,000



FINANCIAL STRATEGY

Prior to 2006 the Council held rates increases below the true costs of providing the level of service. This has resulted in renewal and capital expenditure being deferred. In the LTCCP there is a significant increase in the total renewal expenditure (expenditure to restore an asset to its original or performance capability). As a result of this, over the next ten years there will be significant rate increases relating to the water related activities and transportation.

PROJECTED RATE REVENUE BY GROUP OF ACTIVITIES



NATURAL DISASTERS

In recent years the Council has faced two significant natural disasters and the resulting mitigation works have depleted Council's accumulated funds. As a result Council will have to borrow more in the short term but is proposing to sell surplus assets which will reduce debt.

RENEWAL EXPENDITURE

The Council completed a major review of its Asset Management Plans (AMPs) in 2008. These plans provide detail of major capital expenditure including renewal expenditure. From the Water Supply and Wastewater AMPs the Council identified significant renewal expenditure that is required now. To ensure that the existing ratepayers are not unfairly burdened with paying for the catch up and additional renewal expenditure in the early years of the plan, short term debt has been used. In later years increased rates will be required to pay for this renewal expenditure. The impact of this will smooth the rates increases. This will result in some activities having an accounting operating deficit in the first few years. However the requirements of section 100 of the Local Government Act 2002 which requires the Council to have an operating surplus has been complied with because other activities generate operating surpluses.

DEPRECIATION

Depreciation is the allocation of the depreciable amount (the cost price¹ of an asset, less any residual value) of an asset over its useful life. The purpose of this is to match the cost of the asset against the revenues the asset is expected to generate, rather than providing for the replacement of the asset. In the local authority

¹ Or the revalued valuation – where the asset has been revalued. With the conversion to International Financial Reporting Standards most local authorities are now revaluing assets at least once every triennium.

context depreciation is especially important as it ensures that today's ratepayers pay their fair share of consumption of the assets. Depreciation is therefore a vital component of the process of setting rates and charges. The Council, when setting its revenue, has considered the depreciation expense against the future renewal requirements and in some activities has chosen not to fully fund the depreciation expense because the renewal expenditure in the next 25 years is less than depreciation expense. If Council was to use depreciation as the amount to match to revenues then significant cash surpluses will accumulate over the next 25 years. This is shown in the cost of service statements in the Groups of Activities Chapter.

Water activities – Debt has been used in the short term to fund renewal expenditure and this is repaid in later years by increased rates. Some water schemes have little renewal expenditure in the next 25 years therefore not all the depreciation is funded.

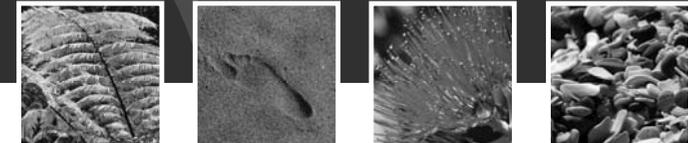
Transportation – Subsidies from New Zealand Transport Agency in the future will assist in paying for the renewal expenditure therefore that share will not be funded by Council.

GROWTH

The Council is anticipating additional dwellings in the Whakatane and Ohope areas. The share of capital expenditure for growth is recovery by development contributions. Refer to the Council's Development Contributions Policy in Volume Two of this LTCCP for further information.

LEVELS OF SERVICES

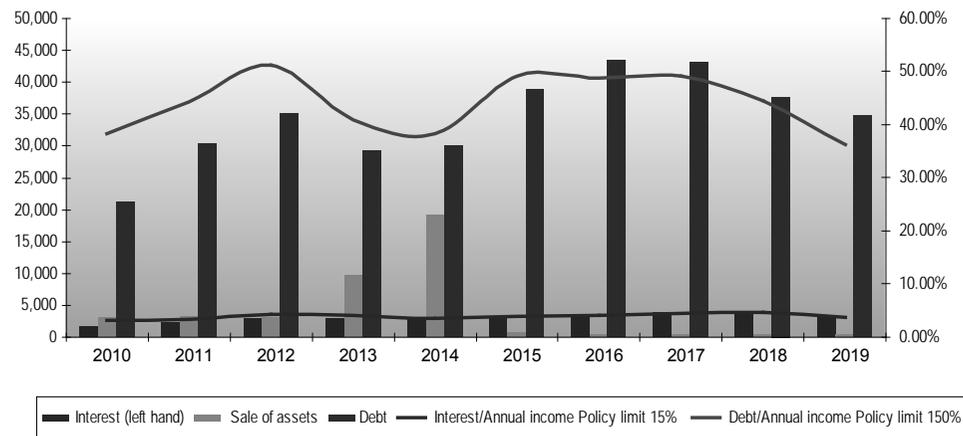
Where the Council has identified a capital cost that results in an increase in levels of service (i.e. new capital expenditure) then that is to be loan funded.



