



Funding Impact Statements and other rating information

Whakataua tahua me ētahi atu taipitopito

This statement shows the rate charges for 2021/22,
as well as the basis for the charges.

What rates are used for

There are three main types of rates:

General Rate

This consists of:

- A rate in the dollar charged on capital value
- A Uniform Annual General Charge (UAGC), which is a flat amount levied on each rating unit.

The General Rate is used to fund our day-to-day operations and activities that are considered to be mainly for public benefit.

Targeted Rates

Council uses targeted rates to collect funds over areas that benefit from a particular service. This rating tool is chosen where services are specific to a particular community or area within the District and it is not considered fair to charge all ratepayers. For example charges for water, wastewater and town centre promotion.

Roading Rate

This consists of:

- A rate in the dollar charged on land value
- The roading charge, which is a flat amount levied on each rating unit
- The rural works charge, which is a fixed amount on every rural zoned property in the District.

The Roothing Rate is used to fund the building and maintenance of the roading network within the District.

To see what Council's rating approach could mean for your rates, from page 348 and 349 we have put together a few examples of the effect on the rates of typical properties across the District.

Each typical property type total rates examples were calculated across five areas of the District within the three wards:

Katikati/Waihi Beach Ward

Kaimai Ward

Maketu/Te Puke Ward

There are a number of different ward-based or area of benefit charges that apply, which affect the total rates paid. Some properties are connected to services like reticulated water supply and wastewater, which also affect rates.

Please note that these examples do not include GST or Regional Council rates. We collect these on behalf of the Government and Regional Council respectively, and they are included in your rates bill.

Rates graphs for 2021-22

To view the rates increases (in graph form) for each property type/area in the District visit www.westernbay.govt.nz/LongTermPlan2021-2031

Area of Benefit for halls (map)

To view the Area of Benefit for halls view www.westernbay.govt.nz/area-of-benefit-halls



Funding Impact Statement - Rates

Rate Funding Mechanisms 2021/2022

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 2021-2031.

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	2020/21 Annual Plan Revenue (\$)	General Rate in the dollar of capital value	2021/22 Annual Plan Revenue (\$)
General rate	Residential zoned areas	Zone	Capital value	6,075,462	0.0008668	7,172,174
	Rural zoned areas	Zone	Capital value	13,366,596	0.0008668	15,779,466
	Commercial/industrial zoned area/post-harvest zoned areas	Zone	Capital value	676,124	0.0008668	798,175
	Forestry	Zone	Capital value	92,837	0.0008668	109,596
Total General Rates				20,211,020		23,859,411

Uniform Annual General Charge (UAGC)

A uniform annual general charge set under section 15 (1) of the Local Government (Rating) Act 2002 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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
UAGC	-	-	Fixed amount per rating unit	5,580,120	210.00	4,796,400

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.

SOURCE	DIFFERENTIAL CATEGORIES / CATEGORIES	MATTERS	FACTOR	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Roading rate	1. Residential and Rural zoned	Land use	Land value	8,574,040	0.000662	9,594,254
	1. Forestry zoned	Land use	Land value	65,993	0.000662	73,846
	1. Commercial/Industrial or Post-harvest zoned	Land use	Land value	437,357	0.001323	489,397
	2. Roding rate (District-wide)	All rateable land within the local authority district	Fixed amount per rating unit	1,605,367	78.65	1,796,388
	3. Roding rate (Rural-zoned)	Land use	Fixed amount per rating unit	2,712,046	297.09	3,034,748
Total Roding targeted rates				13,394,803		14,988,633

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Community Boards	Waihi Beach	Location	Fixed amount per rating unit	77,537	26.68	83,017
	Katikati	Location	Fixed amount per rating unit	94,084	21.86	100,239
	Ōmokoroa	Location	Fixed amount per rating unit	69,712	38.38	76,845
	Te Puke	Location	Fixed amount per rating unit	113,027	29.84	121,811
	Maketu	Location	Fixed amount per rating unit	77,019	137.62	80,507
Total Community Board targeted rates				431,379		462,419

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Environmental Protection Rate	-	All rateable land within the District	Fixed amount per rating unit	936,360	65.83	1,503,480

Funding Impact Statement - Rates

Solid Waste Targeted Rates

The solid waste rates are 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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Solid waste	Western	Location - Katikati/Waihi Beach ward	Fixed amount per rating unit	668,997	83.79	647,089
	Eastern	Location - Te Puke/Maketu ward	Fixed amount per rating unit	522,684	51.68	380,150
Total Solid Waste targeted rates				1,191,680		1,027,239

Ōmokoroa Greenwaste

The Ōmokoroa greenwaste rate is a uniform targeted rate set under section 16 of the Local Government (Rating) Act 2002. The Ōmokoroa greenwaste targeted rate part funds greenwaste facilities. The targeted rate is on all rating units in the Ōmokoroa community board defined area of benefit.

