





"We recognise for many of you it has been a difficult year and Council is focusing on providing support to those who need it most. Through our targeted support packages for businesses, community and sporting groups, we are doing what is within our remit to provide assistance."

2020 has been a year we will all remember, and we will all have Lockdown and drought stories to tell.

We recognise for many of you it has been a difficult year and Council is focusing on providing support to those who need it most. Through our targeted support packages for businesses, community and sporting groups, we are doing what is possible to provide assistance.

We have also recognised the additional pressure COVID-19 has put on everyone and have deferred and slowed some of the work we had initially planned to reduce the rates increase.

This plan outlines what we are doing to manage our services. This year we are also taking a closer look at how we manage them. We will be mapping the experience you have when you interact with us and considering the constructive feedback you have given us. We are also looking at our internal processes to fine tune them where we can.

Our customer perception survey tells us many of you are not always aware of how Council staff are working behind the scenes to make your community a better place to be. The small things we do every day, are not reflected in our annual plan, however, the drain we've cleared, the new books we've purchased, the gravesites we've dug and the graffiti we've cleaned are part of the daily fabric of our work that usually goes unnoticed until it stops.

Soon we will introduce a new 'fix it' feature to our Antenno app to make it easier for you to report things directly to us. That way we can assess the issue, schedule repairs and tell you what's going on. We will always have to prioritise our work but knowing when there is a problem will help us be more planned. If you haven't already, I encourage you to download the app and register so we can keep each other up to date with things that affect us.

COVID-19 taught us to be more innovative in how we engage with you. We found many of you were happy to engage with us online from the comfort of your homes and we had many good meetings where you were able to feed back your views and experience. I anticipate we will do this more as we talk with you about the new work we are doing and give you opportunity to input.

This year we are working on our Long Term Plan, that will outline our investments for the next ten years. This is democracy in action where you will have an opportunity to influence what happens. This is the time to raise your voice and offer your ideas, so please take the opportunity to engage with us and provide input into what we are doing.

A stylized blue ink signature of Louise Miller.

Louise Miller
Chief Executive



"In this Annual Plan 2020/21 Kaipara District Council has trimmed its sails and has re-cut its cloth to suit the times. It is adaptive and responsive to the needs of the Kaipara District community and key partners, including Central Government which also looks to councils to step up in this challenging time. This Annual Plan 2020/2021 is lean, focused and smart, rather than a slash-and-burn austerity budget."

Kia ora

This document is the Annual Plan for the third and last year of the Long Term Plan 2018/2028. When the direction here was originally set in early 2018 the global shock of the COVID-19 pandemic was unthinkable. Even in February 2020 it was difficult to conceive there would be imminent, urgent and dramatic changes to so many aspects of life, of business - and the business of Council.

In December 2019 Kaipara District Council set its predicted average rates rise for this Annual Plan 2020/21 at 5.45%. In rapid response to the COVID-19 pandemic and economic forecasts this number was substantially revised downwards to 3.97%, set to maintain service levels of Kaipara District Council. While this may be a larger number than neighbouring councils, any comparison between councils will always be flawed because the exact situation for each council is unique. Each council makes its decisions for the current and future residents of its own place. With the fastest growing rural district in the North Island Kaipara has no choice but to keep forward-investing in growth. With a chequered past for its road network KDC chooses to continue investing in roading. Any rates increase less than 3.97% would certainly have meant worse roads for Kaipara people. At a time when so much progress has been made that would set Kaipara

back years. Depreciation of assets is included here, rather than avoiding that cost and setting KDC up for a larger 'catch-up' bill in the future. This council has painfully learned that lesson in the past, and we don't want to repeat such a deferral of economic realities. Kaipara District Council chooses to maintain a staff which in recent years has been building increasing services for Kaipara people; they're needed to be on their game for the journey ahead. There is much to be getting on with, as you will see.

In this Annual Plan 2020/21 Kaipara District Council has trimmed its sails and has re-cut its cloth to suit the times. It is adaptive and responsive to the needs of the Kaipara District community and key partners, including Central Government which also looks to councils to step up in this challenging time. This Annual Plan 2020/21 is lean, focused and smart, rather than a slash-and-burn austerity budget.

With increasing awareness of the importance of the four wellbeings (economic, environmental, cultural and social) for local government in its service to the community, the abundant-wellbeing promise of "Kaipara te Oranganui" of Kaipara District Council's brand grows here. I look forward to us all growing with it and rising strong.

Kia kaha Kaipara, nga mihi nui

Dr Jason Smith
Mayor, Kaipara District

Kaipara District Elected Members



Mayor
Dr Jason Smith



Deputy Mayor
Anna Curnow



Dargaville Ward
Karen Joyce-Paki



Kaiwaka-Mangawhai Ward
Jonathan Larsen



Kaiwaka-Mangawhai Ward
Peter Wethey



West Coast-Central Ward
Victoria del la Varis-Woodcock



Otamatea Ward
Mark Vincent



Dargaville Ward
Eryn Wilson-Collins



West Coast-Central Ward
David Wills

What is an Annual Plan?

Every three years we develop a Long Term Plan (LTP) in consultation with the community. This sets our vision, direction, budgets and work plans for the following 10 years. The LTP 2018/2028 was finalised in June 2018, following substantial community input.

The LTP is our lead document and provides detail on all our activities. It sets out a financial strategy, details our performance measures and provides the rationale for delivery of our activities, amongst other things. This should be the first port of call if you require additional information.

In the two years between adopting an LTP, we develop an Annual Plan. Essentially this is an update to what we agreed through the LTP, highlighting the

changes to our budgets and work plans for each specific year.

Any significant or material changes are consulted on with the community. For 2019/2020 there were no significant changes proposed, and Council worked to ensure we met the adopted average rates increase, and the work programmes detailed in Year Two of the LTP. This process allows us to make sure that our budgets and work plans are flexible enough to respond to the needs of our community and the demands of growth.

All these documents are available on our website kaipara.govt.nz in the 'Council' section.

Council Planning and Reporting Cycle

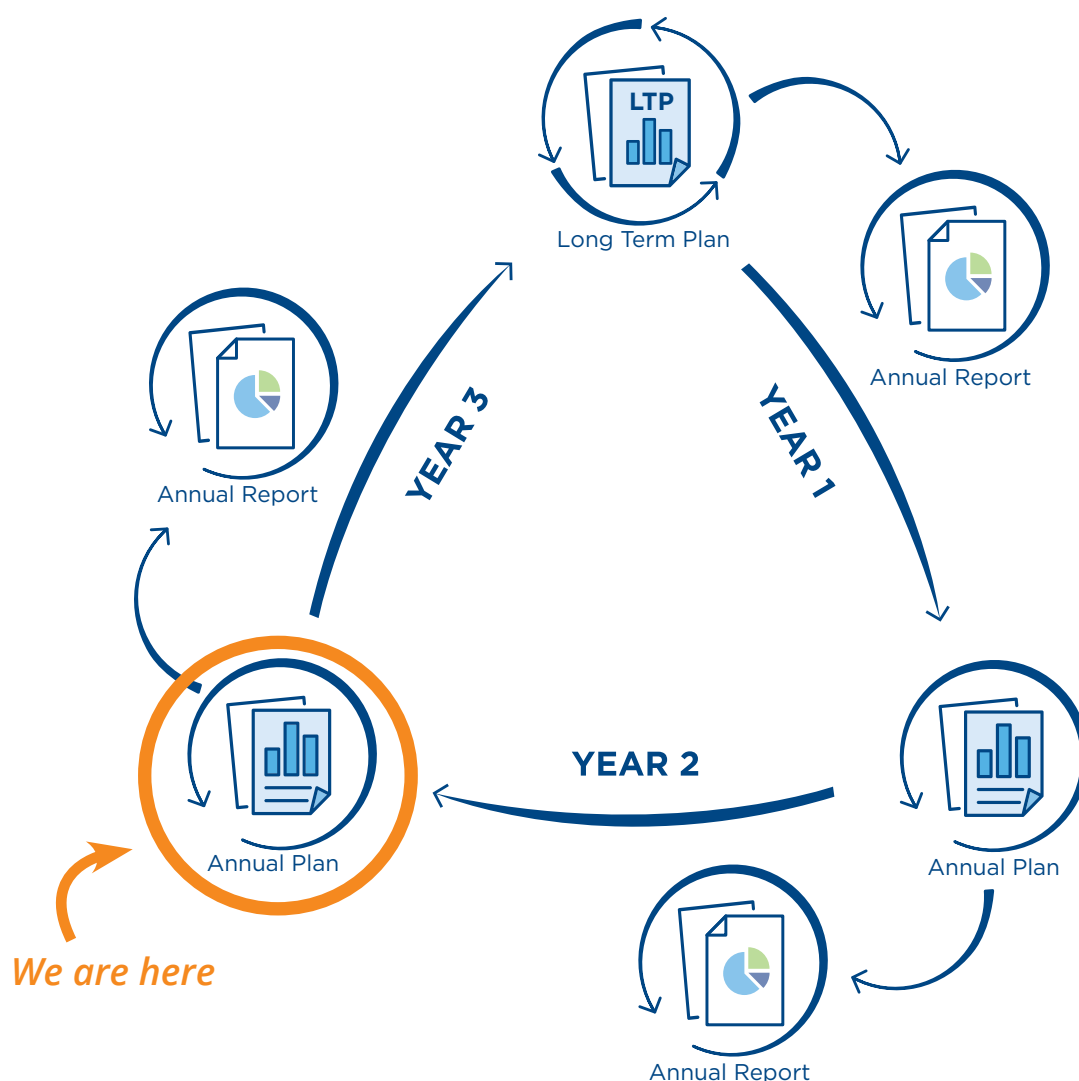


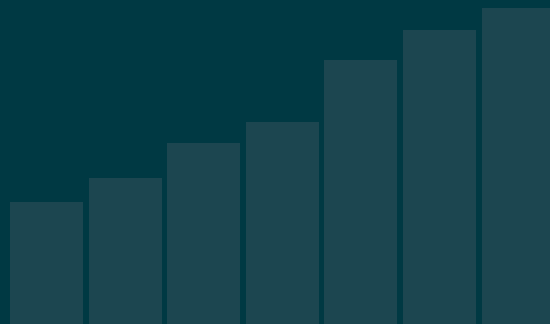
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PART ONE

What's happening



Year three of the Long Term Plan

The Annual Plan 2020/2021 is in Year 3 of our Long Term Plan 2018-2028 (LTP) and outlines our budgets for the next 12 months. It identifies Council's activities, how they will be funded and where budget has been allocated from July 2020 to June 2021.

A period of extended population and new business growth has been a welcome change to what was forecast in 2018. However, when the Long Term Plan was adopted in 2018, we could not foresee what 2020 would hold for Kaipara District.

A number of projects proposed in Year Three of the Long Term Plan have been deferred to minimise our spending and the financial cost to you following

COVID-19. Many of these projects are still important for Kaipara District to function well, however some of the timeframes or funding sources have had to change.

The Provincial Growth Fund projects, and projects applied for under Central Government's Infrastructure Fund Relief Package will help bring jobs and boost Kaipara's economy. These will benefit individuals and businesses, directly and indirectly.

In 2020/2021 Council will be engaging with you to develop our next Long Term Plan, due for adoption in June 2021. With our elected members and you, our community, we will work towards a Kaipara that is prosperous, prepared and ready for the future.

"Thriving Communities working Together" - A Vision for Kaipara

The vision of Kaipara District Council was established in 2018, as part of the Long Term Plan process.

The vision sets out the outcomes Council is working towards. As part of the next Long Term Plan, Council will undertake a review of this vision, to ensure we continue facing forward and working toward an aspirational goal for all of Kaipara.

A district with welcoming and strong communities

- Assisting and supporting community involvement
- Maintaining and improving infrastructure
- Recognising and supporting achievement

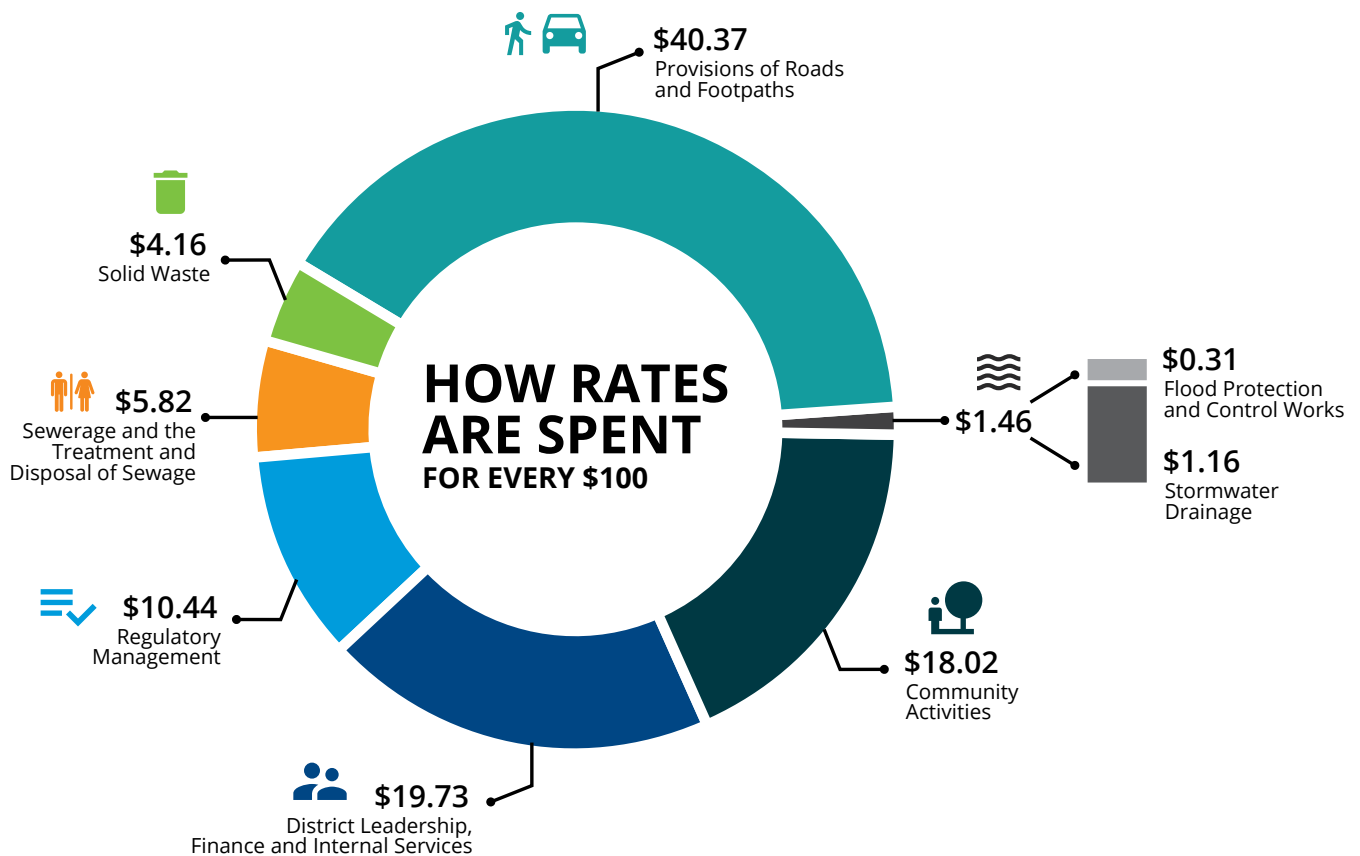
A trusted Council making good decisions for the future