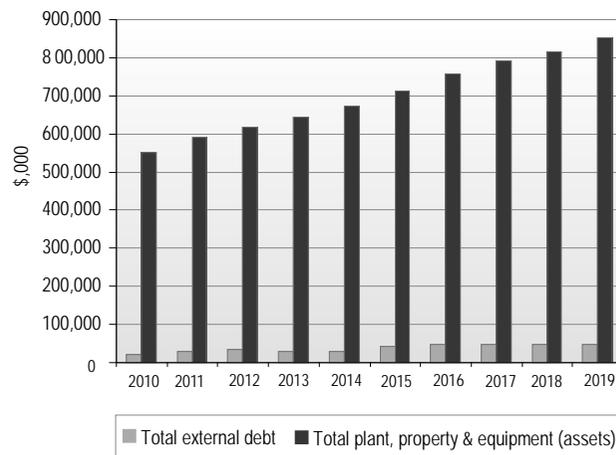
PROJECTED FINANCIAL POSITION

While the Council has used debt to spread the funding of the increased levels of service, because of the sale of assets debt will not be an excess amount. This is shown in the graph below:

LEVEL OF DEBT, ASSET SALES AND DEBT TO ASSET POLICY COMPLIANCE



MOVEMENT IN ASSETS DEBT AND SALE OF ASSETS



FUNDING AND FINANCIAL POLICIES

The Council's Revenue and Financing Policy included in Volume Two of this LTCCP sets out how the Council will recover costs for each activity. In summary the Council has adopted the following philosophy for the apportionment of funding:

- Where services and the users of those services can be clearly defined, the users should contribute towards the cost of providing those services in proportion to their level of use; and
- Where services are provided to particular parts of the District, the cost of those services should be met through rates charged to that part of the District the services are provided to; and
- Where the users or the level of use of services cannot easily be defined then everyone should pay the same.

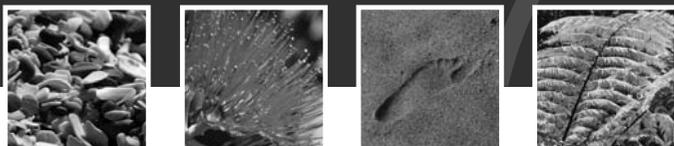
The Council is often restricted in recovering the costs of activities from the users because of the inability to identify the appropriate users or restrictions within legislation. When this occurs the Council uses the taxation principles and has applied capital value as a rating base.

As a result of the changes to the Revenue and Financing Policy the incidence of rating has moved from high value properties to lower value properties.

INTERGENERATIONAL EQUITY

The Council has tried where possible to follow the principle "That all costs, direct operational, depreciation and interest should be paid for by the people who consume them, at the time they consume them".

Many of the activities and services provided by the Council are either network or community infrastructure

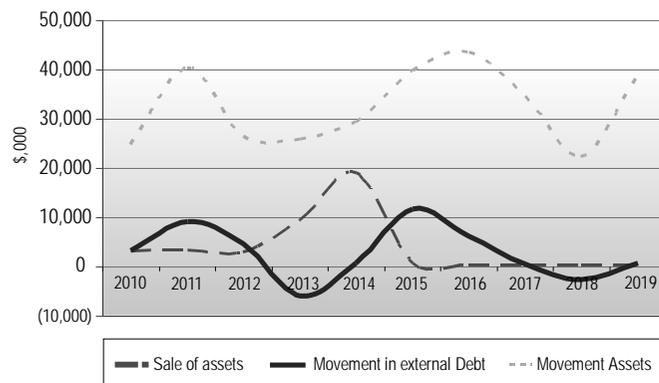


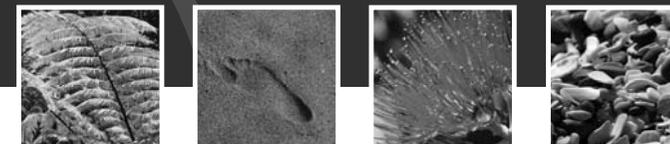
activities which have long service lives. Benefits from these activities and services can be expected to accrue over the entire life of the asset. Current ratepayers should not be expected to subsidise the benefits that future ratepayers receive. The main tool for ensuring intergenerational equity is the use of term debt, and then rating future ratepayers to service the debt.