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Ōmokoroa greenwaste		Location - Ōmokoroa	Fixed amount per rating unit	110,758	54.88	110,748

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Kerbside Collection	Rural service area	Service Provision	Extent of service provision	-	85.22	501,264
Kerbside Collection	Urban service area	Service Provision	Extent of service provision	-	129.57	1,462,327
Total Waste & Recycling Initiatives targeted rates				-		1,963,591

Funding Impact Statement - Rates

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Library Services	District-wide	All rateable land within the District	Fixed amount per rating unit	1,784,521	116.28	2,655,740
Te Puna Library rate		Location - Te Puna area of benefit	Fixed amount per rating unit	11,220	7.53	11,220
Library Services rate				1,795,741		2,666,960

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Western water	Metered connection (standard 20mm)	Location of land and provision or availability of service	Per connection	2,579,974	367.57	2,619,304
	Metered connection (additional to standard 20mm)	Location of land and provision or availability of service	Per connection	26,060	97.96	27,037
	Metered connection (25mm)	Location of land and provision or availability of service	Per connection	4,323	205.84	4,323
	Metered connection (32mm)	Location of land and provision or availability of service	Per connection	-	421.71	-
	Metered connection (40mm)	Location of land and provision or availability of service	Per connection	3,308	1,102.71	3,308
	Metered connection (50mm)	Location of land and provision or availability of service	Per connection	13,508	1,929.74	13,508
	Metered connection (100mm)	Location of land and provision or availability of service	Per connection	8,822	8,821.68	8,822
	Metered connection (150mm)	Location of land and provision or availability of service	Per connection	-	20,308.24	-
	Unmetered connection	Location of land and provision or availability of service	Per connection	-	478.53	-
	Availability charge	Location of land and availability of service	Per rating unit	60,647	183.79	54,034
	Consumption charge		A fixed amount per cubic metre of water consumption	-	1.24	
	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	Per rating unit	2,109	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	Per rating unit	32,640	3,626.62	32,640
Total western water rates				2,731,391		2,765,085

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Central water	Metered connection (standard 20mm)	Location of land and provision or availability of service	Per connection	1,484,248	367.57	1,549,675
	Metered connection (additional to standard 20mm)	Location of land and provision or availability of service	Per connection	24,729	97.96	24,686
	Metered connection (25mm)	Location of land and provision or availability of service	Per connection	5,763	205.84	5,763
	Metered connection (32mm)	Location of land and provision or availability of service	Per connection	-	421.71	-
	Metered connection (40mm)	Location of land and provision or availability of service	Per connection	-	1,102.71	-
	Metered connection (50mm)	Location of land and provision or availability of service	Per connection	15,438	1,929.74	15,438
	Metered connection (100mm)	Location of land and provision or availability of service	Per connection	-	8,821.68	-
	Metered connection (150mm)	Location of land and provision or availability of service	Per connection	-	20,308.24	-
	Unmetered connection	Location of land and provision or availability of service	Per connection	957.06	478.53	957.06
	Availability charge	Location of land and availability of service	Per rating unit	49,253	183.79	48,888
	Consumption charge		A fixed amount per cubic metre of water consumption	-	1.24	-
Total central water rates				1,580,388		1,645,408

