

Western Bay of Plenty District Council

**Minutes of Meeting No. C27 of Council
held on 26 June 2019 in the Council Chamber, Barkes Corner, Tauranga
commencing at 9.30am**

Present

His Worship the Mayor G J Webber (Chairperson), Councillors G Dally, M Dean, M Lally, P Mackay, K Marsh, D Marshall, M Murray-Benge, J Palmer, J Scrimgeour, D Thwaites and M Williams

In Attendance

G Allis (Deputy Chief Executive), K Perumal (Group Manager Finance and Technology Services), J Pedersen (Group Manager People and Customer Services), R Davie (Group Manager Policy, Planning and Regulatory Services, K Elder (Governance Manager), I Butler (Finance Manager), D Jensen (Strategic Finance Manager) E Wotton (Policy and Planning Manager), M Leighton (Senior Policy Analyst), S Stewart (Policy Analyst), R Woodward (Communications Specialist), B Williams (Strategic Property Manager), M Parnell (Governance Advisor) and A Alty (Senior Governance Advisor)

Community Boards

M Grainger (Chairperson, Omokoroa Community Board), S Beech (Chairperson, Maketu Community Board), P Miller (Chairperson, Te Puke Community Board) and A Sole, (Chairperson, Waihi Beach Community Board)

Others

Clarence Susan (Director, Audit New Zealand)
1 member of the press

Apologies

An apology for absence was received from Councillor Marsh.

Resolved: Mackay / Murray-Benge

THAT the apology for absence from Councillor Marsh be accepted.

Declarations of Interest:

Members were reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest that they may have.

Members were advised that if they had an interest (actual, potential, perceived, pecuniary or non pecuniary interest) in any item on the agenda, then they must declare this interest and refrain from discussing or voting on this item and are advised to withdraw from the meeting table for the item. (As per the Local Authorities (Members' Interest) Act 1968)

There were no declarations of interest received for any items on the agenda.

C27.1 **Annual Plan 2019-20**

Issue and Options for Decision

a) Walkway & Cycleways Strategy

Council considered the report from Deputy Chief Executive Officer dated 17 June 2019 regarding the issues and options for decision in respect of the Walkways and Cycleways Strategy.

9.34am Councillor Dally entered the meeting.

The Deputy Chief Executive Officer clarified that decorated footpaths would be considered in the review of the Council Public Arts Policy.

Resolved: Dean / Murray-Benge

1. *THAT the Deputy Chief Executive Officer's report dated 17 June 2019 and titled Annual Plan 2019 – 20 Issues and Options Paper for Decision Walkways and Cycleways Strategy be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*
3. (a) Option 1:
THAT Council continues with developing cycleways throughout the district within available budgets and that the safety improvements to the Yeoman to Park Road Walkway estimated at \$50,000 be funded from the 2019/20 Reserves Walkway/Cycleway Budget;
- (c) Option 3:

THAT the issue of decorated footpaths be referred to the Public Art Policy review process.

b) Omokoroa Structure Plan Changes

Council considered the report from Deputy Chief Executive Officer dated 13 June 2019 regarding the issues and options for decision in respect of Omokoroa Structure Plan Changes.

Resolved: Williams / Mackay

1. *THAT the Deputy Chief Executive Officer's report dated 13 June 2019 and titled Annual Plan 2019-20 Issues and Options Paper for Decision Omokoroa Structure Plan Changes be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*
3. *THAT Council adopts the revised 2018-2028 Omokoroa Structure Plan Rooding and financial commitments for the Omokoroa Rooding and the associated Walking and Cycling projects and notes:*
 - i. *That there will be a consequential increase to the financial contributions schedule in the 2019-20 Schedule of Fees and Charges and Indicative Financial Contributions; and*
 - ii. *That the revised 2018-2028 Omokoroa Structure Plan Rooding is incorporated in the 2019-20 Annual Plan.*

AND

4. *THAT in accordance with resolution OP17.9.3 (Operations & Monitoring Committee 28 February 2019):*

'That the Tralee Street/Omokoroa Road roundabout reconstruction be included in the Omokoroa Road Urbanisation Project subject to New Zealand Transport Agency (NZTA) subsidy being approved for the project'

the Omokoroa Road urbanisation project including the Tralee Street roundabout construction be placed on hold until the NZTA subsidy decision and timing is known and that the project timing, funding and estimate be reviewed and reported back to the Operations & Monitoring Committee or to Council when the NZTA subsidy decision is known.

AND

5. *That Council notes the Omokoroa Urbanisation Project estimated cost is \$7.2M.*
6. *THAT the Policy Committee undertake a review of the Strategic Rooding Funding Model, including a review of the strategic roads, in conjunction with the Omokoroa Stage 3 Structure Plan/Plan Change.*

C27.2 **Recommendations from the Amended Long Term Plan 2018 - 2028, Annual Plan 2019-20 and the Schedule of Fees and Charges 2019-20**

Council considered the report from Deputy Chief Executive Officer dated 19 June 2019 as circulated with the agenda.

Mayor Webber introduced Clarence Susan the Auditor-Generals' appointed auditor for Western Bay of Plenty District Council from Audit New Zealand. Mr Susan tabled the Independent auditor's report on Western Bay of Plenty District Council's amended 2018 – 2028 Long Term Plan. He highlighted that the consultation processes and deliberations had resulted in a good document with accurate linkages and proposals for funding that reflected the significance and accountabilities within the Long Term Plan.