USE OF DEBT

The Council is using debt to spread the increased levels of service capital costs over the period that future ratepayers will benefit. As highlighted above the Council has increased its renewal expenditure. The Council recognised that the previous generation borrowed for the original expenditure, and repaid that debt, there are no accumulated cash surpluses available to fund the renewal expenditure. Therefore some of the deferred renewal works have short term borrowing against them. If the new borrowing was not to happen then the existing ratepayers would be expected to pay for that expenditure in one year. This clearly is not fair.

MOVEMENT IN ASSETS DEBT AND SALE OF ASSETS





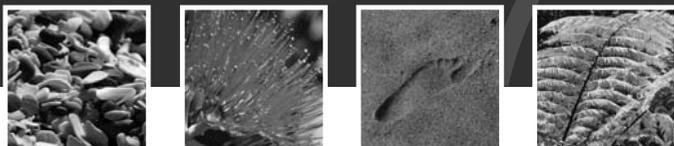
RATING INFORMATION

This section provides information about the Council's estimated income from rates and shows indicative rates for various properties in the District.

RATING INFORMATION AS AT 30 JUNE 2009		
	Rateable Capital Value (\$)	Number of Rateable Rating Units
Whakatane Urban	1,903,553,000	5,581
Whakatane Commercial	383,467,500	486
Edgecumbe	151,222,000	645
Matata	96,838,000	333
Murupara	54,986,000	777
Te Teko	36,928,000	277
Otarawairere	30,485,000	37
Ohope	1,130,375,000	1,824
Taneatua	29,155,000	278
Rural	3,328,858,300	5,070
District wide \$10m plus	460,792,000	14
Total	7,606,659,800	15,322

NOTES

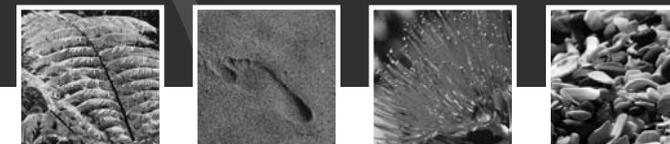
1. District wide \$10m plus excludes farming, forestry, horticultural properties which are included in each area above.
2. There are some property owners who own and use two or more rating units as a single property. Legislation requires the Council to treat these as a single rating unit for rating purposes.
3. Properties are valued every three years. The properties in Whakatane were revalued in September 2007.



The following table sets out rates as adopted in 2008/09 through the Annual Plan. These are included for comparison purposes only.