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Eastern water	Metered connection (standard 20mm)	Location of land and provision or availability of service	Per connection	1,967,235	367.57	1,987,819
	Metered connection (additional to standard 20mm)	Location of land and provision or availability of service	Per connection	15,313	97.96	15,772
	Metered connection (25mm)	Location of land and provision or availability of service	Per connection	6,999	205.84	6,999
	Metered connection (32mm)	Location of land and provision or availability of service	Per connection	-	421.71	-
	Metered connection (40mm)	Location of land and provision or availability of service	Per connection	5,514	1,102.71	5,514
	Metered connection (50mm)	Location of land and provision or availability of service	Per connection	28,946	1,929.74	28,946
	Metered connection (100mm)	Location of land and provision or availability of service	Per connection	26,465	8,821.68	26,465
	Metered connection (150mm)	Location of land and provision or availability of service	Per connection	20,308	20,308.24	20,308
	Unmetered connection	Location of land and provision or availability of service	Per connection	1,436	478.53	1,436
	Availability charge	Location of land and availability of service	Per rating unit	57,523	183.79	53,850
	Consumption charge		A fixed amount per cubic metre of water consumption	-	1.24	
	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	Per rating unit	2,045	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	Per rating unit	-	3,515.93	-
	Gibraltar water scheme	Location of land in defined area of benefit and provision or availability of service	Per rating unit	2,900	100.00	2,900
Total eastern water rates				2,134,683		2,152,053

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. A rating unit used primarily as a residence is deemed to only have one toilet.

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

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Waihi Beach wastewater	Availability charge	Location of land and provision or availability of service	Per rating unit	69,863	472.05	74,584
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	2,599,080	944.09	2,621,738
	Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	305,681	791.98	308,080
	Waihi Beach School	Location of land and provision or availability of service	Per rating unit	8,085	8,085.00	8,085
Total Waihi Beach wastewater				2,982,709		3,012,487

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. A rating unit used primarily as a residence is deemed to only have one toilet.

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

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Katikati wastewater	Availability charge	Location of land and provision or availability of service	Per rating unit	94,410	472.05	72,696
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	2,137,420	944.09	2,175,183
	Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	281,924	791.98	281,945
	Katikati College	Location of land and provision or availability of service	Per rating unit	22,993	22,993.00	22,993
	Katikati Primary	Location of land and provision or availability of service	Per rating unit	14,722	14,722.00	14,722
Total Katikati wastewater				2,551,468		2,567,539

Funding Impact Statement - Rates

Ōmokoroa Wastewater

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

The Ōmokoroa wastewater targeted rate part funds the Ōmokoroa 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 Ōmokoroa 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. A rating unit used primarily as a residence is deemed to only have one toilet.

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

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Ōmokoroa wastewater	Availability charge	Location of land and provision or availability of service	Per rating unit	74,584	472.05	74,584
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	1,776,777	944.09	1,873,075
	Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	183,725	791.98	183,739
	Ōmokoroa Point School	Location of land and provision or availability of service	Per rating unit	6,813	6,813.00	6,813
	Astelia Place	Location of land in Astelia Place and availability of service	Per rating unit	1,187	593.64	1,187
Total Ōmokoroa wastewater				2,043,087		2,139,398

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 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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Ongare Point Wastewater	Availability charge	Location of land and provision or availability of service	Per rating unit	-	472.05	-
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	44,372	944.09	44,372
	Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	-	791.98	-
Total Ongare Point wastewater				44,372		44,372

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. A rating unit used primarily as a residence is deemed to only have one toilet.

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

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Te Puke wastewater	Availability charge	Location of land and provision or availability of service	Per rating unit	32,571	472.05	32,571
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	2,633,067	944.09	2,667,998
	Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	586,813	791.98	586,857
	Te Puke High School	Location of land and provision or availability of service	Per rating unit	12,657	12,657.00	12,657
	Te Puke Intermediate School	Location of land and provision or availability of service	Per rating unit	13,692	13,692.00	13,692
	Te Puke Primary School	Location of land and provision or availability of service	Per rating unit	12,867	12,867.00	12,867
	Fairhaven Primary School	Location of land and provision or availability of service	Per rating unit	11,560	11,560.00	11,560
	Te Timatanga Hou Kohanga Reo	Location of land and provision or availability of service	Per rating unit	236	236.00	236
Total Te Puke wastewater				3,303,463		3,338,439

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. A rating unit used primarily as a residence is deemed to only have one toilet.