The Audit New Zealand Report confirmed that the audit opinion on the Long Term Plan adopted on 28 June 2018 was not affected by the amendments to the plan.

Mayor Webber thanked Councillor Scrimgeour for his leadership through the Long Term Plan consultation and the Councillors for their considerations during the decision making processes to bring the final recommendations to Council. He also acknowledged the work undertaken by staff to bring the Amended Long Term Plan 2018-2028, the Annual Plan 2019-20 and the Schedule of Fees and Charges to Council.

Resolved: Scrimgeour / Mackay

1. *THAT Council adopt the Annual Plan 2019-20 as amended in accordance with the draft Long Term and Annual Plan Committee resolutions contained in the minutes of LTAP8 dated 28 May 2019 and resolutions C27.1(a) Walkways and Cycleways Strategy and C27.1(b) Omokoroa Structure Plan Changes (Council 26 June 2019).*
2. *THAT the Audit Report from Audit New Zealand regarding the Amended Long Term Plan 2018-28 be received.*
3. *THAT in accordance with Section 93 of the Local Government Act 2002 the audited Amended Long Term Plan 2018-2028 (Attachment B) be adopted.*
4. *THAT in accordance with sections 82 and 150 of the Local Government Act 2002, (Attachment C) the Schedule of Fees and Charges 2019 excluding Dog Control be adopted as amended in accordance with the Long Term and Annual Plan Committee resolutions contained in the minutes of LTAP8 dated 28 May 2019.*
5. *THAT the report relates to an issue that is considered to be of high significance in terms of Council's Significance and Engagement Policy.*

6. *THAT the Decision Story (Attachment D) be adopted as the formal response to submitters on the consultation topics, for dissemination as soon as practicable following the adoption of the Amended Long Term Plan 2018-2028 and Annual Plan 2019-20.*
7. *THAT the Chief Executive be delegated authority to make such minor editorial changes to the Amended Long Term Plan 2018-28, Annual Plan 2019-20, Schedule of Fees and Charges 2019-20 and decision story as may be required prior to printing.*

C27.3

Setting of Rates for 2019/20 Financial Year

Council considered the report from Finance Manager dated 19 June 2019 as circulated with the agenda.

The Group Manager Finance and Technology Services spoke to the report that outlined the rates for the financial year commencing 1 July 2019 in accordance with its Revenue and Financing Policy and Funding Impact Statement.

Resolved: Murray-Benge / Williams

1. *THAT the Finance Manager's report dated 19 June 2019 and titled 'Setting of Rates for 2019/20 Financial Year' be received.*
2. *THAT the report relates to an issue that is considered to be of high significance in terms of Council's Significance and Engagement Policy.*
3. *THAT Western Bay of Plenty District Council notes that the rates to be set are expressed exclusive of the Council's GST obligations but that the amount of the rate assessed and invoiced will include GST at the prevailing rate at the time of supply.*
4. *THAT the Western Bay of Plenty District Council adopts (as Attachment A to this resolution) its definitions for its differential categories for the 2019/20 financial year.*
5. *THAT the Western Bay of Plenty District Council sets the rates (as Attachment A to this resolution) under section 23 of the Local Government (Rating) Act 2002, on rating units in the District for the financial year commencing on 1 July 2019 and ending on 30 June 2020.*
6. *THAT in accordance with its Rates Postponement for Homeowners Aged Over 65 Years Policy, the Western Bay of Plenty District Council sets the following fees under section 88 of the Local Government (Rating) Act 2002 for the financial year commencing on 1 July 2019 and ending on 30 June 2020:*

Application Fee - \$50.00

- *A fee of \$50.00 will be added to the rates when Council offers postponement. This fee is non refundable and covers the administration costs associated with processing the application.*

Counselling Fee - \$300.00

- *A fee of up to \$300.00 may be charged once professional counselling has commenced. This fee is to fund the cost of professional counselling so that an informed decision can be made by an applicant on whether or not to proceed with their application to join the scheme.*

Other Fees

- *Such other incidental fees as may be necessary to process the application. Any fees charged under this heading will be third party fees and would change from time to time. Any fees charged under this heading will be discussed with any prospective applicant at the time of making their application.*
 - *Interest at wholesale bank rate plus bank margin negotiated, plus applicable bank administration costs (bank rate and margin are exempt from GST). This interest is the interest charged by the bank from time to time and is made up of the bank wholesale rate at the time of each penalty date, plus an additional 25 basis points, and represents the interest rate payable by the applicant, on rates postponed. In addition, Council will charge 1.25% excluding GST for on-going administration and reserve fund fees.*
7. *THAT the Western Bay of Plenty District Council sets the due dates for payment of rates, except water consumption rates set under section 19 of the Local Government (Rating) Act, for the financial year commencing 1 July 2019 and ending on 30 June 2020 as follows:*
- All rates will be payable in two equal instalments:*
- *the due date for instalment 1 will be 20 September 2019*
 - *the due date for instalment 2 will be 27 February 2020.*
8. *THAT the Western Bay of Plenty District Council sets that the water consumption rates (set under section 19 of the Local Government (Rating) Act) for the financial year commencing 1 July 2019 and ending on 30 June 2020 will be invoiced twice during the year and the due dates for payment will be 30 days from the date of each invoice being issued.*
9. *THAT under sections 57 and 58 of the Local Government (Rating) Act 2002, the following penalties be applied to unpaid rates, except water consumption rates (set under section 19 of the Local Government (Rating) Act):*
- (a) *A charge of 10 percent on so much of any instalment that has been assessed after 1 July 2019 and which remains unpaid after the relevant due date stated above, to be added on 25 October 2019 for instalment one and 20 March 2020 for instalment two.*

(b) A charge of 10 percent on so much of any rates assessed before 1 July 2019, which remains unpaid on 3 July 2019, will be made on that date.