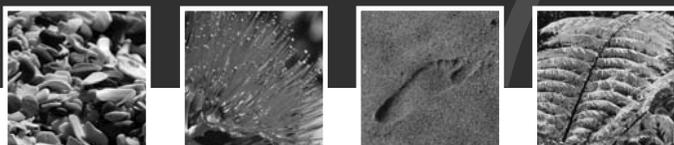
	Whakatane Urban Low	Whakatane Urban Average	Whakatane Urban high	Whakatane Commercial (less than \$10m) Low	Whakatane Commercial (less than \$10m) average	Whakatane Commercial (less than \$10m) High	Edgecumbe Average	Matata	Murupara Urban	Murupara Lifestyle	Te Teko	Otarawairere	Ohope average	Taneatua	Rural Low	Rural average	Rural high	District Wide - Commercial/ Industrial \$10m Plus
2008/2009																		
LAND VALUE									8,189	185,000								
CAPITAL VALUE	125,000	338,779	1,675,000	360,000	794,361	5,200,000	227,526	287,751	62,968	237,375	129,755	831,528	612,084	96,621	73,000	659,570	2,600,000	16,845,152
General Rate CV	35.58	96.42	476.75	102.47	226.09	1,480.05	64.76	81.90	17.92	67.56	36.93	236.67	174.21	27.50	20.78	187.73	740.03	2,880.52
Uniform Annual General Charge	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00
Roading rate	117.28	317.86	1,571.57	337.77	745.31	4,878.90	213.48	269.98	59.08	222.72	121.74	780.18	574.29	90.65	68.49	618.84	2,439.45	9,475.40
Roading UAC	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
District Wide Parks Rate	51.12	51.12	51.12	51.12	51.12	51.12	51.12	51.12	51.12	51.12	51.12	51.12	51.12	51.12	51.12	51.12	51.12	51.12
Community Boards	31.47	31.47	31.47	31.47	31.47	31.47	24.82	24.82	30.94	30.94	24.82	25.21	25.21	22.09	24.82	24.82	24.82	31.47
WORKS AND FACILITIES RATES																		
Uniform Annual Charge	25.00	25.00	25.00	25.00	25.00	25.00	50.00	50.00	150.00	150.00	50.00	100.00	100.00	150.00	50.00	50.00	50.00	25.00
Capital value	182.73	495.23	2,448.52	1,157.75	2,554.64	16,723.02	234.47	49.62	211.30	238.68	22.38	267.47	196.88	185.00	12.59	113.75	448.39	24,624.29
Promotion & Economic Development Rate				366.98	366.98	366.98												366.98
Refuse Removal Rate	149.96	149.96	149.96	105.71	105.71	105.71	149.96	149.96	149.96	105.71	149.96	149.96	149.96	149.96	105.71	105.71	105.71	105.71
Swimming Pool Rates										75.41					21.99	21.99	21.99	
District Wide D.M.	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22
Community D.M.	5.42	5.42	5.42	5.42	5.42	5.42	73.17	210.73				43.41	43.41					5.42
Otarawairere/Cliff/BrownWest End D.M.												557.45						
Water based on unmetered	371.75	371.75	371.75	371.75	371.75	371.75	262.62	456.05	146.91			279.07	279.07	310.00	109.58	109.58	109.58	371.75
Wastewater	171.59	171.59	171.59	171.59	514.77	1,029.54	422.46		140.06			253.11	253.11	312.55				2,059.08
Total Rates	\$1,533.12	\$2,107.05	\$5,694.38	\$3,118.25	\$5,389.49	\$25,460.19	\$1,938.08	\$1,735.41	\$1,348.52	\$1,333.36	\$848.18	\$3,134.88	\$2,238.50	\$1,690.09	\$856.31	\$1,674.77	\$4,382.31	\$40,387.97

RATING INFORMATION



The following table shows the impact on the 2008/09 rates of the Council's rating policy changes.