- Making it simpler to work with us
- Open, transparent and engaged with communities and business
- Intent of lifting Kaipara's wellbeing

A district with plenty of active outdoor opportunities

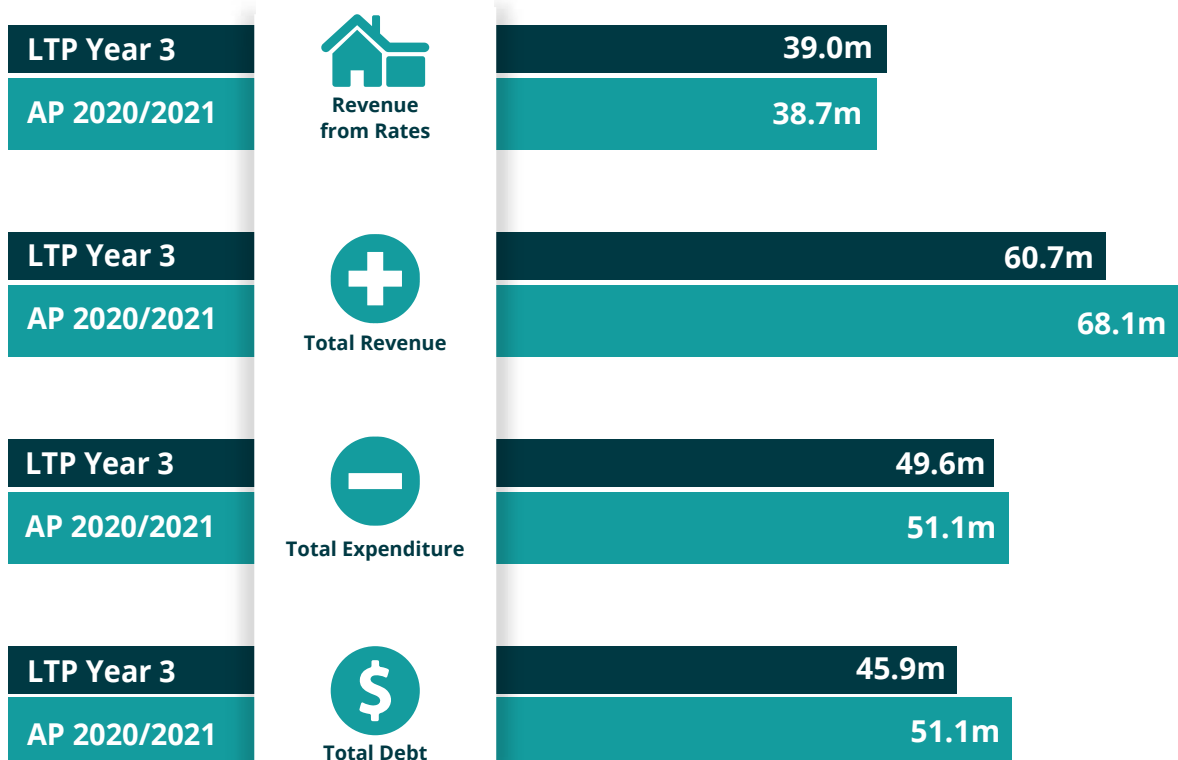
- Partnering with communities to develop sports and recreation facilities
- Protecting and enhancing our natural assets and open space

What we said in the LTP vs What we plan now



Operational Summary

This chart shows the comparison between LTP 2018-2028 Year 3 versus the planned budget for this Annual Plan 2020/2021. All of our planned finances are detailed in Part Two of this Annual Plan.



Key Financials

Operational summary	LTP Budget 2019/2020 (\$000s)	Annual Plan 2019/2020 (\$000s)	Notes/Addendums
Rates	39,022	38,780	Covid-19 response decision to restrict average rates increase to 3.97%.
Other revenue (including financial and development contributions)	8860	9,500	Increases to resource and building consent income, along with Financial and Development Contributions due to increased growth. There has also been an increase in campground revenue.
Subsidies and grants received	12,865	19,890	This includes New Zealand Transport Agency (NZTA) and Provincial Growth Fund (PGF \$8,201,000) subsidies and grants.
Total operating revenue including grants	60,748	68,169	
Operating expenditure	49,606	51,142	<ul style="list-style-type: none"> Additional staff to manage resource consents and Council services. Additional interest for increased borrowing to cover expected cashflow shortfalls from Covid-19 impact based on \$4m reduction to Debtors income.
Surplus/(deficit)	13,268	17,027	The surplus is greater as the grants need to fund increased capital expenditure.
Rates increase average after growth	4.83%	3.97%	This excludes water rates.
Debt Summary			
Closing balance net debt at 30 June 2020	45,997	51,451	Increased capital expenditure means an increase in debt.
Capital investment	20,000	27,822	
PGF projects (operating and capital)	n/a	8,201	

Council Priorities 2020/2021



Financial Management

During initial work for the Annual Plan, Council had agreed on an average 5.49% rate increase on last year's Annual Plan, which enabled us to maintain the current service level. The rates increase was higher than that provided for in the LTP 2018/28 of 4.83%. The proposed increase recognised Kaipara District's high growth and Council was looking to maintain amenities for its residents and to ensure the renewal and management of assets.

Council has responded to the economic impact of COVID-19 by reducing the average rates increase to 3.97%. This was achieved through reducing peripheral costs in the Distract Plan review and, realigning non-urgent parts of the review

programme to later years.

There will also be a reduction in the level of service for mowing private berms in residential areas. As of July 01, this service will decrease. Council has also made the decision to freeze staff remuneration and reduce training budgets for the year, alongside other reductions in staffing costs.

A further \$28 million is also planned for capital expenditure, which includes some of the Kaipara Kickstart programme, that will not be completed by June 2020. This programme is largely funded from external sources.

What are you getting?

At this level the Council can maintain momentum on economic recovery for our community. Services provided to the primary industry or construction sector will not be reduced. Those are:

- improved consent processing
- specialist technical advice for planning and developing projects
- operating and managing critical infrastructure
- improving response to customer calls.

Debt at 30 June 2019 was \$45 million. The LTP estimated debt to be \$46 million at the end of June

2021. The proposed Annual Plan 2020/21 forecasts debt to be at \$51 million. There is an increase in capital works from that budgeted in the LTP and the Council will fund these works from rate funded depreciation, financial reserves and an increase in debt.

Council is well within its debt ratios required by the Local Government Funding Agency (LGFA) and its own Treasury Policy ratios and the debt levels are conservative compared to other Councils experiencing district growth. The impact of COVID-19 on customers' ability to pay their rates, could increase our debt by an additional \$4 million to a total of \$55 million.

Key Projects 2020/2021

The Annual Plan process updates the work plans and budgets that we had set through the Long Term Plan, so that we're able to accommodate new projects and address emerging needs and issues in the coming year.

This section gives you an overview of changes we've made to the Long Term Plan for the period 1 July 2020 to 30 June 2021. It brings together the key decisions we made in the development of this Annual Plan. Additional financial information can be found in the "Financials" chapter of this plan.

Capital Projects Budgets



\$350,000

KAI IWI LAKES CAMPGROUND
SAFETY AND SECURITY
IMPROVEMENTS



\$3,000,000

KAIPARA WHARVES



\$280,000

LOCAL PARKS AND RESERVES



\$400,000

WOOD ST REDEVELOPMENT



\$1,900,650

WASTEWATER SCHEMES



\$760,000

WATER SUPPLY UPGRADES



\$296,000

STORMWATER DRAINAGE



\$2,250,000

ROAD WORKS - UNSEALED



\$5,000,000

ROADING - KAIPARA KICKSTART



\$4,028,084

ROAD WORKS - SEALED

Capital Projects Budgets (Budgeted cost of \$250,000 and above)	Cost 2021
Work in Progress	
Community Activities	
Kai Iwi Lakes - campground	
Kai Iwi Lakes Campground Safety and Security Improvements	350,000
Development Programme	
Wood Street – main street redevelopment	400,000
Mangawhai Parks and Reserves	
Stage 1 Walkway Sellars Reserve to Wintle St	280,000
District Leadership, Finance and Internal Services	
Economic development	
Kaipara Wharves physical (works funded by subsidy)	3,000,000
Information Services	
Digital transformation (HRIS and Record Management)	405,000
Stormwater Drainage	
Mangawhai Stormwater Scheme	
Mangawhai stormwater	296,000
Water Supply	
Dargaville Water Supply	
Dargaville raw watermain river crossings Stage 2	760,000
Sewerage and the Treatment and Disposal of Sewage	
Dargaville Wastewater Scheme	
Pipe renewal from condition assessment	250,000
Mangawhai wastewater development	
Upgrade Wastewater Treatment Plant	650,000
Extend reticulation	1,000,000
Extend reticulation	650,000
The Provision of Roads and Footpaths	
Road works - unsealed	
Heavy metalling 2020/2021	2,250,000
Road Works - Minor Improvements	
Insley/Moir Intersection (Intersection 1)	850,000
Moir/Molesworth Intersection (Intersection 2)	850,000
High risk curves	340,000
Tomarata Road (RP0-185) Slip remediation	430,000
Paths; walkways and cycleways 2020/2021	949,700
Waihue Road 269_26007 bridge replacement	340,000
Road works - drainage	
Drainage renewals 2020/2021	651,000
Road Works - sealed resurfacing	
Roads to be determined 2020/2021	2,087,644
Road Works - sealed	
Rehabs 2020/2021	1,940,440
Roading infrastructure - new and improved	
Pouto Road Stage 1 and Waipoua River Rd Sealing - Kaipara Kickstart	5,000,000

Council Priorities 2020/2021

When we set out our initial ideas for this Annual Plan it was about continuing to drive the success Kaipara has had over the last two years. Although we will continue to support the population growth we have experienced, and drive economic growth, we also need to respond to the changes brought about by COVID-19 and the drought. Now we are also focussing on removing barriers for our business community to survive, capitalising on opportunities for capital works, helping those who need it and leading economic recovery through the district.

We are continuing with important remedial infrastructure works to ensure our operations continue without failure, to accommodate growth and make improvements over time. Without

this work continuing it would increase costs for future years, result in increasing risk of system failures, and limit future potential for sustainable development.

We are also continuing our push for digitisation to make it easier for our customers to work with us online and improve Council efficiency.

As these projects progress, we'll be communicating what we're doing to make sure you're aware of how your money is spent and why, how it benefits you, your community and those future residents of Kaipara. We'll also be asking you to give us your feedback in the design or refinement of the amenities we are providing.

Supporting Recovery

The Mayor launched the Taskforce for Economic Support and Recovery at the beginning of April to support those Kaipara people and businesses that have been hard hit by the pandemic. Kaipara District Council is taking the lead to help re-stimulate the local economy and reactivate communities and businesses as quickly as possible. The Taskforce will network, advocate, inform, support and work together with others in the District and beyond, to lead Kaipara communities through the next six to eight months. A website has been launched which provides more information, including the Taskforce Toolkit and will continually be updated as the work of the Taskforce develops, at kaipara.govt.nz/taskforce.

Our Business Stimulus package is to assist those businesses that have been, and continue to be, significantly impacted by the national COVID-19 lockdown. Council has used economic research and forecasts to target support to those who have been, and will continue to be, most affected. The sector highlighted as most affected is our business community. It also offers some relief for community and sporting groups who are experiencing difficulties as a result of the pandemic.

The Council will continue to support individuals who are struggling to pay rates on their home if they contact us to discuss payment plans to ensure penalty remissions.

Existing Infrastructure Services

Core spending for Council is on infrastructure services: 1,573km of roads, 348 bridges, and over 350km of pipe work all needing maintenance, repair and upgrades.

Roading - The majority of the roading spend will be in business as usual maintenance and upgrades, grading when the weather allows, and working through seal and pavement upgrades. We will continue to work on improving our roading

network, through investment, collaboration and improvement.

Water Services - There will be upgrades to the Mangawhai Community Wastewater Scheme system pump stations and treatment plants to increase capacity for our growing community. We'll also be working on stormwater, and flood protection across the district, and replacing a number of older pipes on various water networks, that are failing due to age.

Kaipara KickStart - Provincial Growth Fund

Kaipara Kickstart programme is delivering four significant projects to stimulate growth across the district: Kaipara Kai, Kaipara Water, Kaipara Wharves and Kaipara Roads, all of which will continue in the financial year commencing July 2020.

Kaipara Wharves – The development of wharves and improvement of Kaipara Moana wharves infrastructure, to connect communities, and support and attract residents, businesses and tourists to the district.

Kaipara Kai – The Kaipara Kai Hub will continue to support landowners and share the findings of the investigations and research completed prior to June 2020. This valuable information and practical expert advice will support landowners moving towards gaining greater value from their land use. The project will use the additional PGF funding announced at the end of January to establish demonstration sites for water and modern horticultural management, which will add further

tools to support the work of the Kaipara Kai Hub.

Kaipara Water – We're exploring and establishing demonstration sites to showcase smart water use, and the impacts it has on specific crops. Water security and the environmental impacts of its use is fundamental to the Kai project and these two projects will work intertwined.

Kaipara Roads – Physical works will improve our road network to increase the comfort and safety of travelling on unsealed roads, provide better access for our communities and support economic development initiatives. Specific roading projects include sealing 11km of Pouto Road, 1.5km of Waipoua River Road and potentially sealing a further 10km of Pouto Road, depending on final investment decisions of the PGF. In addition, the standard management process for unsealed roads will be implemented, along with physical works to improve the level of service on our unsealed roads.

Government Funded Infrastructure Projects

We've approached Central Government for investment from their Infrastructure Fund to keep Kaipara growing and moving. This package will support redeployment of people affected by Covid-19. Big infrastructure projects will provide employment, bring local business to suppliers and service providers, and create flow-on effects to the

rest of the community. A recent announcement includes roadside vegetation clearance, footpaths and park improvements. They will also provide us with new community amenities that benefit the wider district and New Zealand as a whole.

NB: These shovel ready projects have not been included in our financial capital list for 2020/2021.

District and Spatial Planning

A district plan is designed to manage the district's natural and physical resources so that we maintain our cultural, social, environmental and economic well being. It includes areas of control and where activities can occur, how land can be used or developed and what natural and social assets should be protected for future generations. We are reviewing our District Plan to reflect changes in central government legislation, the Regional Policy Statement and Regional Plan. As part of the review Council will look to address and respond to the growth pressures and provide additional areas for sustainable development.