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

SOURCE	DIFFERENTIAL CATEGORIES	MATTERS	FACTOR	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Maketu / Little Waihi Wastewater	Availability charge	Location of land and provision or availability of service	Per rating unit	50,981	472.05	50,981
	Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	434,281	944.09	439,002
	Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	35,636	791.98	35,639
	Maketu / Little Waihi Wastewater High School	Location of land and provision or availability of service	Per rating unit	2,912	2,912.00	2,912
Total Maketu / Little Waihi Wastewater				523,811		528,534

Funding Impact Statement - Rates

Waihi Beach Coastal Protection

The Waihi Beach Coastal Protection rates are targeted rates set under sections 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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Waihi Beach Coastal Protection	Rock revetment area of benefit - Operational	Location of land and provision or availability of service	Per rating unit	9,174	173.09	9,174
	Rock revetment area of benefit - Capital	Location of land and provision or availability of service	Per rating unit	34,194	1,486.69	34,194
	Rock revetment area of benefit capital lump sum (optional)*	Location of land and provision or availability of service	Per rating unit		14,924.00	-
	- Ward area	Location of land and provision or availability of service	Per rating unit	43,879	14.10	43,879
	- Dunes northern end area of benefit	Location of land and provision or availability of service	Per rating unit	14,367	624.66	14,367
	- Dunes Glen Isla Place area of benefit	Location of land and provision or availability of service	Per rating unit	4,504	643.41	4,504
Total Waihi Beach Coastal Protection				106,118		106,118

*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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Stormwater	Kauri Point	Location of land and provision or availability of service	Fixed amount per rating unit	14,295	174.33	14,295
	Tanners Point	Location of land and provision or availability of service	Fixed amount per rating unit	19,002	174.33	19,351
	Te Puna	Location of land and provision or availability of service	Fixed amount per rating unit	23,709	174.33	23,709
	Pukehina	Location of land and provision or availability of service	Fixed amount per rating unit	111,920	174.33	111,920
	Waihi Beach	Location of land and provision or availability of service	Fixed amount per rating unit	1,260,578	405.07	1,269,489
	Katikati	Location of land and provision or availability of service	Fixed amount per rating unit	883,458	405.07	882,648
	Ōmokoroa	Location of land and provision or availability of service	Fixed amount per rating unit	830,394	405.07	879,812
	Ongare Point	Location of land and provision or availability of service	Fixed amount per rating unit	18,305	174.33	18,653
	Tuapiro Point	Location of land and provision or availability of service	Fixed amount per rating unit	4,358	174.33	4,358
	Te Puke	Location of land and provision or availability of service	Fixed amount per rating unit	1,208,729	405.07	1,218,045
	Paengaroa	Location of land and provision or availability of service	Fixed amount per rating unit	52,125	174.33	52,299
	Maketu	Location of land and provision or availability of service	Fixed amount per rating unit	89,780	174.33	89,606
	Minden	Location of land and provision or availability of service	Fixed amount per rating unit	-	-	-
Total Stormwater				4,516,651		4,584,185

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 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	174,567	43.66	183,573
	Land Drainage - drains class B	Location of land and provision or availability of service	Per hectare of each rating unit	2,024	20.35	2,137
	Land Drainage - pumps class A	Location of land and provision or availability of service	Per hectare of each rating unit	330,704	192.78	363,390
	Land Drainage - pumps class B	Location of land and provision or availability of service	Per hectare of each rating unit	7,834	134.64	8,617
	Land Drainage - pumps class C	Location of land and provision or availability of service	Per hectare of each rating unit	10,000	96.90	11,047
Total Land Drainage				525,129		568,764

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Community Halls	Katikati War Memorial Hall	Location of land and provision or availability of service	Fixed amount per rating unit	76,670	17.00	78,222
	Te Puna War Memorial Hall	Location of land and provision or availability of service	Fixed amount per rating unit	30,783	6.00	9,072
	Te Puna Community Centre	Location of land and provision or availability of service	Fixed amount per rating unit	7,227	41.00	61,992
	Paengaroa Hall	Location of land and provision or availability of service	Fixed amount per rating unit	3,253	17.50	12,810
	Pukehina Beach Community Centre	Location of land and provision or availability of service	Fixed amount per rating unit	3,272	6.50	5,330
	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	22,854	40.45	26,496
	Kaimai Hall	Location of land and provision or availability of service	Fixed amount per rating unit	4,237	21.50	8,772
	Omanawa Hall	Location of land and provision or availability of service	Fixed amount per rating unit	11,302	22.50	9,608
	Te Ranga Hall	Location of land and provision or availability of service	Fixed amount per rating unit	2,500	25.00	6,500
	Te Puke War Memorial and Settlers Hall	Location of land and provision or availability of service	Fixed amount per rating unit	89,434	32.00	145,152
	Ōmokoroa Settlers Hall	Location of land and provision or availability of service	Fixed amount per rating unit	11,880	11.50	28,348
	Ohauti Hall	Location of land and provision or availability of service	Fixed amount per rating unit	13,600	49.00	13,083