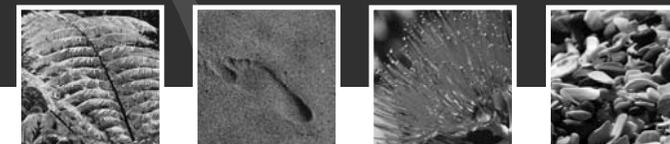
	Whakatane Urban Low	Whakatane Urban Average	Whakatane Urban high	Whakatane Commercial (less than \$10m) Low	Whakatane Commercial (less than \$10m) average	Whakatane Commercial (less than \$10m) High	Edgcumbe Average	Matata	Murupara Urban	Murupara Lifestyle	Te Teko	Otarawairere	Ohope average	Taneatua	Rural Low	Rural average	Rural high	District Wide - Commercial/Industrial \$10m Plus
CHANGES BASED ON 2008/09																		
LAND VALUE									8,189	185,000								
CAPITAL VALUE	125,000	338,779	1,675,000	360,000	794,361	5,200,000	227,526	287,751	62,968	237,375	129,755	831,528	612,084	96,621	73,000	659,570	2,600,000	16,845,152
General Rate CV	66.06	179.03	885.19	190.25	419.80	2,748.05	120.24	152.07	33.28	125.45	68.57	439.44	323.47	51.06	38.58	348.56	1,374.02	8,902.17
Capital value \$10 plus																		
Uniform Annual General Charge	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
Roading rate	112.70	305.45	1,510.21	324.58	716.21	4,688.42	205.14	259.44	56.77	214.02	116.99	749.72	551.87	87.12	65.82	594.68	2,344.21	15,187.90
Capital value \$10 plus																		
Roading UAC	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
Community Boards	31.47	31.47	31.47	31.47	31.47	31.47	24.82	24.82	30.94	30.94	24.82	25.21	25.21	22.09	24.82	24.82	24.82	31.47
Stormwater UAC	45.83	45.83	45.83	45.83	45.83	45.83	28.77		10.92			13.49	13.49	12.75				45.83
Stormwater rate CV	43.34	117.47	580.78	274.61	605.95	3,966.62	55.98		30.79			53.78	39.59	37.48				12,849.69
Library	122.48	122.48	122.48	122.48	122.48	122.48	85.74	42.87	91.86	42.87	42.87	122.48	122.48	42.87	42.87	42.87	42.87	122.48
Swimming Pool Rates	71.53	71.53	71.53	71.53	71.53	71.53	35.77	35.77	75.88	37.94	35.77	71.53	71.53	35.77	35.77	35.77	35.77	71.53
District Wide Parks Rate	151.37	151.37	151.37	151.37	151.37	151.37	151.37	151.37	151.37	151.37	151.37	151.37	151.37	151.37	151.37	151.37	151.37	151.37
Promotion & Economic Development Rate				366.98	366.98	366.98												366.98
Refuse Removal Rate	193.12	193.12	193.12	148.87	148.87	148.87	193.12	193.12	193.12	148.87	193.12	193.12	193.12	193.12	148.87	148.87	148.87	148.87
District Wide D.M.	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22	16.22
Community D.M.	5.42	5.42	5.42	5.42	5.42	5.42	73.17	210.73				43.41	43.41					5.42
Water based on unmetered	371.75	371.75	371.75	371.75	371.75	371.75	262.62	456.05	146.91			279.07	279.07	310.00	130.00	130.00	130.00	371.75
Waste water	171.59	171.59	171.59	171.59	514.77	1,029.54	422.46		140.06			253.11	253.11	312.55				2,059.08
TOTAL RATES	\$ 1,652.90	\$ 2,032.74	\$ 4,406.97	\$ 2,542.97	\$ 3,838.66	\$14,014.56	\$ 1,925.41	\$ 1,792.46	\$ 1,228.12	\$ 1,017.68	\$ 899.73	\$ 3,219.41	\$ 2,333.95	\$ 1,522.39	\$ 904.32	\$ 1,743.16	\$ 4,518.15	\$40,580.77



The following table shows the rates for 2009/10 including the impact of the Council's rating changes.

	Whakatane Urban Low	Whakatane Urban Average	Whakatane Urban high	Whakatane Commercial (less than \$10m) Low	Whakatane Commercial (less than \$10m) average	Whakatane Commercial (less than \$10m) High	Edgumbe Average	Matata	Murupara Urban	Murupara Lifestyle	Te Teko	Otarawairere	Ohope average	Taneatua	Rural Low	Rural average	Rural high	District Wide - Commercial/Industrial \$10m Plus
2009/10																		
LAND VALUE									-	-								
CAPITAL VALUE	125,000	338,779	1,675,000	360,000	794,361	5,200,000	227,526	287,751	62,968	237,375	129,755	831,528	612,084	96,621	73,000	659,570	2,600,000	16,845,152
General Rate CV	59.38	160.94	795.70	171.02	377.36	2,470.24	108.09	136.69	29.91	112.76	61.64	395.01	290.77	45.90	34.68	313.33	1,235.12	8,002.22
Uniform Annual General Charge	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
Roading rate CV	118.29	320.60	1,585.11	340.68	751.73	4,920.95	215.32	272.31	59.59	224.64	122.79	786.90	579.24	91.44	69.08	624.17	2,460.47	15,941.17
Roading UAC	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
Community Boards	32.33	32.33	32.33	32.33	32.33	32.33	23.07	23.07	31.96	31.96	23.07	35.31	35.31	27.70	23.07	23.07	23.07	32.33
Stormwater UAC	41.98	41.98	41.98	41.98	41.98	41.98	37.49	15.92	27.01		11.32	13.12	13.12	7.55				41.98
Stormwater rate CV	31.99	86.69	428.60	202.66	447.18	2,927.29	71.17	46.26	26.61		56.92	51.98	38.26	20.05				9,482.83
Library	149.50	149.50	149.50	149.50	149.50	149.50	104.65	52.32	104.65	52.32	52.32	149.50	149.50	52.32	52.32	52.32	52.32	149.50
Swimming Pool Rates	76.62	76.62	76.62	76.62	76.62	76.62	38.31	38.31	75.88	37.94	38.31	76.62	76.62	38.31	38.31	38.31	38.31	76.62
District Wide Parks Rate	202.84	202.84	202.84	202.84	202.84	202.84	202.84	202.84	202.84	202.84	202.84	202.84	202.84	202.84	202.84	202.84	202.84	202.84
Promotion & Economic Development Rates				363.91	525.18	2,160.87												6,484.41
Waste UAC	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00
Refuse Removal Rate	287.39	287.39	287.39	243.37	243.37	243.37	287.39	287.39	287.39	243.37	287.39	287.39	287.39	287.39	243.37	243.37	243.37	243.37
District Wide D.M.	21.82	21.82	21.82	21.82	21.82	21.82	21.82	21.82	21.82	21.82	21.82	21.82	21.82	21.82	21.82	21.82	21.82	21.82
Community D.M.	6.77	6.77	6.77	6.77	6.77	6.77	109.75	274.59				43.41	43.41					6.77
Otarawairere/Cliff/BrownWest End D.M.												557.45						
Water based on unmetered	378.36	378.36	378.36	378.36	378.36	378.36	283.55	471.04	167.69			378.36	378.36	419.17	130.00	130.00	130.00	378.36
Waste Water	164.39	164.39	164.39	164.39	493.16	986.32	409.86		149.54			258.93	258.93	327.06				1,972.64
TOTAL RATES	\$1,842.67	\$2,201.23	\$4,442.43	\$2,667.26	\$4,019.21	\$14,890.28	\$2,184.30	\$2,113.57	\$1,455.90	\$1,198.66	\$1,149.44	\$ 3,529.66	\$2,646.58	\$1,812.56	\$1,086.50	\$1,920.24	\$4,678.33	\$43,307.88