Our communities have been involved in developing draft spatial plans where many of you took part and

told us what was important to you. These Spatial Plans will be finalised in 2020 and set the foundation for our District Plan. They will also inform some of the technical planning we will be doing as part of our next Long Term Plan (2021/2031), like the Infrastructure Strategy and Asset Management Plans.

During 2021/2020 the review team will be focusing on:

- Significant Natural Areas,
- Urban design guidelines,
- Rural designated areas,
- Heritage and Mana Whenua input,
- Outstanding Natural Features, and
- Coastal Environment Overlay.

Climate Adaptation

Climate change represents one of the greatest risks to our communities, biodiversity, economy and the life-supporting capacity of our planet. Adapting to, and mitigating the effects of, climate change will help our communities become resilient, adaptive and sustainable. Strong adaptation and mitigation initiatives call for comprehensive, aligned and pragmatic strategic development and planning. It also involves collaboration with our Treaty / Mana Whenua / Iwi and Hapū partners and with councils across Te Taitokerau Northland .

In the 2020/2021, Council will undertake a series of activities to lay the groundwork for strong climate change response. This groundwork will contribute towards a unified, strategic approach to adaptation and mitigation. We will actively

participate in the Climate Adaptation Te Taitokerau joint regional working group to develop a shared approach to adaptation. We will undertake our first organisational annual emissions inventory and reporting and begin to identify possible opportunities for emissions efficiency. We will also identify places where adaptation, mitigation and sustainability work can align and integrate across Council initiatives and responsibilities. These activities start a transition towards making climate change response core business of Council.

This groundwork will happen with our Iwi partners. As we lay this groundwork, we will also develop pathways for community engagement and involvement. We are beginning this planning for inclusion in the LTP.

Mangawhai Community Plan

The Mangawhai Community Plan was adopted and many projects put into the Long Term Plan 2018-2028. These projects have been supported by the Council to provide amenities for the fastest growing part of our region. In 2020, work will focus on the following areas;

Insley/Moir/Molesworth intersections – we're working through funding proposals with New Zealand Transport Agency (NZTA), with work planned to start in November for Molesworth intersection and then the Insley intersection in February 2021.

Shared Path – If we are successful in our NZTA funding bid we will design and deliver about \$2M of works, connecting the various parts of the Mangawhai community. This includes a section through the Mangawhai Community Park.

Wood St Improvements – We'll continue with our participative design with the community and plan to have something constructed by December for Summer 2020/2021. We are working with NZTA to secure funding for this project.

Stormwater - we are currently scoping projects addressing Eveline St and Wood St stormwater. The scope of these projects are being finalised and construction is planned for summer 2020/2021.

Coastal walkway – looking at finalising design for Stage 1, and then starting construction.

Transportation network review – NZTA has funded a Network Operating Framework. This document will help us source additional funding from NZTA for other projects.

Council and Maori partnership

Kaipara District Council and Māori are working together in partnership:

Council is dedicated to developing stronger, more meaningful relationships and partnerships with Tangata Whenua – Mana Whenua at both a governance and operational level. While progress has been made, more work is needed in some areas.

The Mana Whenua Forum is a collaboration of iwi, hapū and marae representatives that meet with Kaipara District Council Elected Members and council officers on matters of interest to all parties. We are currently looking and finding ways to make this gathering as meaningful and relevant as possible.

Council recognises the current relationship agreements we have as vital in keeping these partnerships as authentic and meaningful for the future of our district.

The values of:

Pono – Trustworthy

Mana – Integrity

Whakaute – Respect

Mahi tahi – Teamwork

Mahia te mahi - Making it happen

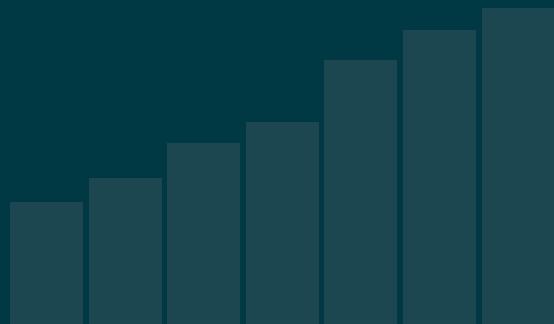
Ensure that Council will continue to meet legal obligations to Māori under legislation, the Resource Management Act and Local Government Act.





PART TWO

Financials in detail



Financial Overview

The Annual Plan updates the work plans and budgets set through the Long Term Plan. This section provides a breakdown of some of our financials in more detail and provides further information on how the budgets have changed.

The Prospective Financial Statements are included to give you an overview of the Council's forecast financial position for 2020/2021 year.

The Financial Prudence section provides extra information on how the Council's financial performance relates to standardised benchmarks.

The Activity Funding Impact Statements set out the costs for each group of activities and describe how they are funded.

The Reserves Funds section provides details on our reserves and changes to their balances.

Prospective Statement of Comprehensive Revenue and Expense	Annual Plan 2019/2020	LTP 2020/2021	Annual Plan 2020/2021
For the year ended: 30 June	\$'000	\$'000	\$'000
Revenue			
Rates	36,884	39,022	38,780
Subsidies and grants	32,005	12,865	19,890
Activity income	6,499	5,436	6,114
Contributions	3,019	3,071	3,046
Investments and other income	339	354	339
Total revenue	78,745	60,748	68,168
Expenses			
Activity costs	28,662	24,699	24,021
Employee benefits	12,692	11,210	13,152
Finance costs	2,780	2,700	2,860
Depreciation	11,010	10,997	10,825
Total expenses	55,145	49,606	50,858
Surplus/(deficit) for the period	23,601	11,142	17,310
Other comprehensive revenue and expense			
(Items that will not be reclassified subsequently to surplus or deficit)			
Gain/(loss) on revaluation	13,311	13,268	13,268
Total comprehensive revenue and expense for the period	36,912	24,410	30,578

Prospective Statement of Changes in Net Assets/Equity	Annual Plan 2019/2020	LTP 2020/2021	Annual Plan 2020/2021
For the year ended: 30 June	\$'000	\$'000	\$'000
<i>Balance at 1 July</i>	624,708	661,553	677,708
Comprehensive revenue and expense for the period			
Surplus/(deficit) for the period	23,601	11,142	17,311
Other comprehensive revenue and expense for the period			
Surplus on Revaluation of Infrastructure	13,311	13,268	13,268
<i>Total comprehensive revenue and expense for the period</i>	36,912	24,410	30,579
<i>Balance at 30 June</i>	661,620	685,963	708,286

Prospective Cash Flow Statement	Annual Plan 2019/2020	LTP 2020/2021	Annual Plan 2020/2021
For year ended: 30 June	\$'000	\$'000	\$'000
Cash Flow from Operating Activities			
Receipts:			
Rates	35,029	39,022	38,780
Fees, charges and other	8,017	8,840	9,480
Grants and subsidies	12,860	12,865	19,890
Interest received	20	20	20
<i>sub total</i>	55,926	60,748	68,169
Payments:			
Suppliers and employees	33,055	35,846	40,792
Interest expense	2,950	2,700	2,860
<i>sub total</i>	36,005	38,546	43,652
<i>Net Cash Flow from/(to) Operating Activities</i>	19,921	22,202	24,518
Cash Flow from Investing Activities			
Receipts:			
Sale of property, plant and equipment	175	182	0
<i>sub total</i>	175	182	0
Payments:			
Property, plant and equipment purchases	23,529	20,898	27,822
<i>sub total</i>	23,529	20,898	27,822
<i>Net Cash Flow from/(to) Investing Activities</i>	-23,354	-20,716	-27,822
Cash Flow from Financing Activities			
Payments:			
Loans (repayment)/drawn (net)	-1,969	-1,420	-453
<i>Net Cash Flow from/(to) Financing Activities</i>	-1,969	-1,420	-453
<i>Net Increase/(Decrease) in cash and cash equivalents</i>	-5,402	66	-3,758
<i>Cash and cash equivalents at beginning of period</i>	5,902	563	5,684
<i>Cash and cash equivalents at end of period</i>	500	629	1,926

Prospective Statement of Financial Position	Annual Plan 2019/2020	LTP 2020/2021	Annual Plan 2020/2021
As at 30 June	\$'000	\$'000	\$'000
Net assets/equity			
Accumulated comprehensive revenue and expense	425,697	433,861	480,913
Asset revaluation reserves	245,084	264,809	239,769
Restricted reserves	5,389	5,625	5,772
Council created reserves	-14,550	-18,332	-18,167
Total net assets/equity	661,620	685,962	708,287
represented by Current assets			
Cash and cash equivalents	563	629	1,926
Trade and other receivables	6,548	7,263	8,317
Accrued revenue	3,438	2,875	1,641
Other financial assets	115	115	115
Non current assets held for sale	186	186	186
Total current assets	10,849	11,068	12,185
less Current liabilities			
Trade and other payables	13,329	10,630	11,219
Provisions	148	145	135
Employee entitlements	1,111	476	905
Public debt	600	332	1,973
Total current liabilities	15,188	11,583	14,232
Working capital/(deficit)	-4,340	-515	-2,047
plus Non current assets			
Property, plant, equipment	720,724	739,686	768,354
LGFA Borrower notes	704	643	704
Biological assets	1,017	500	1,045
Other financial assets	278	276	279
Total non current assets	722,723	741,104	770,382
less Non current liabilities			
Public debt	47,657	45,665	49,194
Provisions	4,679	4,767	4,859
Derivative financial liabilities	4,427	4,196	5,995
Total non current liabilities	56,763	54,628	60,048
Net assets	661,620	685,961	708,287

Prospective Funding Impact Statement Whole of Council	Annual Plan 2019/2020	LTP 2020/2021	Annual Plan 2020/2021
For the year ended: 30 June	\$'000	\$'000	\$'000
Operating Funding			
Sources of operating funding			
General rates, uniform annual general charges, rate penalties	24,669	26,289	26,480
Targeted rates	12,214	12,734	12,300
Subsidies and grants for operating purposes	8,786	5,011	4,809
Fees and charges	6,498	5,436	6,113
Interest and dividends from investments	20	20	20
Local authorities fuel tax, fines, infringement fees and other receipts	320	333	320
Total operating funding	52,508	49,823	50,042
Application of operating funding			
Payments to staff and suppliers	41,690	36,365	37,606
Finance costs	2,780	2,700	2,860
Other operating funding applications	0	0	0
Total applications of operating funding	44,470	39,065	40,466
Surplus (deficit) of operating funding	8,038	10,758	9,575
Capital Funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	23,219	7,854	15,081
Development and financial contributions	3,019	3,071	3,046
Increase (decrease) in debt	919	-606	-138
Gross proceeds from sale of assets	175	182	0
Lump sum contributions	0	0	0
Other dedicated capital funding	0	0	0
Total sources of capital funding	27,332	10,501	17,989
Applications of capital funding			
Capital expenditure - to meet additional demand	4,772	2,825	4,512
Capital expenditure - to improve the level of service	18,666	6,158	13,519
Capital expenditure - to replace existing assets	14,821	11,462	9,218
Increase (decrease) in reserves	-2,890	814	315
Increase (decrease) of investments	0	0	0
Total applications of capital funding	35,369	21,259	27,565
Surplus (deficit) of capital funding	-8,038	-10,758	-9,576
Funding Balance	0	0	0

Prospective Depreciation Summary	Annual Plan 2019/2020	LTP 2020/2021	Annual Plan 2020/2021
For the year ended: 30 June	\$'000	\$'000	\$'000
by Groups of activities			
Community Activities	319	210	327
Regulatory Management	51	15	49
District Leadership, Finance and Internal Services	565	884	494
Solid Waste	0	25	7
The Provision of Roads and Footpaths	7,020	6,645	6,821
Stormwater Drainage	434	402	516
Flood protection and control works	165	109	173
Sewerage and the treatment and disposal of sewage	1,449	1,526	1,390
Water supply	1,007	1,181	1,048
<i>Total Groups of activities depreciation</i>	11,010	10,997	10,825

Reconciliation of Prospective Funding Impact Statement to Prospective Statement of Comprehensive Revenue and Expense	Annual Plan 2019/2020	LTP 2020/2021	Annual Plan 2020/2021
For the year ended: 30 June	\$'000	\$'000	\$'000
Revenue			
Statement of Comprehensive Revenue and Expense			
<i>Total revenue</i>	78,746	60,748	68,169
Funding Impact Statement			
Total operating funding	52,508	49,823	50,042
Total sources of capital funding	26,238	10,925	18,127
add Provisions	0	0	0
<i>Total revenue</i>	78,746	60,748	68,169
Expenses			
Statement of Comprehensive Revenue and Expense			
<i>Total expenses</i>	55,145	49,606	50,858
Funding Impact Statement			
Total applications of operating funding	44,470	39,065	40,466
less Internal professional services	-337	-453	-573
add Depreciation expense	11,010	10,997	10,825
add Provisions	2	-3	139
<i>Total expenses</i>	55,145	49,606	50,858

Prospective Statement of Financial Reserves	Annual Plan 2019/2020	LTP 2020/2021	Annual Plan 2020/2021
For the year ended: 30 June	\$'000	\$'000	\$'000
Restricted Reserves Mangawhai Endowment Lands Account			
Opening Balance	5,291	5,525	5,672
Transfers in	172	175	175
Transfers out	-74	-75	-75
"Restricted Reserves Mangawhai Endowment Lands Account"	5,389	5,625	5,772
Council Created Reserves			
Opening Balance	-12,290	-18,735	-17,090
Transfers in	8,976	9,748	9,356
Transfers out	-11,236	-9,345	-10,433
Council Created Reserves	-14,550	-18,332	-18,167

Disclosure Statement

Annual Plan disclosure statement for year ending 30 June 2021

The purpose of this statement is to disclose Council's planned financial performance in relation to various benchmarks to enable the assessment of whether Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings. Council is required to include

this statement in its Annual Plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

Benchmark	Quantified limit	Planned	Met
Rates affordability benchmark	\$34.9 million	\$34.6 million	Yes
<ul style="list-style-type: none"> income (quantified limit on rates excluding water by meter and penalties) increases (quantified limit on rates increases). This is a council imposed limit and not statutory. 	4.20%	3.97%	Yes
Debt affordability benchmark (quantified limit on borrowing)	170%	75%	Yes
Balanced budget benchmark	100%	127%	Yes
Essential services benchmark	100%	220%	Yes
Debt servicing benchmark	10%	4.4%	Yes

Notes

1 Rates affordability benchmark

(1) For this benchmark:-

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

(2) The Council meets the rates affordability benchmark if—

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

2 Debt affordability benchmark

(1) For this benchmark, the Council's planned borrowing is compared with a quantified limit on borrowing contained in the financial strategy included in the Council's long-term plan.

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

3 Balanced budget benchmark

(1) For this benchmark, the council's planned revenue (excluding development contributions, vested assets, financial contributions, gains on derivative financial instruments, and revaluations of property, plant, or equipment) is presented as a proportion of its planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).

(2) The Council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

4 Essential services benchmark

(1) For this benchmark, the Council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.

(2) The council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

5 Debt servicing benchmark

(1) For this benchmark, the Council's planned borrowing costs are presented as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment).