(c) A further charge of 10 percent on any rates to which a penalty has been added under (b) above, that remain unpaid, to be added on 9 January 2020.

10. THAT where all outstanding rates and the rates for the 2019/20 year are paid by close of business 27 September 2019, under section 55 of the Local Government (Rating) Act 2002 a discount of 3% on current rates be allowed with the exception of metered water consumption charges which do not qualify for discount.

11. THAT rates shall be payable by any of the following methods:

- *Online*
- *Direct debit (annually, invoice due date or monthly payments)*
- *Automatic payment*
- *Internet/telephone banking*
- *Cheque (Post or in person)*
- *EFTPOS or cash at Council's office, libraries and service centres – between the hours of 8.00am and 5.00pm, Monday to Friday.*

12. THAT the rates timetable for the rates process for the financial year commencing 1 July 2019 and ending on 30 June 2020 be as follows:

Council Resolution:		
	Setting of rates	26 June 2019
Run rates		12 August 2019
Mail out	Instalment One	2 September 2019
Due Date	Instalment One	20 September 2019
Discount Date		27 September 2019
Penalty Date	Instalment One	25 October 2019
Mail out	Instalment Two	3 February 2020
Due Date	Instalment Two	27 February 2020
Penalty Date	Instalment Two	20 March 2020

13. THAT Council will continue to collect rates on behalf of the Bay of Plenty Regional Council. The rates collected will be as specified in the rates resolution of the Bay of Plenty Regional Council.

The meeting concluded at 9.52 am

Confirmed as a true and correct record

G J Webber, JP
Mayor

Date

C27

FUNDING IMPACT STATEMENT - RATES

Rate Funding Mechanisms 2019/2020

The following rates are GST exclusive. The defined areas of benefits, land areas, or zones are available on Council maps at - Barks Corner, Tauranga and can be viewed on our website at www.westernbay.govt.nz. Further detail on the rate funding mechanisms can be found in Councils Revenue and Financing Policy. All our funding sources will also be used during each future year covered by the Long Term Plan 2018-2028.

General Rates

General rates are set under section 13 of the Local Government (Rating) Act 2002 on a differential basis on the capital value of all rateable rating units for the District. General Rates consist of a rate in the dollar charged on capital value and a Uniform Annual General Charge (UAGC) which is a flat amount assessed on each rateable rating unit.

Differential general rate

Our policy is to have the same system for charging General Rates across the whole District. Our current differential rates policy is that all rateable rating units are charged at a differential of 1.0 for the General Rate

The different categories of land and rates are outlined in the table below. The objectives of the differential rate, in terms of the total revenue sought from each category are:

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR OF LIABILITY	2018/19 ANNUAL PLAN REVENUE (\$)	GENERAL RATE IN THE DOLLAR OF CAPITAL VALUE	2019/20 ANNUAL PLAN REVENUE (\$)
General rate	Residential zoned areas	Zone	Capital value	5,699,225	0.0009682	6,047,638
	Rural zoned areas	Zone	Capital value	11,894,569	0.0009682	12,621,723
	Commercial/industrial zoned area/post-harvest zoned areas	Zone	Capital value	576,603	0.0009682	611,852
	Forestry	Zone	Capital value	82,465	0.0009682	87,506
Total general rates				18,252,862		19,368,719

Uniform Annual General Charge (UAGC)

A uniform annual general charge set under section 15 (i) of the Local Government (Rating) Act for all rateable land within the District. The size of the UAGC is set each year by Council and is used as a levelling tool in the collection of General Rates. The combined revenue sought from both the UAGC and certain targeted rates set on a uniform basis, is to be assessed close to but not exceeding 30% of the total rates revenue. If the Uniform Annual General Charge (UAGC) were set at zero the effect would be to increase the amount of General Rates assessed on capital value which would increase the share assessed on properties with higher capital values and decrease the share assessed on lower capital values. In setting the level of the UAGC, we consider the following issues:

- The impact of a high UAGC on those with low incomes and relatively low property values
- The impact of a low UAGC on the relative share of rates levied on large rural properties
- Fairness and equity and the social consequences of an unfair distribution of rates
- The collective effect of other flat charges (e.g. environmental protection rate, targeted rate for libraries) on affordability for low income households.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
UAGC	-	-	Fixed amount per rating unit	5,364,765	245.00	5,393,920

FUNDING IMPACT STATEMENT - RATES

Targeted Rates

We use targeted rates (as defined in the Local Government (Rating) Act 2002) to collect funds over areas of benefit. This rating tool is chosen where the services provided are specific to a particular community or area within our District and it is not considered fair to charge all ratepayers. These rates are collected according to the factors listed below. Area of Benefit maps for the various targeted rates can be viewed on our website at www.westernbay.govt.nz.