Funding Impact Statement - Rates

SOURCE	CATEGORIES	MATTERS	FACTOR	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Community Halls (continued)	Waihi Beach Community Centre	Location of land and provision or availability of service	Fixed amount per rating unit	31,120	15.00	46,875
	Whakamarama Hall	Location of land and provision or availability of service	Fixed amount per rating unit	10,280	27.00	13,959
	Pyes Pa Hall	Location of land and provision or availability of service	Fixed amount per rating unit	5,652	43.50	23,099
Total Community Halls				324,062		489,317

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Waihi Beach Events and Promotions	Waihi Beach community board area	Location - Waihi Beach community board area (all land other than commercial/industrial)	Fixed amount per rating unit	18,239	12.29	38,250
Waihi Beach Events and Promotions	Commercial/industrial zoned area	Location of land and land use	Fixed amount per rating unit	36,985	216.10	12,750
Katikati Promotion	Katikati Town Centre	Location of land - Katikati	Fixed amount per rating unit	323,613	20.00	91,820
Katikati Promotion	Katikati Ward promotion	Location of land - Katikati (all land other than commercial/industrial)	Fixed amount per rating unit	34,071	7.42	34,071
Katikati Promotion	Commercial/industrial zoned area	Location of land and land use	Fixed amount per rating unit	43,361	309.72	43,361
Ōmokoroa Promotion	Ōmokoroa Town Centre	Location of land - Ōmokoroa	Fixed amount per rating unit	-	-	-
Te Puke Promotion	Te Puke promotion	Location of land - Te Puke (all land other than commercial/industrial)	Fixed amount per rating unit	48,136	11.80	48,136

Funding Impact Statement - Rates

SOURCE	DIFFERENTIAL CATEGORIES / CATEGORIES	MATTERS	FACTOR	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Te Puke Promotion	Te Puke promotion	Location of land - Maketu (all land other than commercial/industrial)	Fixed amount per rating unit	18,604	5.61	18,239
Te Puke Promotion	Commercial/industrial zoned area	Location of land and land use	Fixed amount per rating unit	37,725	170.44	36,985
Total Town Centre promotion rates				328,130		323,613

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Pukehina beach protection	Coastal	Location	Fixed amount per rating unit	12,240	46.02	12,240
Pukehina beach protection	Inland	Location	Fixed amount per rating unit	3,060	8.23	3,060
Total Pukehina Beach Protection				15,300		15,300

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	2020/21 Annual Plan Revenue (\$)	Amount (\$)	2021/22 Annual Plan Revenue (\$)
Katikati resource centre	Katikati	Location - Katikati community board area	Fixed amount per rating unit	22,261	4.85	22,261
Katikati resource centre	Waihi Beach	Location - Waihi Beach community board area	Fixed amount per rating unit	7,420	2.38	7,420
Heritage Museum	District-wide	All rateable land within the District	Fixed amount per rating unit	71,400	3.13	71,400
Total Community Development and grants				101,081		101,081

Early Payment of Rates for Subsequent Years

Rates eligible for early repayment, under the Early Repayment of Rates for Subsequent Years Policy are:

- Te Puna West Wastewater Capital Targeted Rate.
- Ongare Point Wastewater Capital Targeted Rate.
- Woodland Road Rural Water Supply Targeted Rate.
- Black Road Rural Water Supply Targeted Rate.