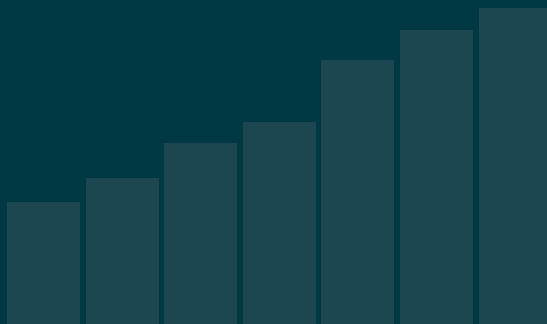
(2) Because Statistics New Zealand projects that the Council's population will grow slower than the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 10% of its planned revenue.

The full benchmark analysis, including graphs for each measure for the ten year plan are included in Part 2 of the LTP 2018-2028, under the Prospective Financial Statements section.



PART THREE

What this means for rates



Funding Impact Statement – Rating Tools

The Whole of Council Funding Impact Statement as required under the Local Government (Financial Reporting and Prudence) Regulations 2014 can be found on page 25 of this Plan.

The following information sets out the revenue and financing mechanisms that the Council will use, including information about the different rates the Council will set for 2020/2021.

The Definition of a Separately Used or Inhabited Part of a Rating Unit (SUIP)

Council will apply uniform charging on a Separately Used or Inhabited Part of a Rating Unit (SUIP) basis for the following rates:

- Wastewater Network Targeted Rates on residential properties.

Separately Used or Inhabited Part of a Rating Unit includes any portion inhabited or used by a person other than the owner, and who has the right to use or inhabit that portion by virtue of a tenancy, lease, licence or other agreement. For the purpose of this Policy, vacant land and vacant premises offered or intended for use or habitation by a person other than the owner and usually used as such are defined as 'used'. For the avoidance of doubt, a rating unit that has a single use or occupation is treated as having one Separately Used or Inhabited Part.

The following are examples of rating units with more than one Separately Used or Inhabited Part where the above requirements are met:

- Single dwelling with flat attached;
- Two or more houses, flats or apartments on one Record of Title (rating unit);
- Business premise with flat above;
- Commercial building leased to multiple tenants;
- Farm property with more than one dwelling;
- Council property with more than one lessee; and
- Where part of a rating unit is subject to a right of exclusive occupation.

General Rates

Background

General rates are appropriate for funding activities or providing services where there is a significant public good element or where a private good generates positive externalities or benefits for the wider community. General rates can also be appropriate in situations where funding a capital project, where imposing the cost on those who would benefit from the project, would otherwise place too great a burden on them. A portion of the UAGC funds the Mangawhai Community Wastewater Scheme (MCWWS).

Local authorities can set general rates either as a uniform or differential rate on property value (land, capital or annual value) and/or a Uniform Annual General Charge (UAGC) on a fixed amount per rating unit or SUIP.

Council will apply a differential rate in the dollar on land value. The UAGC will continue to be applied to each

rating unit.

Activities Funded

All activities that are not funded by Fees and Charges, targeted rates, borrowings or any other income are funded out of the general rates.

(Please refer to the Revenue and Financing Policy prepared for the Long Term Plan 2018/2028 for a full list of activities funded by general rates.)

Land Liable for the Rate

All land within the Kaipara District is liable for the rate.

Rates Differential Definitions

The Council has defined its rates differential categories using land use classifications and regions.

The definition for each rates differential category is listed in the table below.

Differential Category	Definition
Residential and small sized lifestyle properties	All land that is used exclusively, or almost exclusively, for residential purposes including investment flats or used for lifestyle purposes and is less than two hectares. Other than land within the identified Mangawhai Harbour Restoration area.
Other	All land that is not defined elsewhere other than land within the Mangawhai Harbour Restoration area. It includes land used exclusively, or almost exclusively, for dairy, horticultural, forestry, pastoral and specialist purposes, commercial, industrial or mining purposes and as a utility asset. Commercial includes resthomes and short stay accommodation such as motels and hotels.
Residential and small sized lifestyle properties Mangawhai Harbour Restoration area	All land within the Mangawhai Harbour Restoration area that is used exclusively, or almost exclusively, for residential purposes including investment flats or used for lifestyle purposes and is less than two hectares. A map of the Mangawhai Harbour Restoration area can be viewed in the Appendix (page 83) of this document.
Other - Mangawhai Harbour Restoration area	All land within the Mangawhai Harbour Restoration area that has not been defined elsewhere. It includes land used exclusively, or almost exclusively, for dairy, horticultural, forestry, pastoral and specialist purposes, commercial, industrial or mining purposes and as a utility asset. A map of the Mangawhai Harbour Restoration area can be viewed in the Appendix (page 83) of this document.

How the rate is assessed

The general rate is assessed on all rating units in the district on the following basis:

- A fixed amount per rating unit of \$764.00 (UAGC) including GST. The UAGC will generate \$9,354,699 (excluding GST).
- A differential rate in the dollar on land value.

Area	Differential Category	Rates Differential	Land value rate in the dollar for 2020/2021 (incl GST)	Revenue value-based rate (excl GST)
Rest of District	Residential and small sized lifestyle properties	100%	0.002777	\$1,658,407
	Other	155%	0.004305	\$8,588,954
Mangawhai Harbour Restoration Area	Residential and small sized lifestyle properties	101%	0.002815	\$3,816,496
	Other	156%	0.004334	\$1,976,475
	All properties			\$16,040,332

Where two or more contiguous rating units are owned by the same person or persons, and are used jointly as a single unit, the ratepayer is liable for only one UAGC, which is in line with section 20 of the Local Government (Rating) Act 2002.

In total, general rates will generate \$25,395,031 (excluding GST) in 2020/2021. Collectively, general rates represent 67% of the Council's total rates revenue.

Targeted Rates

Targeted rates may be used to fund specific Council activities. Targeted rates are appropriate for services or activities where a specific group of ratepayers benefit from that service or where the revenue collected is targeted towards funding a specific type of expenditure.

Lump sum contributions will not be invited in relation to any of the Council's targeted rates.

Wastewater Targeted Rates – All Networks

Background

The Council provides wastewater collection and treatment systems in Dargaville, Glinks Gully, Te Kopuru, Maungaturoto, Kaiwaka and Mangawhai. It will set a targeted rate for each wastewater network on land connected or able to be connected to the relevant wastewater network. The six targeted rates will generate around \$6.02 million (excluding GST) in rates revenue in 2020/2021.

For 2020/2021, \$1.5 million of costs associated with the Mangawhai wastewater treatment plant, reticulation and dam are included in the calculation of the general rate. The remaining costs related to wastewater are separated into defined operating and defined capital costs. Defined operating costs are operational costs excluding interest and depreciation and defined capital costs are capital costs (i.e. including loan repayments) plus interest and funded depreciation.

For the purposes of calculating each targeted rate, except the Te Kopuru network, defined operating costs are aggregated across all wastewater schemes and divided by the total number of wastewater charges (connected equivalent) for properties connected and capable of connection to the networks. For 2020/2021, this figure is calculated at \$539.15 (including GST). The defined capital costs for each respective network are added onto the average defined operating costs.

For affordability reasons, Council has calculated the targeted rate for the Te Kopuru network separately on a scheme basis pending an investigation of alternative options. Alternatives for Glinks Gully will also be investigated, however for affordability reasons this scheme has been calculated in the same manner as all other schemes (except Te Kopuru).

Activities funded

The expenses in maintaining the wastewater treatment plant, pump stations, reticulation repairs and minor upgrades including renewals of the respective systems.

Land liable for the rates

The targeted rates apply to all properties connected or capable of connection to the following wastewater networks:

- Dargaville
- Glinks Gully
- Te Kopuru
- Maungaturoto
- Kaiwaka
- Mangawhai

Maps of the respective wastewater networks can be viewed in the Appendix (pages 53 to 55) of this document.

How the rates are assessed

The rates are assessed on a differential basis. The Council has defined its differential categories using the use to which a rating unit is put (as a residence or not) and whether the service is provided or available. The liability factors used are per SUIP of a rating unit for properties used primarily as a residence, and per rating unit and per pan or urinal for all other properties.

The targeted rates are assessed on the following basis:

Properties not connected to the wastewater network as at 30 June 2020 but are capable of being connected (i.e. service available)

- A fixed amount per SUIP to all units used primarily as a residence; and
- A fixed amount per rating unit to all other units.

Properties that are connected to the wastewater network as at 30 June 2020 (i.e. service provided)

- A fixed amount per SUIP to all units used primarily as a residence;
- A fixed amount per rating unit to all other units; and
- An additional charge per pan (urinal or water closet) to all other units for each pan after the second.

Properties capable of connection are defined as being within 30 metres of a public sewerage drain to which it is capable of being effectively connected, either directly or through a private drain.

The fixed amount for units that are not connected to the relevant wastewater network as at 30 June 2020 but are capable of being connected is equivalent to 75% of the corresponding fixed amount applied to properties connected to the wastewater network.

The additional pan charge for connected nonresidential units with three or more pans is equivalent to 50% of the corresponding fixed amount applied to properties connected to the wastewater network.

Wastewater Network	Primary use of land	Units connected to the relevant wastewater network	Units capable of connection to the relevant wastewater network, as at 30 June 2020 ¹	Units capable of connection to the relevant wastewater network, not primarily used as a residence ²	All units
		Charge ³ (incl GST)	Charge ³ (incl GST)	Change per pan (incl GST)	Contribution to wastewater targeted rate (excl GST)
Dargaville	Residence	\$920.07	\$690.05		\$1,560,918
	Other	\$920.07	\$690.05	\$460.03	\$432,633
Total					\$1,993,551
Glinks Gully	Residence	\$1,298.99	\$974.24		\$27,956
	Other	\$1,298.99	\$974.24	\$649.50	\$1,130
Total					\$29,086
Kaiwaka	Residence	\$1,150.52	\$862.89		\$158,322
	Other	\$1,150.52	\$862.89	\$575.26	\$43,270
Total					\$201,592
Mangawhai	Residence	\$1,356.99	\$1,017.74		\$2,995,106
	Other	\$1,356.99	\$1,017.74	\$678.49	\$159,593
Total					\$3,154,699
Maungaturoto township and Maungaturoto Station Village	Residence	\$1,258.66	\$944.00		\$383,345
	Other	\$1,258.66	\$944.00	\$629.33	\$126,961
Total					\$510,306
Te Kopuru	Residence	\$667.86	\$500.90		\$117,021
	Other	\$667.86	\$500.90	\$333.93	\$11,470
Total					\$128,491

¹ Situated within 30 metres of a public sewerage drain to which it is capable of being effectively connected, either directly or through a private drain.

² This is an additional pan charge for the third or more pan. It is in addition to the fixed amount per SUIP that applies to all connected properties of the relevant wastewater network as at 30 June 2020.

³ Fixed amount per SUIP for units used primarily as a residence and fixed amount per rating unit for other units. The fixed amount per SUIP and per rating unit are the same amount.

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution A

Background

The Council introduced and reinstated six targeted rates in 2013/2014 to fund the capital cost of the MCWWS and to ensure equity amongst current and future users of the Scheme. The Mangawhai Wastewater Capital Contribution A targeted rate applies to those who prior to 30 June 2013 had not previously been invoiced for any capital contribution, either as a targeted rate or as a development contribution and were charged the targeted rate in 2013/2014.

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2013, where there had been no previous targeted rate for the capital costs of the Scheme set on the property (previously known as a “one off targeted rate”) or where Council had not invoiced the land for a development contribution.

A map of Mangawhai Wastewater Capital Contribution A and the affected properties can be viewed in the Appendix (pages 56 to 58) of this document.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of \$676.00 (including GST). This amount is calculated from a principal amount of \$8,397 (including GST), payable over 30 years from 01 July 2013 at annuity interest of 6.99%. The Council’s Early Payment of Rates for Subsequent Years Policy applies to this rate. In addition, a postponement policy has been adopted for those ratepayers with undeveloped sections who wish to defer payment to a later date.

The rate will generate around \$222,788 (excluding GST) in rates revenue in 2020/2021.

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution D

Background

The Council introduced and reinstated six targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the Scheme. The Mangawhai Wastewater Capital Contribution D targeted rate represents the next instalment of 25 of the initial capital contribution to the Scheme for those who have been invoiced for previous instalments (or an equivalent amount).

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2012, whereas at 30 June 2013 the property had been invoiced for four instalments, amounting to \$2,186.50 including GST, (or the equivalent) and had not subsequently paid the initial capital contribution in full.

A map of the Mangawhai wastewater network and the affected properties can be viewed in the Appendix (page 59) of this document.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of \$569.95 (including GST). This amount is calculated from a principal amount of \$6,210.50 (including GST), payable over 21 years from 01 July 2013 at annuity interest of 6.99%. The Council's Early Payment of Rates for Subsequent Years Policy applies to this rate.

The rate will generate around \$24,781 (excluding GST) in rates revenue in 2020/2021.

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution E

Background

The Council introduced and reinstated six targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the Scheme. The Mangawhai Wastewater Capital Contribution E targeted rate represents the next instalment of 25 of the initial capital contribution to the Scheme for those who have been invoiced for previous instalments (or an equivalent amount).

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2012, whereas at 30 June 2013 the property had been invoiced for three previous instalments, amounting to \$1,668.90 including GST, (or the equivalent) and had not subsequently paid the initial capital contribution in full.

A map of the Mangawhai wastewater network and the affected properties can be viewed in the Appendix (page 60) of this document.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of \$606.31 (including GST). This amount is calculated from a principal amount of \$6,728.10 (including GST), payable over 22 years from 01 July 2013 at annuity interest of 6.99%. The Council's Early Payment of Rates for Subsequent Years Policy applies to this rate.

The rate will generate around \$42,178 (excluding GST) in rates revenue in 2020/2021.

Wastewater Targeted Rate – Mangawhai Wastewater Capital Contribution F

Background

The Council introduced and reinstated six targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the Scheme. The Mangawhai Wastewater Capital Contribution F targeted rate represents the next instalment of 25 of the initial capital contribution to the Scheme for those who have been invoiced for previous instalments (or an equivalent amount).

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2012, whereas at 30 June 2013 the property had been invoiced for two previous instalments, amounting to \$1,135.70 including GST, (or the equivalent) and had not subsequently paid the initial capital contribution in full.

A map of the Mangawhai wastewater network and the affected properties can be viewed in the Appendix (page 61) of this document.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of \$643.26 (including GST). This amount is calculated from a principal amount of \$7,261.30 (including GST), payable over 23 years from 01 July 2013 at annuity interest of 6.99%. The Council's Early Payment of Rates for Subsequent Years Policy applies to this rate.

The rate will generate around \$11,187 (excluding GST) in rates revenue in 2020/2021.