Roading rates

The Council sets three roading rates. One is a differentiated targeted rate. The second targeted rate is District-wide on all rateable rating units. The third rate is for all rateable rating units which have a rural zoning. The roading targeted rates part fund the transportation activity.

SOURCE	DIFFERENTIAL CATEGORIES / CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Roading rate (LV)	1. Residential and Rural zoned	Land use	Land value	8,485,200	0.000828	8,616,246
	1. Forestry zoned	Land use	Land value	65,241	0.000828	66,248
	1. Commercial/Industrial or Post-harvest zoned	Land use	Land value	401,034	0.001656	407,228
	2. Roding rate (District-wide)	All rateable land within the local authority district	Fixed amount per rating unit	1,583,099	73.02	1,607,548
	3. Roding rate (Rural)	Land use	Fixed amount per rating unit	2,674,426	263.95	2,715,730
Total roading targeted rates				13,209,000		13,413,000

FUNDING IMPACT STATEMENT - RATES

Community Board targeted rates

The community board rates are uniform targeted rates set under section 16 of the Local Government (Rating) Act 2002. The community board rates part fund community board activity. The different rates are based on where the land is situated (refer to Council maps). The rates are outlined in the table below.

SOURCE	CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Community Boards	Waihi Beach	Location	Fixed amount per rating unit	80,683	26.47	80,683
	Katikati	Location	Fixed amount per rating unit	92,174	20.70	92,174
	Omokoroa	Location	Fixed amount per rating unit	74,642	43.91	73,112
	Te Duke	Location	Fixed amount per rating unit	112,138	28.22	112,138
	Maketu	Location	Fixed amount per rating unit	78,837	135.46	78,837
Total Community Board targeted rates				438,474		436,944

Environmental Protection Targeted Rate

The environmental protection rate is a uniform targeted rate set under section 16 of the Local Government (Rating) Act 2002. It is set as a fixed amount per rating unit for the District. The environmental protection rate part funds the following activities: wastewater, environmental protection, recreation and leisure.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Environmental Protection Rate	-	All rateable land within the District	Fixed amount per rating unit	714,000	41.70	918,000

FUNDING IMPACT STATEMENT - RATES

Solid Waste Targeted Rates

The solid waste rates are uniform targeted rates set under section 16 (3) (b) of the Local Government (Rating) Act 2002. The solid waste rate part funds the solid waste activity.

SOURCE	CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Solid waste	Western	Location - Katikati/Waihi Beach wards	Fixed amount per rating unit	585,431	82.36	618,333
	Eastern	Location - Maketu/Te Puke ward	Fixed amount per rating unit	468,695	68.39	493,463
Total Solid Waste targeted rates				1,054,126		1,111,796

Omokoroa Greenwaste

The Omokoroa greenwaste rate is a uniform targeted rate set under section 16 of the Local Government (Rating) Act 2002.

The Omokoroa greenwaste targeted rate part funds greenwaste facilities. The targeted rate is on all rating units in the Omokoroa community board defined area of benefit.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Omokoroa greenwaste		Location	Fixed amount per rating unit	78,290	50.49	83,514

Kerbside collection

The kerbside collection rate is a uniform targeted rate set under section 16 (3) (a) of the Local Government (Rating) Act 2002. The kerbside collection rate part funds the solid waste activity.

SOURCE	CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Kerbside collection	District-wide	All rateable land within the district	Fixed charge per rating unit	-	3.33	73,359
Total kerbside collection targeted rates				-	3.33	73,359

Library Services Targeted Rates

The library services rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. They are a fixed amount per rating unit for the District, and a fixed amount for the defined area of benefit Te Puna. The library services targeted rates part fund the library activity.

SOURCE	CATEGORIES	MATTERS	DIFFERENTIAL FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Library Services	Library rate	All rateable land within the District	Fixed amount per rating unit	1,589,060	72.22	1,589,949
Te Puna Library rate	Te Puna Library rate	Location	Fixed amount per rating unit	11,220	7.75	\$11,220
Library Services rate				1,600,280		1,601,169