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:

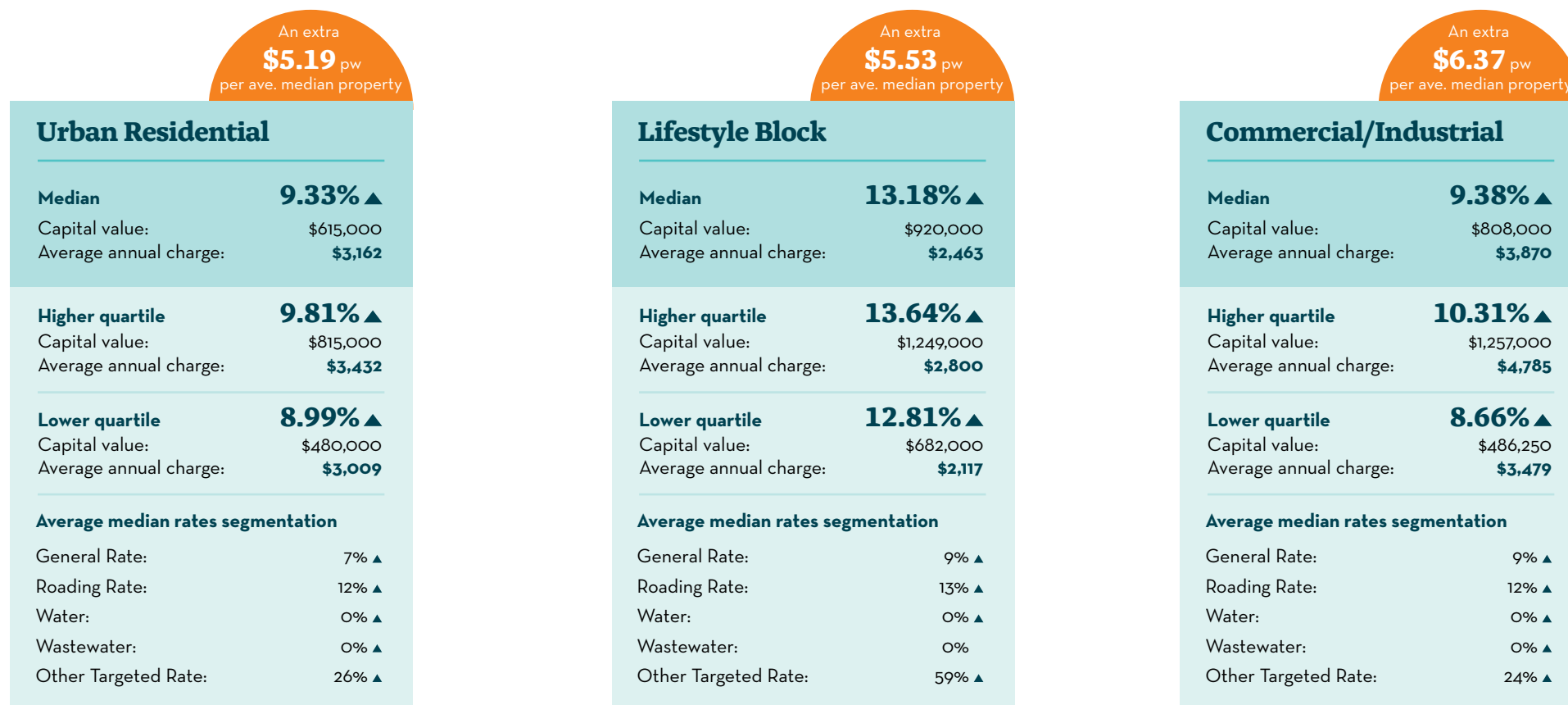
Financial year ending 30 June	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Number of rating units for Western Bay of Plenty District Council	23,861	24,246	24,631	24,942	25,253	25,564	25,875	26,186	26,441	26,697	26,952

We're managing our finances, with planned increases in rates, so we can deliver for the future