Stormwater Targeted Rates – All Networks

Background

Council provides urban stormwater networks in Baylys, Dargaville, Kaiwaka, Mangawhai and Te Kopuru. Stormwater systems predominantly incorporated into the road network are provided in Glinks Gully, Kelly's Bay, Pahi, Whakapirau, Tinopai, Paparoa and Maungaturoto. Stormwater for Ruawai is incorporated in the Raupo Drainage District.

Council has set rates so that 10% of the stormwater network costs are funded by all ratepayers through the general rate. The remaining 90% of costs continue to be funded by the targeted rate.

Operating costs for stormwater (except interest and depreciation) are split evenly between individual networks based upon land values. The operating costs (excluding interest and depreciation) are then combined with the capital costs (including interest, funded depreciation and loan repayments) in each individual scheme to calculate the rate payable for those connected to each scheme. This reflects a move towards 'equalising' the rate payable for the service being received irrespective of location. This approach recognises the argument that the service being received by the end user is the 'same' irrespective of location and hence the costs should be similar.

Activities funded

The expenses in running and maintaining the following stormwater networks:

- Baylys
- Dargaville
- Te Kopuru
- Kaiwaka
- Mangawhai

Land liable for the rates

The targeted rates apply to all land in the following stormwater networks:

- Baylys
- Dargaville
- Te Kopuru
- Kaiwaka
- Mangawhai

Maps of the areas of the respective stormwater networks can be viewed in the Appendix (pages 62 to 64) of this document.

How the rates are assessed

The targeted rates are assessed on the land value of all rating units located within the stormwater networks and applied as a uniform rate in the dollar on land value.

Stormwater Network	Rate in the Dollar on Land Value for 2020/2021 (incl GST)	Level of Stormwater Targeted Rates (excl GST)
Baylys	0.002242	78,832
Dargaville	0.002808	519,796
Kaiwaka	0.000899	21,960
Mangawhai	0.000904	1,049,614
Te Kopuru	0.001358	15,143
Total		\$1,685,345

Land Drainage Scheme Targeted Rate – Raupo

Background

Kaipara District is a rural production area that supports farming and cropping communities on low lying land near rivers, streams and canals. These communities are prone to flooding during heavy weather events and tidal fluctuations. Land drainage work is undertaken to maintain and improve the current capacity of its land drainage network and stop banks. This is likely to improve the productivity of land normally affected by high groundwater levels or ponded water following heavy rainfall events and tidal fluctuations.

Activities funded

The targeted rate for the Raupo Land Drainage Scheme is used to fund the operations in maintaining the Raupo Land Drainage Scheme. This includes maintenance of drains and outlets by weed spraying and machine cleaning, maintenance and, if necessary, replacement of floodgates.

Land liable for the rate

All land located within the Raupo Land Drainage Scheme.

A map of the Raupo Land Drainage Scheme and the areas where the differentials apply can be viewed in the Appendix (pages 64 to 65) of this document.

How the rate is assessed

The targeted rate is assessed on the following basis:

- A differential rate in the dollar on land value across all properties located within the Raupo Land Drainage Scheme area.

The table below shows the rates differentials that the Council has applied in 2020/2021.

Rates differential definitions and rates

The Council has defined its rates differential categories based on the location of the land within the scheme.

Differential Category	Differential Factor	Rate in the Dollar on Land Value for 2020/2021 (incl GST)	Revenue from Land Drainage Scheme Targeted Rate (excl GST)	Share of Land Drainage Scheme Targeted Rate
Raupo District A	83%	0.002780	\$388,474	90%
Raupo District B	7%	0.000234	\$2,094	<1%
Raupo Township	100%	0.003349	\$38,717	9%
All properties			\$429,285	100%

Land Drainage Targeted Rates – Other Schemes

Background

Kaipara District is a rural production area that supports farming and cropping communities on low lying land near rivers, streams and canals. These communities are prone to flooding during heavy weather events and tidal fluctuations. Land drainage work is undertaken to maintain and improve the current capacity of its land drainage network and stop banks. This is likely to improve the productivity of land normally affected by high ground water levels or ponded water following heavy rainfall events and tidal fluctuations.

Land drainage work is undertaken in 29 other drainage districts of various sizes with administrative and technical support from Council. Each of these schemes is self funding.

Activities funded

The targeted rates for each land drainage scheme are used to fund the operations in maintaining the 29 respective schemes. This includes maintenance of drains and outlets by weed spraying and machine cleaning, maintenance and if necessary replacement of floodgates, drain cleaning and stop bank maintenance.

Land liable for the rates

The targeted rates apply to all land in each of the following land drainage schemes:

- Aoroa
- Arapohue No1
- Arapohue No2
- Aratapu Village
- Awakino Point
- Awakino Valley
- Greenhill
- Hoanga
- Horehore
- Kaihu
- Kopuru Swamp
- Koremoa
- Mangatara
- Manganui
- Mititai
- Notorious
- Oruariki
- Otiria
- Owairangi
- Tangowahine No1
- Tangowahine No2
- Tangowahine Valley
- Tatarariki No1
- Tatarariki No2
- Tatarariki No3
- Te Hapai
- Tikinui
- Whakahara

Maps of the areas of the respective land drainage schemes can be viewed in the Appendix (pages 66 to 80) of this document.

How the rates are assessed

The targeted rate for each land drainage scheme is assessed as a uniform rate in the dollar on land value.

A table of the rates

Land Drainage Scheme	Rate in the Dollar on Land Value for 2020/2021 (incl GST)	Revenue from Land Drainage Targeted Rates (excl GST)
Aoroa	0.001401	\$2,578
Arapohue No 1	0.000692	\$6,986
Arapohue No 2	0.000463	\$5,773
Aratapu Village	0.000459	\$3,466
Awakino Point	0.000618	\$11,917
Awakino Valley	0.000559	\$33,751
Greenhill	0.000375	\$2,984
Hoanga	0.002017	\$19,722
Horehore	0.000629	\$27,827
Kaihu	0.000456	\$28,183
Kopuru Swamp	0.001305	\$12,452
Koremoa	0.000543	\$3,897
Mangatara	0.000450	\$12,560
Mangonui	0.000114	\$9,932
Mititai	0.000852	\$8,460
Notorious	0.000818	\$16,837
Oruariki	0.001201	\$15,640
Otiria	0.001065	\$6,971
Owairangi	0.000491	\$5,254
Tangowahine No 1	0.000445	\$3,465
Tangowahine No 2	0.000763	\$4,231
Tangowahine Valley	0.000151	\$2,496
Tatarariki 1	0.000439	\$5,771
Tatarariki 2	0.001519	\$7,194
Tatarariki 3	0.000844	\$8,962
Te Hapai	0.002049	\$11,924
Tikinui	0.000902	\$2,471
Whakahara	0.000383	\$2,725
Total		\$284,429

Water Supply Targeted Rate

Background

Council provides reticulated water supplies to Dargaville (including Baylys), Glinks Gully, Ruawai, Maungaturoto (Station Village), Maungaturoto (Township) and Mangawhai.

Operating costs (excluding interest and depreciation) for water supply are to be split evenly between individual networks based upon usage. The operating costs (excluding interest and depreciation) are then combined with the capital costs (including interest, funded depreciation and loan repayments) in each individual scheme to calculate the rate payable for those connected to each scheme. This reflects a move towards 'equalising' the rate payable for the service being received irrespective of location. This approach recognises the argument that the service being received by the end user is the 'same' irrespective of location and hence the costs should be similar.

Activities funded

The expenses in maintaining each of the water supply networks. In particular, the costs associated in treating the water for domestic consumption.

Land liable for the rates

The targeted rates apply to all land in defined areas in the following water supply networks:

- Dargaville (including Baylys)
- Ruawai
- Maungaturoto (Township)
- Glinks Gully
- Maungaturoto (Station Village)
- Mangawhai

Maps of the areas of the respective water supply networks can be viewed in the Appendix (pages 80 to 82) of this document.

Rates differential definitions

These rates are assessed on a differential basis. The Council has defined its rates differential categories based on the provision or availability to the land of the water supply service provided by, or on behalf of, the Council.

The definition for each rates differential category is listed in the table below.

Differential Category	Definition
Metered properties	Land that is connected to the relevant water supply network as at 30 June 2020 irrespective of how much water is consumed.
Other properties	Land that is not connected to the relevant water supply network as at 30 June 2020, but is situated within 30 metres of a water supply network to which it is capable of being effectively connected.

How the rates are assessed

The targeted rate for each water supply network is assessed on the following differential basis:

Metered properties:

- A scale of charges based on the per cubic metre amount of water consumed. The charge for up to the first cubic metre of water consumed is calculated on 25% of the average defined operating costs across all water supply networks plus a portion of the scheme specific defined capital costs.

Other properties:

- A fixed amount per rating unit. The rate set is equivalent to 75% of the volumetric charge for a metered property in the same water supply network for the first cubic metre of water consumed.

A fixed amount per rating unit does not apply to properties that are not connected to the Mangawhai water supply network as at 30 June 2020 as the Council has no intention of providing a reticulated water supply service beyond those properties connected as at June 2020.

The table below lists the water charges and rates that will apply:

	Metered Properties		Other properties	All units
	Volumetric charge (up to and including the first cubic metre) (incl GST)	Volumetric charge (per cubic metre beyond the first cubic metre) (incl GST)	Fixed amount per Rating Unit (incl GST)	Revenue from Water Supply Targeted Rate (excl GST)
Dargaville	\$124.23	\$2.96	\$93.17	\$2,334,100
Glinks Gully	\$364.97	\$1.55	\$273.73	\$33,700
Mangawhai	\$124.23	\$3.67	N/A	\$28,700
Maungaturoto Station Village	\$297.97	\$4.08	\$223.47	\$48,100
Maungaturoto Township	\$285.28	\$4.24	\$213.96	\$515,200
Ruawai	\$227.85	\$5.45	\$170.89	\$184,900
All water supply networks				\$3,144,700

Mangawhai Harbour Restoration Targeted Rate

Background

The targeted rate for the Mangawhai Harbour Restoration commenced on 01 July 1996. It funds a grant to the Mangawhai Harbour Restoration Society to assist it in servicing a loan to finance rectification of the collapse of the geomorphyl and ecological structure of the Mangawhai Harbour.

Activities funded

In addition to servicing a loan to the Mangawhai Harbour Restoration Society for rectification of the collapse of the geomorphyl and ecological structure of the Mangawhai Harbour, the grant funded by the targeted rate also funds an enhanced harbour dredging programme and includes operating costs of a works nature, such as replanting.

Land liable for the rate

All land that is located within the Mangawhai Harbour Restoration area.

A map of the Mangawhai Harbour Restoration area can be viewed in the Appendix (page 83) of this document.

How the rate is assessed

The targeted rate is assessed as a fixed amount per rating unit to all units located within the Mangawhai Harbour Restoration Area of \$80.00 (including GST).

Where two or more contiguous rating units are owned by the same person or persons, and are used jointly as a single unit, the ratepayer is liable for only one targeted rate on a fixed amount basis, which is in line with section 20 of the Local Government (Rating) Act 2002.

The rate will generate around \$330,086 (excluding GST) in rates revenue in 2020/2021.

Ruawai Tokatoka Hall Targeted Rate

Background

The Ruawai Tokatoka Hall rate was introduced in 2009/2010 to fund the maintenance of the Ruawai Tokatoka Community Hall. The targeted rate is consistent with Council's Halls Policy that community halls be managed and maintained by the community.

Activities funded

The operating costs of maintaining the Ruawai Tokatoka Hall.

Land liable for the rate

All land that is located within the Ruawai Tokatoka Hall Targeted Rate area.

A map of the Ruawai Tokatoka Hall Targeted Rate area can be viewed in the Appendix (page 83) of this document.

How the rate is assessed

The targeted rate is assessed on the following basis:

- a fixed amount per rating unit to all units located within the Ruawai Tokatoka Hall Targeted Rate area of \$38.00 (including GST).

Where two or more contiguous rating units are owned by the same person or persons, and are used jointly as a single unit, the ratepayer is liable for only one targeted rate on a fixed amount basis, which is in line with section 20 of the Local Government (Rating) Act 2002.

The rate will generate around \$15,000 (excluding GST) in rates revenue.

Forestry Roding Targeted Rate

Background

The Forestry Roding Targeted Rate was introduced in 2015/2016 for six years to 2021 in order to partially fund the impact of forestry and logging trucks and maintain current standards on Council roads. The rate has been extended to 2027/2028. The NZ Transport Agency will also contribute.

Activities funded

The costs of funding the impact of forestry and logging trucks and maintaining current standards on Council roads.

Land liable for the rate

All land that is located within the Forestry Roding Targeted Rate area.

A map of the Forestry Roding Targeted Rate area can be viewed in the Appendix (page 84) of this document.

How the rate is assessed

The targeted rate is assessed on the following basis:

- A rate in the dollar on land value across all properties categorised as Exotic Forestry (i.e. those in the Forestry Roding Targeted Rate area) of \$0.0076293 (including GST).

The rate will generate around \$407,349 (excluding GST) in rates revenue.

Rating Information

Due Date for Payment of Rates

All rates, with the exception of water charges for metered properties, will be payable in four equal instalments due on:

Instalment Number	Due Date
Instalment 1	20 August 2020
Instalment 2	20 November 2020
Instalment 3	20 February 2021
Instalment 4	20 May 2021

Water charges – metered properties

Water meters are read and invoices sent on a six monthly cycle. The amount payable is due on the 20th of the month following the month that the invoice was dated. The due dates are set out in more detail below.

Penalties

Pursuant to section 132 and to sections 57 and 58 of the Local Government (Rating) Act 2002, the Council delegates the authority to the Revenue Manager and the Revenue Operations Officer to apply the following penalties on unpaid rates:

- a) A penalty of 10% of the rates (other than water by meter rates) assessed in the 2020/2021 financial year that are unpaid after the due date for each instalment will be added on the relevant penalty date for each instalment stated below, except where a ratepayer has entered into an arrangement by way of direct debit authority, or an automatic payment authority, and honours that arrangement. For each instalment the date the penalty will be added is as follows:

Instalment Number	Penalty Date
Instalment 1	21 August 2020
Instalment 2	21 November 2020
Instalment 3	21 February 2021
Instalment 4	21 May 2021; and

- b) A penalty of 10% of the amount of all rates (including any penalties) other than water-by-meter rates from any previous financial years that are unpaid on 01 July 2020 will be added on 01 July 2020; and

- c) A penalty of 10% of the amount of all rates to which a penalty has been added under (b) and which remain unpaid will be added on 05 January 2021; and

- d) Water charges – metered properties

A penalty of 10% of the water by meter rates charged per invoice that are outstanding after the due date for payment will be added on the relevant penalty date for each billing month and area stated below, except where a ratepayer has entered into an arrangement by way of direct debit authority, or an automatic payment authority, and honours that arrangement. For each billing month and area, the due date and the date the penalty will be added is as follows:

Water-by-meter Rates Area	Billing Month	Due Date	Penalty Date
Dargaville (Hokianga Road and side streets) and Glinks Gully	July 2020 January 2021	20 August 2020 20 February 2021	21 August 2020 21 February 2021
Dargaville (Station and Beach Roads) and Mangawhare	August 2020 February 2021	20 September 2020 20 March 2021	21 September 2020 21 March 2021
Dargaville Township East	September 2020 March 2021	20 October 2020 20 April 2021	21 October 2020 21 April 2021
Dargaville (Awakino Road and Main Street) and Ruawai	October 2020 April 2021	20 November 2020 20 May 2021	21 November 2020 21 May 2021
Dargaville (Ranfurly, Plunket and Tirarau Streets) and Maungaturoto Railway; Maungaturoto Township, and Mangawhai	November 2020 May 2021	20 December 2020 20 June 2021	21 December 2020 21 June 2021
North Dargaville to Kaihu, Awakino Point and Baylys	December 2020 June 2021	20 January 2021 20 July 2021	21 January 2021 21 July 2021

Payment of Rates

Rates payments can be made:

1. By direct debit.
2. By online banking.
3. By telephone banking.
4. By credit card online, MasterCard and Visa only. There is a transaction fee for payments by credit card online.
5. By automatic payment.
6. In person (EFTPOS, MasterCard, Visa, cheque or cash). There is a transaction fee for payments by credit card at Council's offices. Payment of rates will be accepted during normal business hours at either of the following two Council offices:
 - a. Dargaville: 42 Hokianga Road;
 - b. Mangawhai: Unit 6, The Hub, 6 Molesworth Drive
7. By mail to:

The Chief Executive
Kaipara District Council
Private Bag 1001
Dargaville 0340

Any payments of rates due will be credited first to the oldest amounts due.