FUNDING IMPACT STATEMENT - RATES

Western Water

The western water rates are differential targeted rates set under section 16 and a volumetric water rates set under section 19 of the Local Government (Rating) Act 2002. The western water targeted rate part funds the western water activity, this area approximates the Katikati/Waihi Beach ward. The different categories of land are based on the provision or availability of water supply services provided by Council on all rating units in the western water zone. Where a rating unit has the ability to, but is not connected to the water supply an availability rate is charged.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Western water	Metered connection (standard 20mm)	Location of land and provision or availability of service	Nature and number of connections	2,481,740	389.77	2,662,909
	Metered connection (additional to standard 20mm)	Location of land and provision or availability of service	Nature and number of connections	23,067	100.86	25,921
	Metered connection (25mm)	Location of land and provision or availability of service	Nature and number of connections	4,493	218.27	4,584
	Metered connection (32mm)	Location of land and provision or availability of service	Nature and number of connections	-	421.71	-
	Metered connection (40mm)	Location of land and provision or availability of service	Nature and number of connections	3,439	1,169.31	3,508
	Metered connection (50mm)	Location of land and provision or availability of service	Nature and number of connections	14,042	2,046.29	14,324
	Metered connection (100mm)	Location of land and provision or availability of service	Nature and number of connections	9,170	9,354.48	9,354
	Metered connection (150mm)	Location of land and provision or availability of service	Nature and number of connections	-	21,534.79	-
	Unmetered connection	Location of land and provision or availability of service	Nature and number of connections	118,405	\$512.41	-
	Availability charge	Location of land and availability of service	Extent of provision of service	73,554	194.89	69,381
	Consumption charge		A fixed amount per cubic meter of water consumption	-	1.13	-
	Woodland Road water supply extension (capital repayment over time through rate)	Location of land in defined area of benefit and provision or availability of service	Service provision	-	527.37	2,109
	Woodland Road water supply extension (one-off capital repayment)	Location of land in defined area of benefit and provision or availability of service	Service provision	-	3,923.00	35,307
Total western water rates				2,727,911		2,827,397

FUNDING IMPACT STATEMENT - RATES

Central Water

The central water rates are differential targeted rates set under section 16 and a volumetric water rates set under section 19 of the Local Government (Rating) Act 2002. The central water targeted rate part funds the central water activity. The area serviced is approximated by the Kaimai Ward area. The different categories of land are based on the provision or availability of central water supply services provided by Council on all rating units in the central water zone. Where a rating unit has the ability to, but is not connected to the water supply an availability rate is charged.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Central water	Metered connection (standard 20mm)	Location of land and provision or availability of service	Nature and number of connections	1,329,708	389.77	1,433,964
	Metered connection (additional to standard 20mm)	Location of land and provision or availability of service	Nature and number of connections	20,196	100.86	18,155
	Metered connection (25mm)	Location of land and provision or availability of service	Nature and number of connections	5,563	218.27	5,893
	Metered connection (32mm)	Location of land and provision or availability of service	Nature and number of connections	-	421.71	-
	Metered connection (40mm)	Location of land and provision or availability of service	Nature and number of connections	-	1,169.31	-
	Metered connection (50mm)	Location of land and provision or availability of service	Nature and number of connections	16,048	2,046.29	14,324
	Metered connection (100mm)	Location of land and provision or availability of service	Nature and number of connections	-	9,354.48	-
	Metered connection (150mm)	Location of land and provision or availability of service	Nature and number of connections	-	21,534.79	-
	Unmetered connection	Location of land and provision or availability of service	Nature and number of connections	995	512.41	1,025
	Availability charge	Location of land and availability of service	Extent of provision of service	50,437	194.89	48,528
	Consumption charge		A fixed amount per cubic meter of water consumption	-	1.13	
Total central water rates				1,422,948		1,521,888

FUNDING IMPACT STATEMENT - RATES

Eastern Water

The eastern water rates are differential targeted rates set under section 16 and a volumetric water rates set under section 19 of the Local Government (Rating) Act 2002. The eastern water targeted rate part funds the eastern water activity. The area serviced is approximated by the Maketu/Te Puke Ward area. The different categories of land are based on the provision or availability of central water supply services provided by Council. The targeted rates are on all rating units in the Eastern water area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the water supply an availability rate is charged.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Eastern water	Metered connection (standard 20mm)	Location of land and provision or availability of service	Nature and number of connections	1,981,953	389.77	2,034,989
	Metered connection (additional to standard 20mm)	Location of land and provision or availability of service	Nature and number of connections	15,939	100.86	16,238
	Metered connection (25mm)	Location of land and provision or availability of service	Nature and number of connections	7,703	218.27	7,421
	Metered connection (32mm)	Location of land and provision or availability of service	Nature and number of connections	-	421.71	-
	Metered connection (40mm)	Location of land and provision or availability of service	Nature and number of connections	5,732	1,169.31	5,847
	Metered connection (50mm)	Location of land and provision or availability of service	Nature and number of connections	30,090	2,046.29	30,694
	Metered connection (100mm)	Location of land and provision or availability of service	Nature and number of connections	18,341	9,354.48	28,063
	Metered connection (150mm)	Location of land and provision or availability of service	Nature and number of connections	21,111	21,534.79	21,535
	Unmetered connection	Location of land and provision or availability of service	Nature and number of connections	995	512.41	1,537
	Availability charge	Location of land and availability of service	Extent of provision of service	61,709	194.89	64,703
	Consumption charge		A fixed amount per cubic meter of water consumption	-	1.13	
	Black Road water supply extension (capital repayment over time through rate)	Location of land in defined area of benefit and provision or availability of service	Service provision	-	511.27	2,045
	Black Road water supply extension (one-off capital repayment)	Location of land in defined area of benefit and provision or availability of service	Service provision	-	3,803.25	-
	Gibraltar water scheme	Location of land in defined area of benefit and provision or availability of service	Service provision	2,900	100.00	2,900
Total eastern water rates				2,146,473		2,215,972