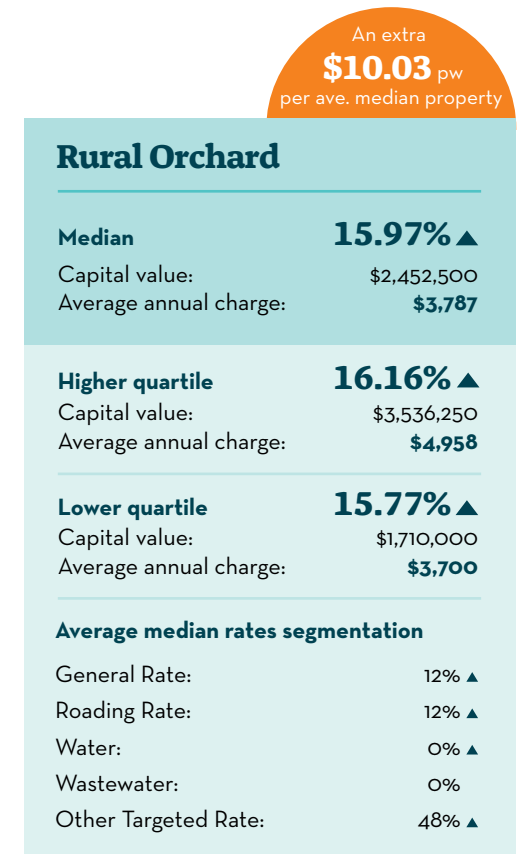
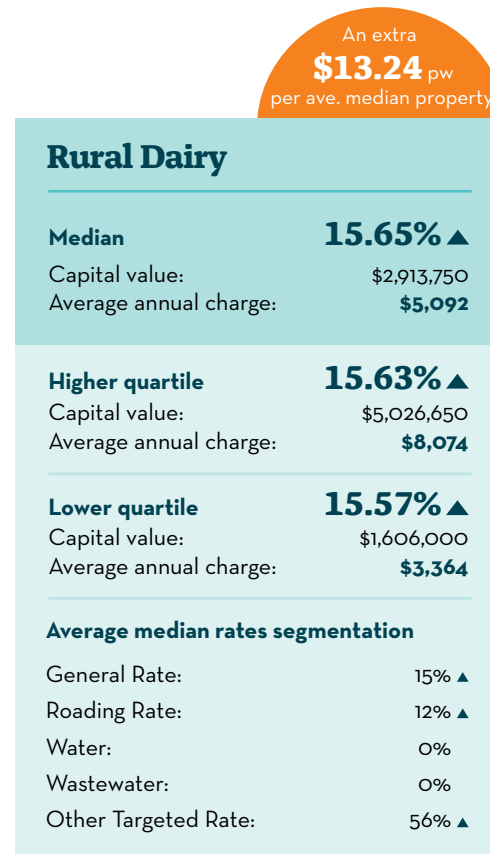
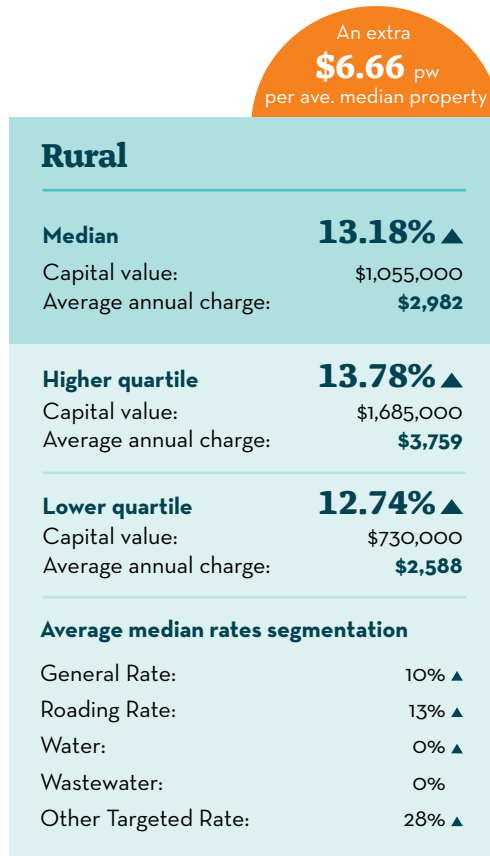
The Financial Strategy in Chapter Two page 69 sets out rates increases for each of the 10 years of the LTP.

Year One of the LTP 2021-2031 sees a planned step-change for rates. This is in response to an increase in capital project delivery to respond to growth, increased levels of service including the new kerbside recycling, glass and rubbish service, increased maintenance costs for our roading assets and to meet legislative deliverables such as the review of the District Plan and Three Water's compliance.

What it means for your property



IMPORTANT: All percentage increases above are from the previous rates year. The rates increases above include the charge for the introduction of Council's kerbside recycling collection from 1 July 2021. Only properties receiving this service will be charged in their rates invoice.



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