Sample Properties

The following table calculates the impact of Council's rating policy on properties:

- in different locations within the district
- with different land uses (residential, dairy, commercial, etcetera); and
- with different land values.

The land values presented in the table are representative of the land values in that location and for that land use.

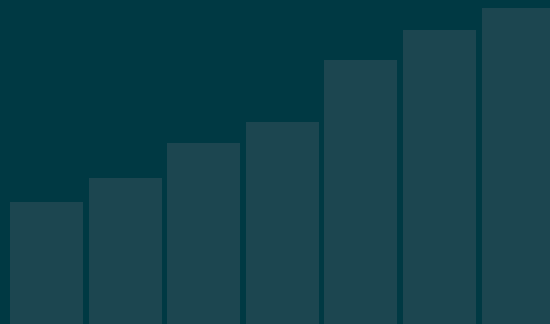
Please note that the indicative rates on properties liable for the Mangawhai Wastewater Capital Contribution targeted rates would vary from the amounts shown in the schedule by the addition of one of the following amounts depending on which rate is applied: \$676.00 in the case of Capital Contribution A, \$569.95 in the case of Capital Contribution D, \$606.31 in the case of Capital Contribution E and \$643.26 in the case of Capital Contribution F.

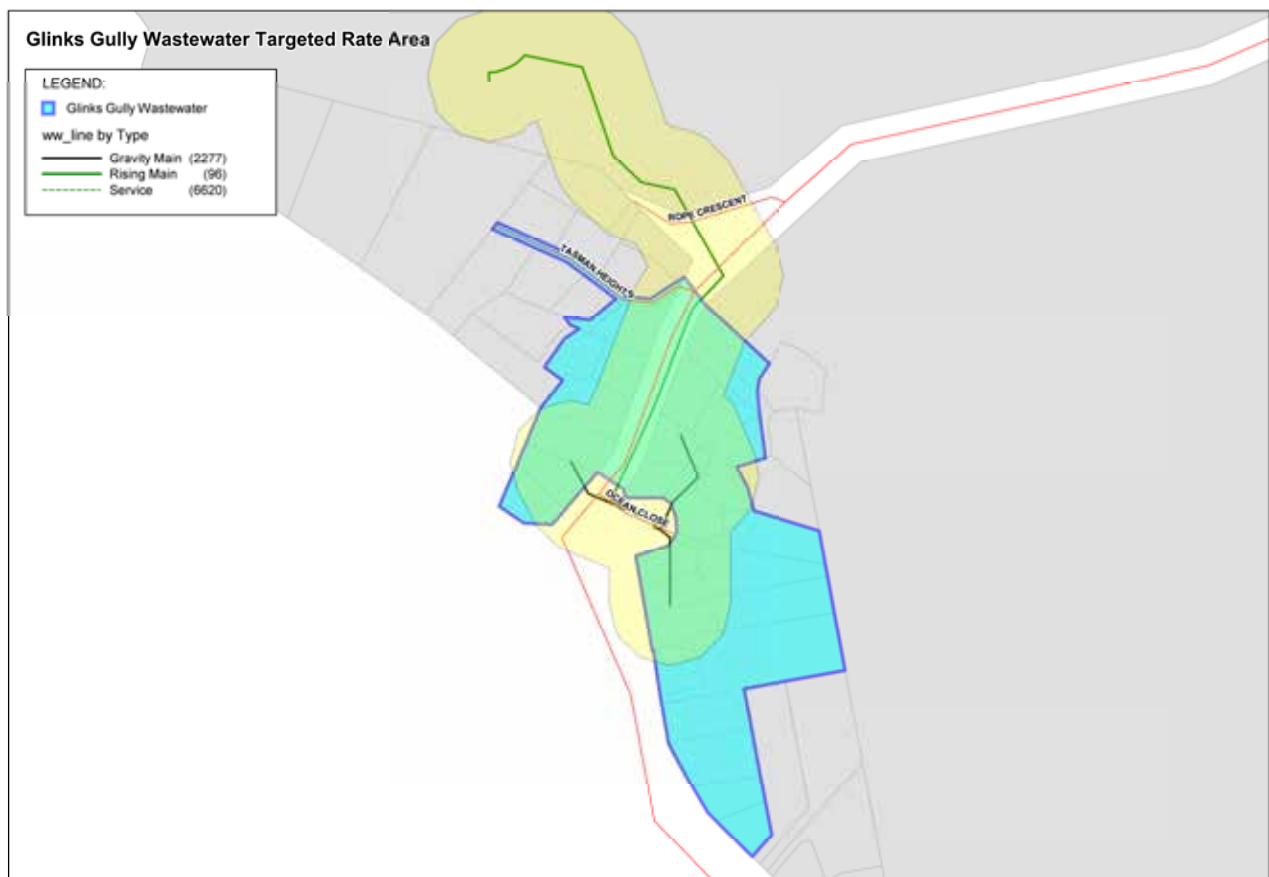
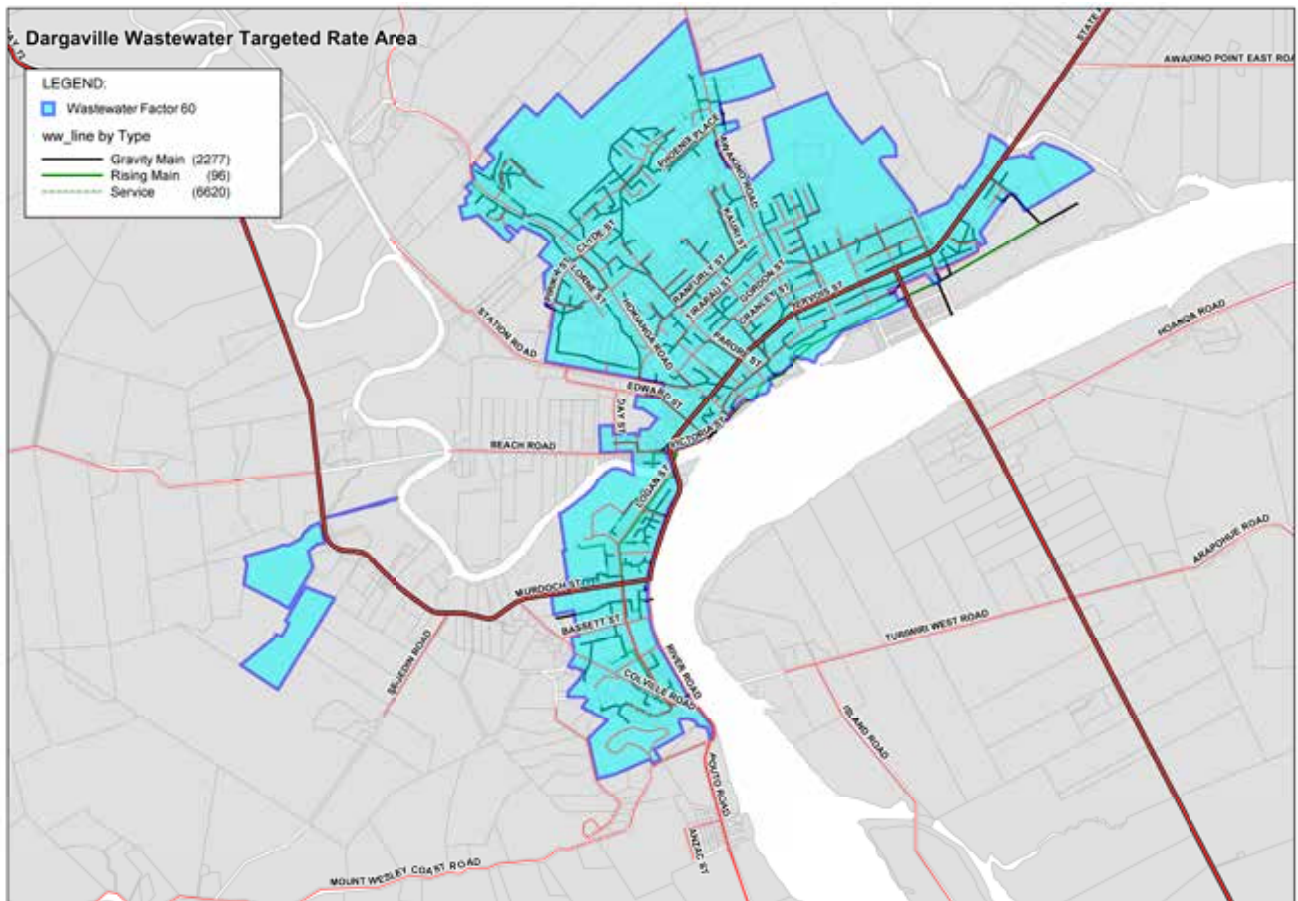
Indicative rates are inclusive of GST.

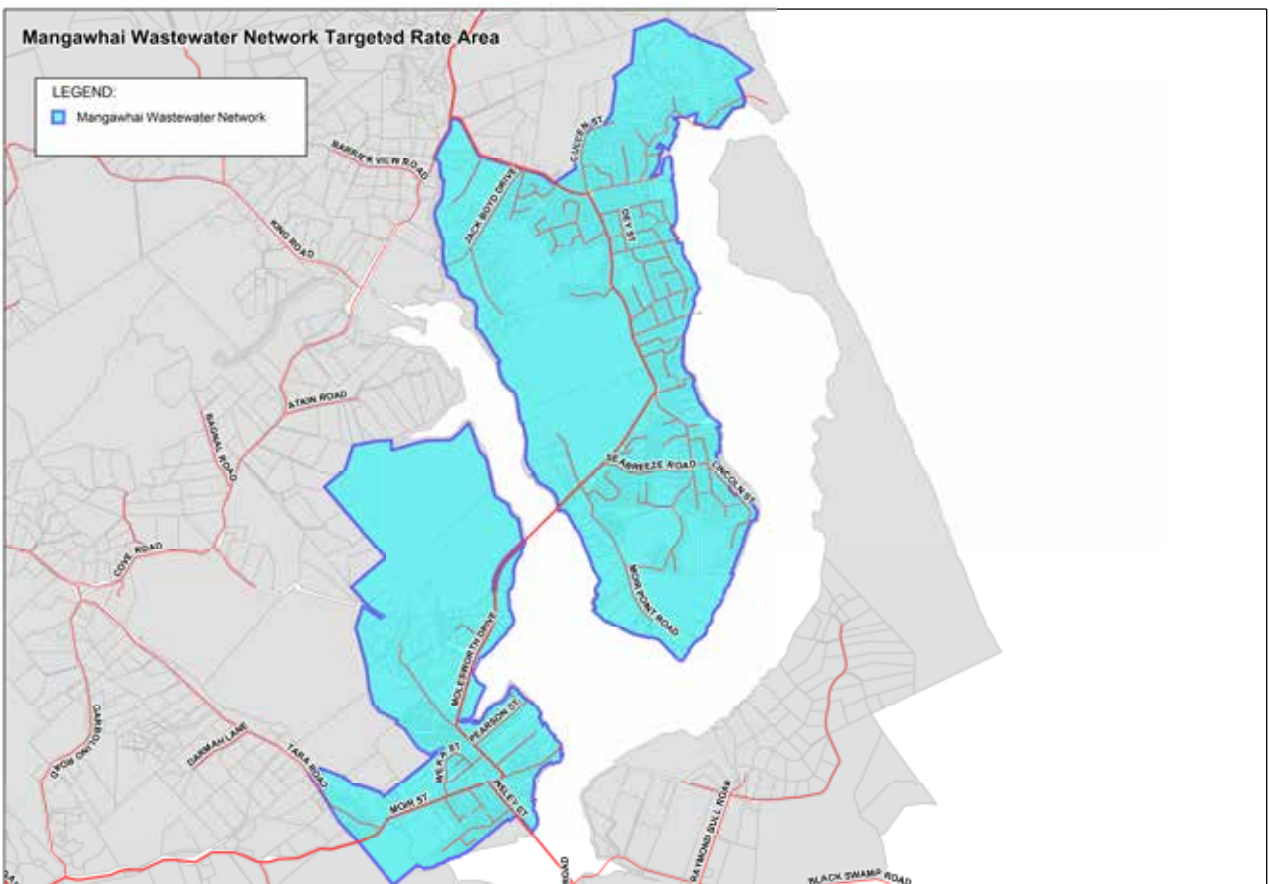
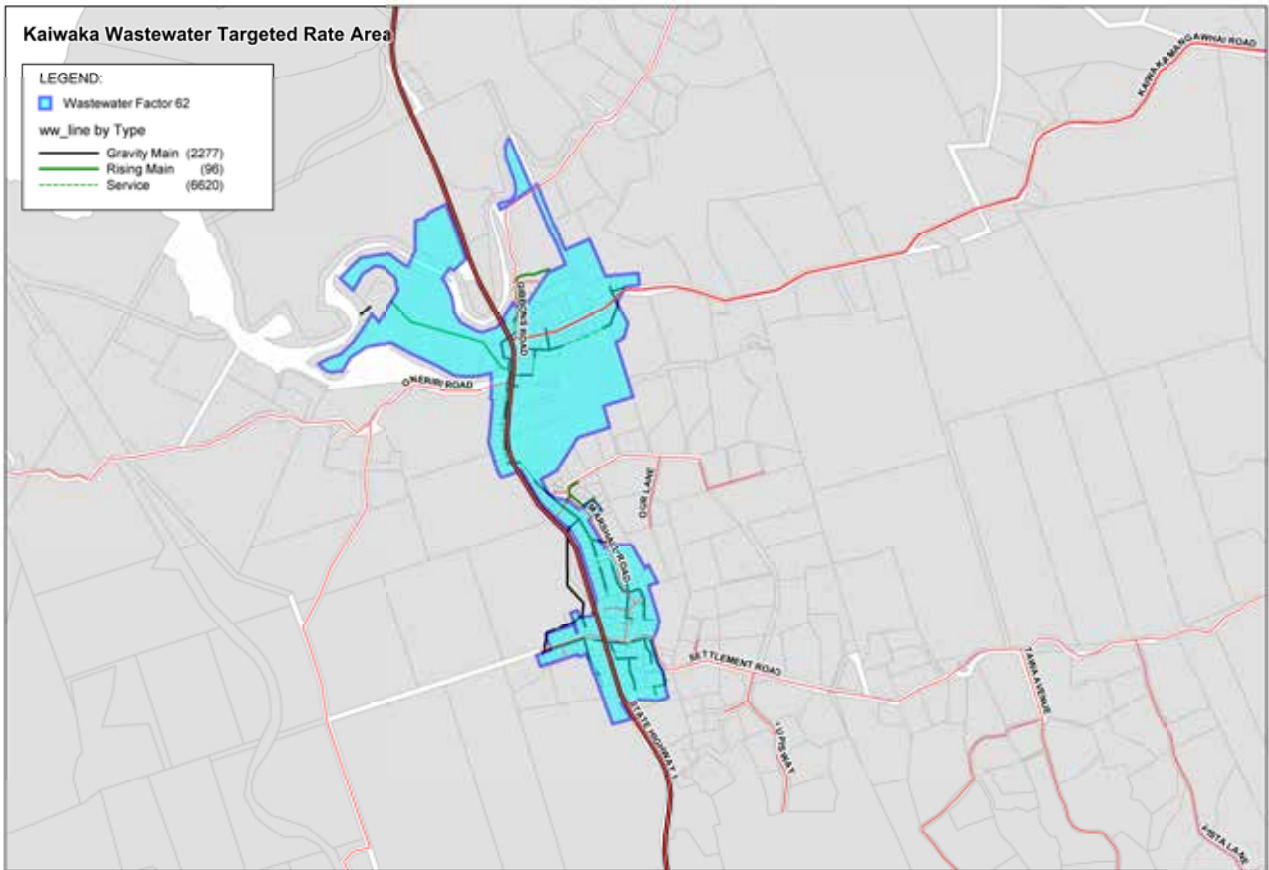
District Area	Land Value	Rates 2019/2020	Rates 2020/2021							\$ change	% change
		Value-Based General Rates 2019/2020	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates 2020/2021		
	Residential Properties										
Baylys	86,000	1,105	239	764	193	-	-	-	1,196	90	8.17%
	136,000	1,325	378	764	305	-	-	-	1,447	122	9.20%
	380,000	2,395	1,055	764	852	-	-	-	2,671	276	11.52%
Dargaville	40,000	1,957	111	764	112	920	-	-	1,907	-50	-2.53%
	60,000	2,065	167	764	169	920	-	-	2,019	-46	-2.22%
	230,000	2,984	639	764	646	920	-	-	2,969	-15	-0.50%
Glinks	165,000	2,419	458	764	-	1,299	-	-	2,521	102	4.23%
	240,000	2,617	667	764	-	1,299	-	-	2,730	112	4.28%
	270,000	2,697	750	764	-	1,299	-	-	2,813	116	4.30%
Kaiwaka	73,000	2,147	203	764	66	1,151	-	-	2,183	36	1.66%
	146,000	2,404	405	764	131	1,151	-	-	2,451	47	1.96%
	300,000	2,946	833	764	270	1,151	-	-	3,017	72	2.43%
Mangawhai	160,000	2,652	450	764	145	1,357	-	80	2,796	144	5.42%
	300,000	2,895	845	764	-	1,357	-	80	3,046	151	5.21%
	500,000	3,839	1,408	764	452	1,357	-	80	4,061	222	5.77%
Maungaturoto	99,000	2,392	275	764	-	1,259	-	-	2,298	-94	-3.95%
	135,000	2,487	375	764	-	1,259	-	-	2,398	-90	-3.61%
	195,000	2,646	542	764	-	1,259	-	-	2,564	-82	-3.10%