FUNDING IMPACT STATEMENT - RATES

Waihi Beach Wastewater

The Waihi Beach wastewater rates are differential targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Waihi Beach wastewater targeted rate part funds the Waihi Beach wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all rating units in the Waihi Beach wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Waihi Beach wastewater	Availability charge	Location of land and provision or availability of service	Extent of service provision	85,752	462.79	74,972
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	2,429,190	925.58	2,506,471
	Multiple pan charge	Location of land and provision or availability of service	Each subsequent water closet or urinal to a rating unit	284,696	776.39	293,475
	Waihi Beach School	Location of land and provision or availability of service	Nature and number of connections	7,768	7,922.00	7,922
Total Waihi Beach wastewater				2,807,407		2,882,840

FUNDING IMPACT STATEMENT - RATES

Katikati Wastewater

The Katikati wastewater rates are differential targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Katikati wastewater targeted rate part funds the Katikati wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all rating units in the Katikati wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Katikati wastewater	Availability charge	Location of land and provision or availability of service	Extent of service provision	73,048	462.79	49,519
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	1,926,474	925.58	2,049,234
	Multiple pan charge	Location of land and provision or availability of service	Each subsequent water closet or urinal to a rating unit	247,397	776.39	266,302
	Katikati College	Location of land and provision or availability of service	Nature and number of connections	22,093	22,529.00	22,529
	Katikati Primary	Location of land and provision or availability of service	Nature and number of connections	14,146	14,425.00	14,425
Total Katikati wastewater				2,283,158		2,402,008

FUNDING IMPACT STATEMENT - RATES

Omokoroa Wastewater

The Omokoroa wastewater rates are differential targeted rates set under section 16 of the Local Government (Rating) Act 2002.

The Omokoroa wastewater targeted rate part funds the Omokoroa wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all rating units in the Omokoroa wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Omokoroa wastewater	Availability charge	Location of land and provision or availability of service	Extent of service provision	71,687	462.79	73,121
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	1,371,127	925.58	1,581,816
	Multiple pan charge	Location of land and provision or availability of service	Each subsequent water closet or urinal to a rating unit	176,603	776.39	180,122
	Omokoroa Point School	Location of land and provision or availability of service	Nature and number of connections	6,546	6,676.00	6,676
	Astelia Place	Location of land in Astelia Place and availability of service	Nature and number of connections	1,164	582.00	1,164
Total Omokoroa wastewater				1,627,127		1,842,900

Ongare Point

The Ongare Point wastewater rates are differential targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Ongare Point wastewater targeted rate part funds the Ongare Point Wastewater activity. The different categories of land are based on the the provision or availability of wastewater services provided by Council. The targeted rates are on all properties in the Ongare Point wastewater area or in defined areas of benefit. The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Ongare Point Wastewater	Availability charge	Location of land and provision or availability of service	Extent of service provision	-	462.79	-
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	-	925.58	54,609
	Multiple pan charge	Location of land and provision or availability of service	Each subsequent water closet or urinal to a rating unit	-	776.39	-
Total Ongare Point wastewater				-		54,609

FUNDING IMPACT STATEMENT - RATES

Te Puke Wastewater

The Te Puke wastewater rates are differential targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Te Puke wastewater targeted rate part funds the Te Puke wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all rating units in the Te Puke wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Te Puke wastewater	Availability charge	Location of land and provision or availability of service	Extent of service provision	31,306	462.79	31,933
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	2,491,803	925.58	2,564,782
	Multiple pan charge	Location of land and provision or availability of service	Each subsequent water closet or urinal to a rating unit	564,064	776.39	575,305
	Te Puke High School	Location of land and provision or availability of service	Nature and number of connections	12,161	12,402.00	12,402
	Te Puke Intermediate School	Location of land and provision or availability of service	Nature and number of connections	13,156	13,416.00	13,416
	Te Puke Primary School	Location of land and provision or availability of service	Nature and number of connections	12,363	12,607.00	12,607
	Fairhaven Primary School	Location of land and provision or availability of service	Nature and number of connections	11,108	11,327.00	11,327
	Te Timatanga Hou Kohanga Reo	Location of land and provision or availability of service	Nature and number of connections	227	232.00	232
Total Te Puke wastewater				3,136,188		3,222,004

FUNDING IMPACT STATEMENT - RATES

Maketu / Little Waihi Wastewater Wastewater

The Maketu / Little Waihi wastewater rates are differential targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Maketu / Little Waihi wastewater targeted rate part funds the Maketu / Little Waihi Wastewater wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all rating units in the Maketu / Little Waihi wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Maketu / Little Waihi Wastewater	Availability charge	Location of land and provision or availability of service	Extent of service provision	49,001	462.79	49,981
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	400,177	925.58	425,767
	Multiple pan charge	Location of land and provision or availability of service	Each subsequent water closet or urinal to a rating unit	-	776.39	776
	Maketu / Little Waihi Wastewater High School	Location of land and provision or availability of service	Nature and number of connections	7,316	2,854.00	2,854
Total Maketu / Little Waihi Wastewater				456,494		479,379