RATING INFORMATION



The following table shows the changes in rates for 2008/09 between 2009/10.

	Whakatane Urban Low	Whakatane Urban Average	Whakatane Urban high	Whakatane Commercial (less than \$10m) Low	Whakatane Commercial (less than \$10m) average	Whakatane Commercial (less than \$10m) High	Edgecumbe Average	Matata	Murupara Urban	Murupara Lifestyle	Te Teko	Otarawairere	Ohope average	Taneatua	Rural Low	Rural average	Rural high	District Wide - Commercial/ Industrial \$10m Plus
Total rates 2008/09	1,533.12	2,107.05	5,694.38	3,118.25	5,389.49	25,460.19	1,938.08	1,735.41	1,348.52	1,333.36	848.18	3,134.88	2,238.50	1,690.09	856.31	1,674.77	4,382.31	40,387.97
Total rates 2008/09 policy change	1,652.90	2,032.74	4,406.97	2,542.97	3,838.66	14,014.56	1,925.41	1,792.46	1,228.12	1,017.68	899.73	3,219.41	2,333.95	1,522.39	904.32	1,743.16	4,518.15	40,580.77
Total rates 2009/10	1,842.67	2,201.23	4,442.43	2,667.26	4,019.21	14,890.28	2,184.30	2,113.57	1,455.90	1,198.66	1,149.44	3,529.66	2,646.58	1,812.56	1,086.50	1,920.24	4,678.33	43,307.88
Policy only Change \$	119.77	-74.31	-1,287.41	-575.29	-1,550.83	-11,445.63	-12.67	57.05	-120.40	-315.68	51.55	84.53	95.45	-167.70	48.01	68.40	135.84	192.80
Percentage Change	7.81%	-3.53%	-22.61%	-18.45%	-28.78%	-44.96%	-0.65%	3.29%	-8.93%	-23.68%	6.08%	2.70%	4.26%	-9.92%	5.61%	4.08%	3.10%	0.48%
Total Change 2008/09 to 2009/10 \$	309.54	94.18	-1,251.95	-451.00	-1,370.28	-10,569.92	246.22	378.16	107.38	-134.69	301.26	394.77	408.08	122.46	230.20	245.48	296.03	2,919.91
Percentage Change	20.19%	4.47%	-21.99%	-14.46%	-25.43%	-41.52%	12.70%	21.79%	7.96%	-10.10%	35.52%	12.59%	18.23%	7.25%	26.88%	14.66%	6.76%	7.23%