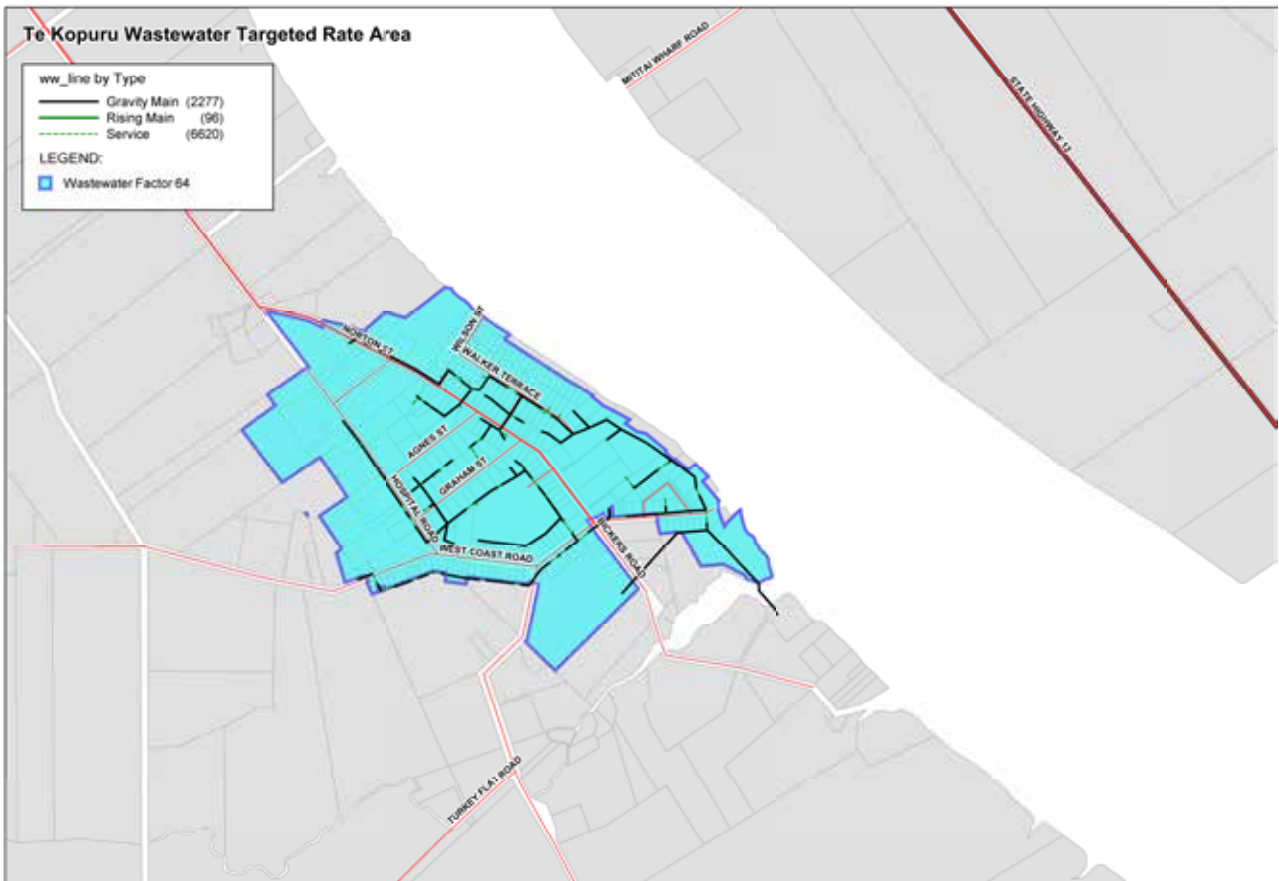
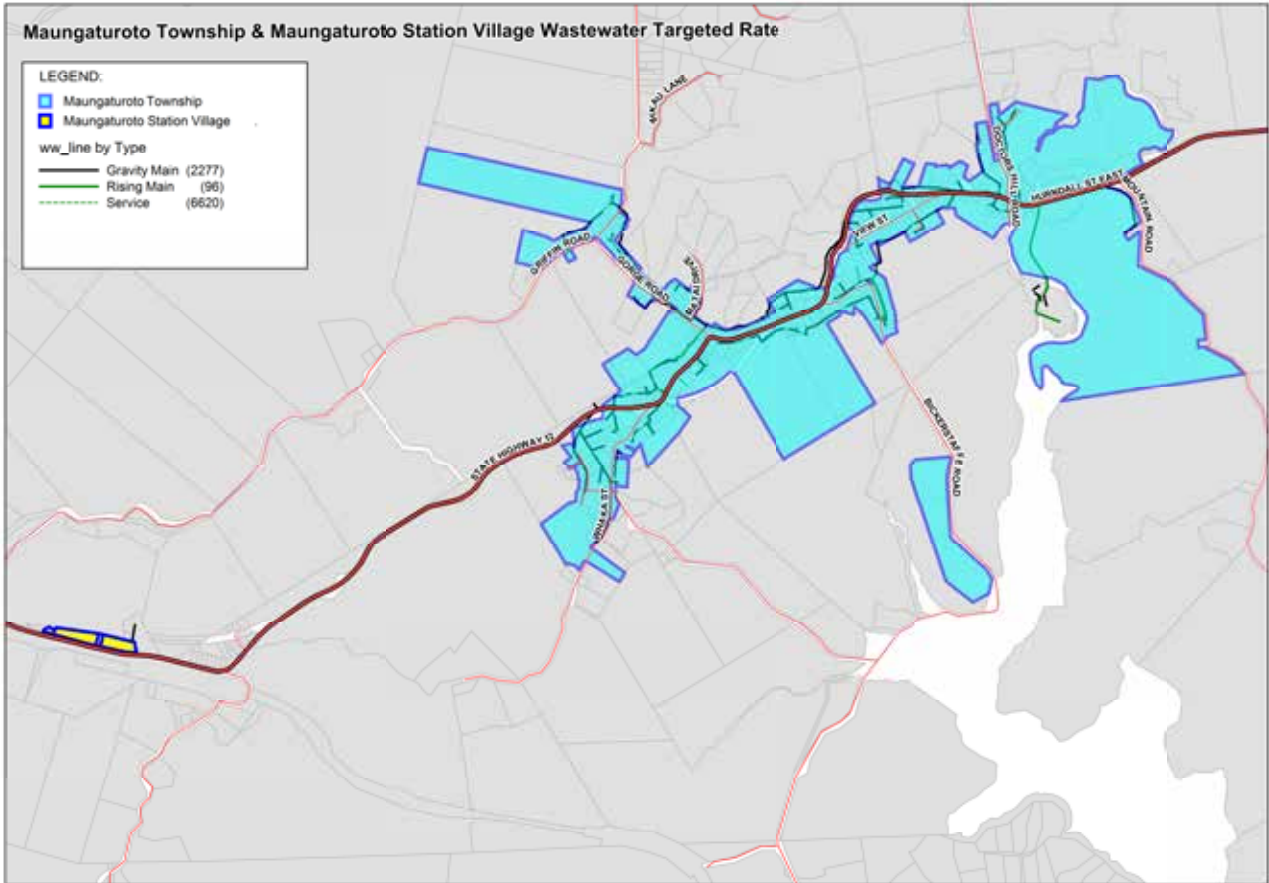
District Area	Land Value	Rates 2019/2020	Rates 2020/2021							\$ change	% change
		Value-Based General Rates 2019/2020	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates 2020/2021		
	Residential Properties continued										
Pahi	128,000	1,067	356	764	-	-	-	-	1,120	53	4.93%
	220,000	1,311	611	764	-	-	-	-	1,375	64	4.92%
	385,000	1,747	1,069	764	-	-	-	-	1,833	86	4.91%
Paparoa	98,000	988	272	764	-	-	-	-	1,036	49	4.93%
	155,000	1,138	430	764	-	-	-	-	1,194	56	4.92%
	225,000	1,324	625	764	-	-	-	-	1,389	65	4.92%
Ruawai	39,000	981	108	764	-	-	131	38	1,041	60	6.13%
	52,000	1,052	144	764	-	-	174	38	1,121	68	6.47%
	98,000	1,306	272	764	-	-	328	38	1,402	97	7.40%
Te Kopuru	20,000	1,446	56	764	27	668	-	-	1,515	68	4.72%
	50,000	1,568	139	764	68	668	-	-	1,639	70	4.48%
	94,000	1,747	261	764	128	668	-	-	1,821	73	4.19%
Tinopai	45,000	847	125	764	-	-	-	-	889	42	4.94%
	165,000	1,165	458	764	-	-	-	-	1,222	57	4.92%
	370,000	1,708	1,028	764	-	-	-	-	1,792	84	4.91%
	Lifestyle Properties										
Kaiwaka	170,000	1,178	472	764	-	-	-	-	1,236	58	4.92%
	250,000	1,390	694	764	-	-	-	-	1,458	68	4.92%
	355,000	2,185	1,528	764	-	-	-	-	2,292	107	4.91%
Mangawhai	390,000	1,849	1,098	764	-	-	-	80	1,942	93	5.03%
	1,490,000	6,972	6,458	764	-	-	-	80	7,302	330	4.73%
Maungaturoto	120,000	1,046	333	764	-	-	-	-	1,097	52	4.93%
	225,000	1,651	969	764	-	-	-	-	1,733	81	4.92%
	460,000	2,616	1,980	764	-	-	-	-	2,744	128	4.91%
Paparoa	155,000	1,138	430	764	-	-	-	-	1,194	56	4.92%
	230,000	1,672	990	764	-	-	-	-	1,754	82	4.92%
	480,000	2,698	2,066	764	-	-	-	-	2,830	132	4.91%
	Pastoral Properties										
Kaihu	340,000	2,123	1,464	764	-	-	-	-	2,228	104	4.91%
Kaiwaka	2,020,000	9,165	8,755	764	-	-	-	80	9,599	434	4.74%
Pouto	780,000	3,929	3,358	764	-	-	-	-	4,122	193	4.90%
Waipoua	325,000	2,212	1,399	764	-	-	148	-	2,311	99	4.49%