FUNDING IMPACT STATEMENT - RATES

Waihi Beach Coastal Protection

The Waihi Beach Coastal Protection rates are targeted rates set under section 16 and 117 of the Local Government (Rating) Act 2002. The Waihi Beach Coastal Protection targeted rates part fund coastal protection in Waihi Beach. The different categories of land are based on the provision of services provided by Council. The targeted rates are on all rating units in the Waihi Beach area or defined areas of benefit. The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Waihi Beach Coastal Protection	Rock revetment area of benefit - Operational	Location of land and provision or availability of service	Extent of service provision	8,818	166.37	8,818
	Rock revetment area of benefit - Capital	Location of land and provision or availability of service	Extent of service provision	30,213	1,313.60	27,586
	Rock revetment area of benefit capital lump sum (optional)*				16,048.00	
	- Ward area	Location of land and provision or availability of service	Extent of service provision	42,878	14.10	42,977
	- Dunes northern end area of benefit	Location of land and provision or availability of service	Extent of service provision	13,946	606.34	13,946
	- Dunes Glen Isla Place area of benefit	Location of land and provision or availability of service	Extent of service provision	4,372	624.53	4,372
Total Waihi Beach Coastal Protection				100,226		97,698

*Lump sum contributions are invited in respect of Waihi Beach Rock Revetment within the defined areas of benefit in lieu of future payments of the Rock Revetment area of benefit - capital rate above. Offer letters are sent out each year inviting rate payers to make a lump sum contribution.

FUNDING IMPACT STATEMENT - RATES

Stormwater

The stormwater rate is a differential targeted rate set under section 16 of the Local Government (Rating) Act 2002. Stormwater targeted rate part funds stormwater in defined areas of benefit. The different categories of land are based on the provision services provided by Council. The targeted rates are on all rating units in defined areas of benefit.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Stormwater	Kauri Point	Location of land and provision or availability of service	Fixed amount per rating unit	13,441	170.91	13,844
	Tanners Point	Location of land and provision or availability of service	Fixed amount per rating unit	18,253	170.91	18,800
	Te Puna	Location of land and provision or availability of service	Fixed amount per rating unit	23,066	170.91	23,073
	Pukehina	Location of land and provision or availability of service	Fixed amount per rating unit	106,202	170.91	109,724
	Waihi Beach	Location of land and provision or availability of service	Fixed amount per rating unit	1,183,983	397.13	1,214,026
	Katikati	Location of land and provision or availability of service	Fixed amount per rating unit	789,192	397.13	842,313
	Omokoroa	Location of land and provision or availability of service	Fixed amount per rating unit	615,936	397.13	685,844
	Ongare Point	Location of land and provision or availability of service	Fixed amount per rating unit	9,127	170.91	10,084
	Tuapiro Point	Location of land and provision or availability of service	Fixed amount per rating unit	4,149	170.91	4,273
	Te Puke	Location of land and provision or availability of service	Fixed amount per rating unit	1,121,299	397.13	1,161,208
	Paengaroa	Location of land and provision or availability of service	Fixed amount per rating unit	50,778	170.91	51,102
	Maketu	Location of land and provision or availability of service	Fixed amount per rating unit	80,647	170.91	87,506
	Minden	Location of land and provision or availability of service	Fixed amount per rating unit	-	-	-
Total Stormwater				4,016,072		4,221,796

FUNDING IMPACT STATEMENT - RATES

Land Drainage

Land Drainage rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. Land Drainage targeted rates part fund land drainage in Little Waihi defined areas of benefit. The categories of land liable for each rate are based on the provision of services provided by Council and the location of land. The targeted rates are on all rating units in defined areas of benefit.

The different categories of land and rates are outlined in the table below.

SOURCE	CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Land Drainage	Land Drainage - drains class A	Location of land and provision or availability of service	Per hectare of each rating unit	138,485	38.22	158,697
	Land Drainage - drains class B	Location of land and provision or availability of service	Per hectare of each rating unit	1,481	15.99	1,631
	Land Drainage - pumps class A	Location of land and provision or availability of service	Per hectare of each rating unit	268,860	139.65	268,678
	Land Drainage - pumps class B	Location of land and provision or availability of service	Per hectare of each rating unit	9,771	73.75	6,858
	Land Drainage - pumps class C	Location of land and provision or availability of service	Per hectare of each rating unit	9,474	66.20	8,539
Total Land Drainage				428,071		444,404

FUNDING IMPACT STATEMENT - RATES

Community Halls

Community Hall rates are uniform targeted rates set under section 16 of the Local Government (Rating) Act 2002.

Community Hall targeted rates part fund Community Halls in defined areas of benefit. The categories of land are based on the location of land. The targeted rates are on all rating units in defined areas of benefit.

The different categories of land and rates are outlined in the table below.

SOURCE	CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Community Halls	Katikati War Memorial Hall	Location of land and provision or availability of service	Fixed amount per rating unit	30,989	10.00	44,600
	Te Puna War Memorial Hall	Location of land and provision or availability of service	Fixed amount per rating unit	-	28.73	41,575
	Te Puna Community Centre	Location of land and provision or availability of service	Fixed amount per rating unit	30,865	12.89	18,646
	Paengaroa Hall	Location of land and provision or availability of service	Fixed amount per rating unit	31,136	12.10	8,361
	Pukehina Beach Community Centre	Location of land and provision or availability of service	Fixed amount per rating unit	4,590	15.84	13,005
	Pukehina Hall	Location of land and provision or availability of service	Fixed amount per rating unit	-	-	-
	Oropi War Memorial Hall	Location of land and provision or availability of service	Fixed amount per rating unit	24,945	44.62	24,945
	Kaimai Hall	Location of land and provision or availability of service	Fixed amount per rating unit	5,304	4.49	1,836
	Omanawa Hall	Location of land and provision or availability of service	Fixed amount per rating unit	15,300	20.00	8,500
	Te Ranga Hall	Location of land and provision or availability of service	Fixed amount per rating unit	5,998	14.68	2,040
	Te Puke War Memorial and Settlers Hall	Location of land and provision or availability of service	Fixed amount per rating unit	114,336	37.04	147,206
	Omokoroa Settlers Hall	Location of land and provision or availability of service	Fixed amount per rating unit	2,677	1.35	2,719
	Ohauiti Hall	Location of land and provision or availability of service	Fixed amount per rating unit	15,810	47.60	12,852

FUNDING IMPACT STATEMENT - RATES

SOURCE	CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Community Halls (continued)	Waihi Beach Community Centre	Location of land and provision or availability of service	Fixed amount per rating unit	30,410	10.00	30,480
	Whakamarama Hall	Location of land and provision or availability of service	Fixed amount per rating unit	10,240	20.00	10,240
	Pyes Pa Hall	Location of land and provision or availability of service	Fixed amount per rating unit	4,641	8.29	4,437
Total Community Halls				327,240		371,442

Promotion rates

Promotion rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. Promotion targeted rates part fund town centre promotion in defined areas of benefit. The categories of land are based on the location of land. The targeted rates are on all rating units in defined areas of benefit.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES / CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Waihi Beach Events and Promotions	Waihi Beach promotion charge	Location - Waihi Beach community board area (all land other than commercial/industrial)	Fixed amount per rating unit	39,015	20.00	91,140
Waihi Beach Events and Promotions	Commercial/industrial zoned area rate	Location of land and land use	Fixed amount per rating unit	13,005	7.95	35,448
Katikati Promotion	Katikati Ward charge	Location of land - Katikati	Fixed amount per rating unit	88,540	326.91	45,113
Katikati Promotion	Katikati Ward promotion charge	Location of land - Katikati (all land other than commercial/industrial)	Fixed amount per rating unit	35,416	12.55	38,250
Katikati Promotion	Commercial/industrial zoned area rate	Location of land and land use	Fixed amount per rating unit	42,780	219.83	12,750
Omokoroa Promotion	Omokoroa Town Centre rate	Location of land - Omokoroa	Fixed amount per rating unit	-	-	-
Te Puke Promotion	Te Puke promotion charge	Location of land - Te Puke (all land other than commercial/industrial)	Fixed amount per rating unit	49,099	12.36	49,099

FUNDING IMPACT STATEMENT - RATES

SOURCE	DIFFERENTIAL CATEGORIES / CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Te Puke Promotion (continued)	Te Puke promotion charge	Location of land - Maketu	Fixed amount per rating unit	18,604	5.74	18,604
Te Puke Promotion	Commercial/industrial zoned area rate	Location of land and land use	Fixed amount per rating unit	37,725	173.85	37,725
Total Town Centre promotion rates				324,184		328,130

Development Fund Rates

Development fund rates are uniform targeted rates set under section 16 of the Local Government (Rating) Act 2002.

Targeted rates part fund Pukehina development in defined areas of benefit. The different categories of land are based on land use and services provided by Council. The targeted rates are on all rating units in defined areas of benefit.

The different categories of land and rates are outlined in the table below.

SOURCE	CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Pukehina development rate	Residential	Land use	Fixed amount per rating unit	12,640	20.00	12,640

Pukehina Beach Protection Rate

The Pukehina Beach Protection rate is a differential targeted rate set under section 16 of the Local Government (Rating) Act 2002.

The Pukehina Beach Protection targeted rate part funds Pukehina beach protection in defined areas of benefit. The different categories of land are based on location of land. The targeted rates are on all rating units in defined areas of benefit.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Pukehina beach protection	Coastal	Location	Fixed amount per rating unit	12,240	47.45	12,623
Pukehina beach protection	Inland	Location	Fixed amount per rating unit	3,060	8.18	3,060
Total Pukehina Beach Protection				15,300		15,683

FUNDING IMPACT STATEMENT - RATES

Community Development and Grants

Community Development and Grants rates are differential targeted rates set under section 16 of the Local Government (Rating) Act 2002, which part fund the communities activity. The different categories of land are based on location of land. The targeted rates are on all rating units in defined areas of benefit.

The different categories of land and rates are outlined in the table below.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2018/19 ANNUAL PLAN REVENUE (\$)	AMOUNT (\$)	2019/20 ANNUAL PLAN REVENUE (\$)
Katikati resource centre	Katikati	Location - Katikati community board area	Fixed amount per rating unit	22,261	4.99	22,261
Katikati resource centre	Waihi Beach	Location - Waihi Beach community board area	Fixed amount per rating unit	7,420	2.43	7,420
Heritage Museum	District-wide	All rateable land within the District	Fixed amount per rating unit	71,400	3.24	71,400
Total Community Development and grants				101,081		101,081

RATING UNITS

The projected number of rating units at the end of the preceding financial year for each year covered by the long-term plan are as follows:

FINANCIAL YEAR ENDING 30 JUNE	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Number of rating units for Western Bay of Plenty District Council	21,144	22,890	23,288	23,681	24,072	24,440	24,808	25,176	25,544	25,907