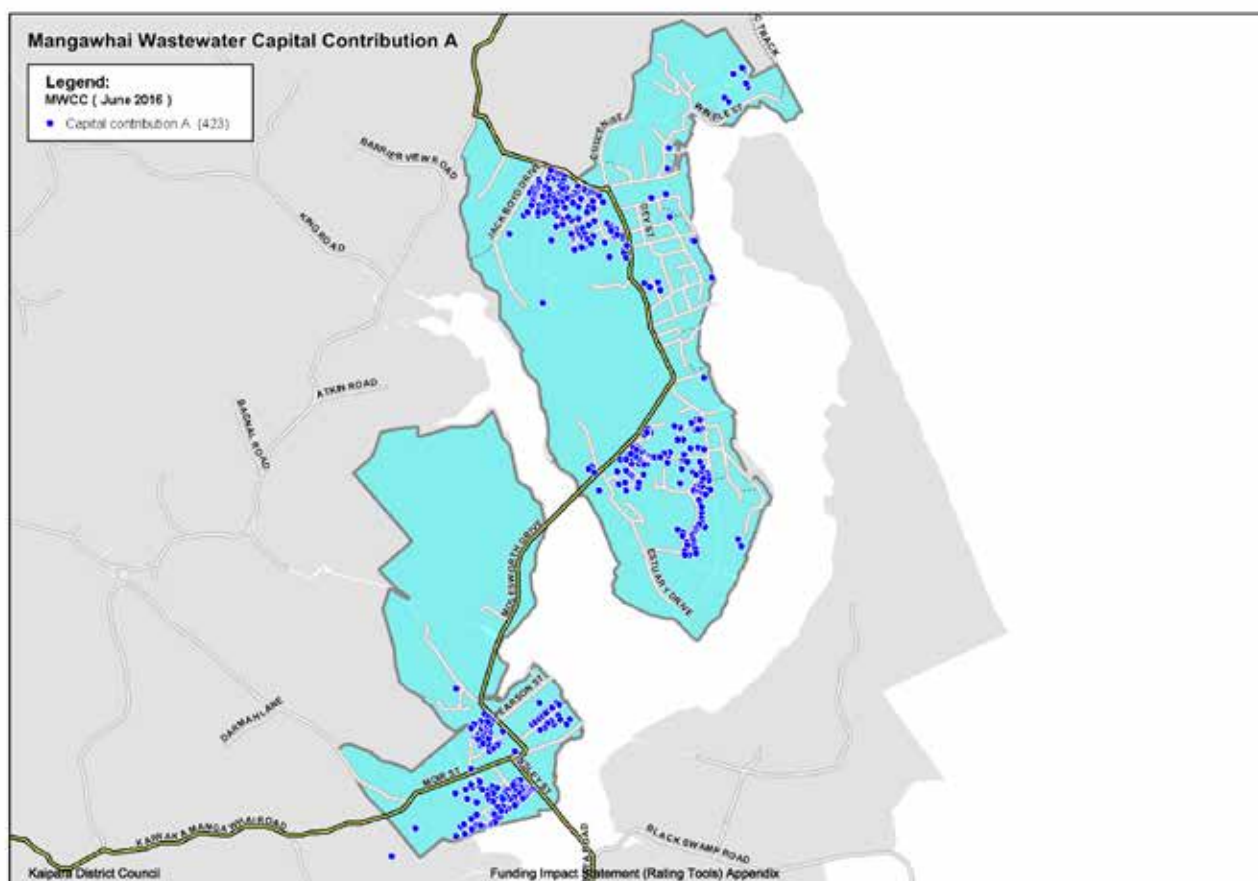
District Area	Land Value	Rates 2019/2020	Rates 2020/2021							\$ change	% change
		Value-Based General Rates 2019/2020	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates 2020/2021		
	Dairy Properties										
Maungaturoto	670,000	3,478	2,884	764	-	-	-	-	3,648	171	4.90%
Pouto	1,010,000	5,737	4,348	764	-	-	857	-	5,969	231	4.03%
Ruawai	2,790,000	18,854	12,011	764	-	-	7,756	38	20,568	1,715	9.10%
Tokatoka	790,000	4,275	3,401	764	-	-	303	-	4,467	192	4.50%
	Horticultural Properties										
Central	390,000	2,561	1,679	764	-	-	270	-	2,713	152	5.93%
	Forestry Properties										
Waipoua	335,000	4,563	1,442	764	-	-	-	2,556	4,762	199	4.35%
	Commercial Properties										
Dargaville	80,000	2,290	344	764	225	920	-	-	2,253	-37	-1.60%
	155,000	3,311	667	764	435	1,380	-	-	3,247	-64	-1.93%
	720,000	9,719	3,100	764	2,022	3,680	-	-	9,566	-153	-1.57%
Mangawhai	295,000	6,128	1,279	764	267	4,071	-	80	6,460	332	5.42%
	430,000	10,012	1,864	764	389	7,463	-	80	10,560	547	5.47%
	620,000	3,882	2,687	764	560	-	-	80	4,092	210	5.40%
Maungaturoto	300,000	6,165	1,291	764	-	3,776	-	-	5,831	-333	-5.41%
	Industrial Properties										
Dargaville	117,000	2,544	504	764	329	920	-	-	2,516	-27	-1.07%











Mangawhai Wastewater Capital Contribution A

Valuation	Location	Valuation	Location	Valuation	Location
0122001352	49 Jack Boyd Drive, Mangawhai	0122011521	5 Parklands Avenue, Mangawhai	0122011592	191 Thelma Road North, Mangawhai
0122010203	Wintle Street, Mangawhai	0122011522	7 Parklands Avenue, Mangawhai	0122011599	183 Thelma Road North, Mangawhai
0122010206	Wintle Street, Mangawhai	0122011523	9 Parklands Avenue, Mangawhai	0122011601	38 Mangawhai Heads Road, Mangawhai
0122010211	Wintle Street, Mangawhai	0122011524	11 Parklands Avenue, Mangawhai	0122011605	190 Thelma Road North, Mangawhai
0122010213	Wintle Street, Mangawhai	0122011525	13 Parklands Avenue, Mangawhai	0122011606	5 Thelma Road South, Mangawhai
0122010215	Wintle Street, Mangawhai	0122011526	15 Parklands Avenue, Mangawhai	0122011607	7 Thelma Road South, Mangawhai
0122010226	Wintle Street, Mangawhai	0122011527	19 Parklands Avenue, Mangawhai	0122011608	9 Thelma Road South, Mangawhai
0122010228	Wintle Street, Mangawhai	0122011528	21 Parklands Avenue, Mangawhai	0122011610	13 Te Whai Street, Mangawhai
0122010229	Wintle Street, Mangawhai	0122011529	23 Parklands Avenue, Mangawhai	0122011612	10 Thelma Road South, Mangawhai
0122010230	Wintle Street, Mangawhai	0122011530	25 Parklands Avenue, Mangawhai	0122011613	8 Te Whai Street, Mangawhai
0122010232	Wintle Street, Mangawhai	0122011531	27 Parklands Avenue, Mangawhai	0122011615	4 Te Whai Street, Mangawhai
0122010233	Wintle Street, Mangawhai	0122011532	29 Parklands Avenue, Mangawhai	0122011617	186 Thelma Road North, Mangawhai
0122010234	Wintle Street, Mangawhai	0122011535	196 Thelma Road North, Mangawhai	0122011618	184 Thelma Road North, Mangawhai
0122011305	61 Mangawhai Heads Road, Mangawhai	0122011537	200 Thelma Road North, Mangawhai	0122011619	182 Thelma Road North, Mangawhai
0122011354	31A Jack Boyd Drive, Mangawhai	0122011538	202 Thelma Road North, Mangawhai	0122011620	14 Te Whai Street, Mangawhai
0122011378	48A Driftwood Place, Mangawhai	0122011541	208 Thelma Road North, Mangawhai	0122011621	5 Anchorage Road, Mangawhai
0122011381	44 Driftwood Place, Mangawhai	0122011542	210 Thelma Road North, Mangawhai	0122011622	7A Anchorage Road, Mangawhai
0122011384	38 Driftwood Place, Mangawhai	0122011545	214 Thelma Road North, Mangawhai	0122011624	9 Anchorage Road, Mangawhai
0122011385	36 Driftwood Place, Mangawhai	0122011546	216 Thelma Road North, Mangawhai	0122011625	7C Anchorage Road, Mangawhai
0122011386	34 Driftwood Place, Mangawhai	0122011547	18 Parklands Avenue, Mangawhai	0122011627	3 Beachcomber Road, Mangawhai
0122011387	32 Driftwood Place, Mangawhai	0122011553	10 Hillside Avenue, Mangawhai	0122011628	5 Beachcomber Road, Mangawhai
0122011388	30 Driftwood Place, Mangawhai	0122011555	6 Hillside Avenue, Mangawhai	0122011629	7 Beachcomber Road, Mangawhai
0122011392	27 Driftwood Place, Mangawhai	0122011557	89 Mangawhai Heads Road, Mangawhai	0122011630	9 Beachcomber Road, Mangawhai
0122011396	35 Driftwood Place, Mangawhai	0122011558	87 Mangawhai Heads Road, Mangawhai	0122011633	4B Beachcomber Road, Mangawhai
0122011398	2 Driftwood Place, Mangawhai	0122011559	85 Mangawhai Heads Road, Mangawhai	0122011634	4A Beachcomber Road, Mangawhai
0122011417	24 Driftwood Place, Mangawhai	0122011560	83 Mangawhai Heads Road, Mangawhai	0122011640	23 Anchorage Road, Mangawhai
0122011419	19 Driftwood Place, Mangawhai	0122011561	81 Mangawhai Heads Road, Mangawhai	0122011644	10 Anchorage Road, Mangawhai
0122011422	13 Driftwood Place, Mangawhai	0122011564	4 Hillside Avenue, Mangawhai	0122011645	8 Anchorage Road, Mangawhai
0122011430	7 Sandy Lane, Mangawhai	0122011566	2 Hillside Avenue, Mangawhai	0122011646	6 Anchorage Road, Mangawhai
0122011437	7 Marram Place, Mangawhai	0122011567	14 Parklands Avenue, Mangawhai	0122011648	Thelma Road South, Mangawhai
0122011444	48E Driftwood Place, Mangawhai	0122011568	12 Parklands Avenue, Mangawhai	0122011654	16 Te Whai Street, Mangawhai
0122011453	27 Spinifex Road, Mangawhai	0122011569	10 Parklands Avenue, Mangawhai	0122011655	18 Te Whai Street, Mangawhai
0122011458	17 Spinifex Road, Mangawhai	0122011570	8 Parklands Avenue, Mangawhai	0122011695	17 Parklands Avenue, Mangawhai
0122011460	13 Spinifex Road, Mangawhai	0122011574	209 Thelma Road North, Mangawhai	0122011696	Parklands Avenue, Mangawhai
0122011465	3 Spinifex Road, Mangawhai	0122011576	207 Thelma Road North, Mangawhai	0122011702	297 Molesworth Drive, Mangawhai
0122011468	6 Spinifex Road, Mangawhai	0122011577	205 Thelma Road North, Mangawhai	0122011703	287A Molesworth Drive, Mangawhai
0122011470	10 Spinifex Road, Mangawhai	0122011579	9 Jack Boyd Drive, Mangawhai	0122011704	285B Molesworth Drive, Mangawhai
0122011474	10 Marram Place, Mangawhai	0122011580	203 Thelma Road North, Mangawhai	0122011705	285A Molesworth Drive, Mangawhai
0122011476	16 Marram Place, Mangawhai	0122011581	201 Thelma Road North, Mangawhai	0122011706	Molesworth Drive, Mangawhai
0122011479	22 Marram Place, Mangawhai	0122011582	11 Jack Boyd Drive, Mangawhai	0122011713	4 Sailrock Drive, Mangawhai
0122011487	3 Anchorage Road, Mangawhai	0122011583	13 Jack Boyd Drive, Mangawhai	0122011714	6A Sailrock Drive, Mangawhai
0122011499	79B/1 Jack Boyd Drive, Mangawhai	0122011584	199 Thelma Road North, Mangawhai	0122011716	6C Sailrock Drive, Mangawhai
0122011516	63 Mangawhai Heads Road, Mangawhai	0122011585	197 Thelma Road North, Mangawhai	0122011718	6E Sailrock Drive, Mangawhai
0122011518	67 Mangawhai Heads Road, Mangawhai	0122011588	195 Thelma Road North, Mangawhai	0122011719	6F Sailrock Drive, Mangawhai
0122011519	69 Mangawhai Heads Road, Mangawhai	0122011589	193 Thelma Road North, Mangawhai	0122011720	8 Sailrock Drive, Mangawhai

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Funding Impact Statement (Rating Tools) Appendix

Mangawhai Wastewater Capital Contribution A

Valuation	Location	Valuation	Location	Valuation	Location
0122011812	289 Molesworth Drive, Mangawhai	0122183728	9A Cornwall Way, Mangawhai	0122183825	6 Nautical Heights, Mangawhai
0122011870	Molesworth Drive, Mangawhai	0122183729	7A Cornwall Way, Mangawhai	0122183826	4 Nautical Heights, Mangawhai
0122011871	13 Sallrock Drive, Mangawhai	0122183731	Devon Street, Mangawhai	0122183827	2 Nautical Heights, Mangawhai
0122011873	9 Sallrock Drive, Mangawhai	0122183732	18 Devon Street, Mangawhai	0122183828	1 Kowau Lane, Mangawhai
0122011875	5 Sallrock Drive, Mangawhai	0122183733	14 Cornwall Way, Mangawhai	0122183830	5 Kowau Lane, Mangawhai
0122011876	3 Sallrock Drive, Mangawhai	0122183735	10 Cornwall Way, Mangawhai	0122183831	7 Kowau Lane, Mangawhai
0122012005	8 Thelma Road South, Mangawhai	0122183736	8 Cornwall Way, Mangawhai	0122183832	8 Kowau Lane, Mangawhai
0122012006	6 Thelma Road South, Mangawhai	0122183737	6 Cornwall Way, Mangawhai	0122183833	9 Kowau Lane, Mangawhai
0122012008	2 Thelma Road South, Mangawhai	0122183738	4 Cornwall Way, Mangawhai	0122183834	6 Kowau Lane, Mangawhai
0122014257	4A Kahu Drive, Mangawhai	0122183744	Moir Point Road, Mangawhai	0122183835	4 Kowau Lane, Mangawhai
0122100302	145C Wintie Street, Mangawhai	0122183745	Moir Point Road, Mangawhai	0122183860	10 Norfolk Drive, Mangawhai
0122100303	145D Wintie Street, Mangawhai	0122183746	Moir Point Road, Mangawhai	0122183874	18B Norfolk Drive, Mangawhai
0122100800	97 Wintie Street, Mangawhai	0122183748	85 Moir Point Road, Mangawhai	0122183881	24E Norfolk Drive, Mangawhai
0122101700	115 Wintie Street, Mangawhai	0122183750	Moir Point Road, Mangawhai	0122183885	23 Norfolk Drive, Mangawhai
0122105900	89 Wintie Street, Mangawhai	0122183751	Moir Point Road, Mangawhai	0122183895	9A Norfolk Drive, Mangawhai
0122116700	1A Doris Street, Mangawhai	0122183752	Moir Point Road, Mangawhai	0122183901	2 Quail Way, Mangawhai
0122117800	8 Wintie Street, Mangawhai	0122183754	Moir Point Road, Mangawhai	0122183902	45 Seabreeze Road, Mangawhai
0122119802	53 Olsen Avenue, Mangawhai	0122183755	Moir Point Road, Mangawhai	0122183906	56 Norfolk Drive, Mangawhai
0122122702	37 Olsen Avenue, Mangawhai	0122183756	101 Moir Point Road, Mangawhai	0122183909	16 Quail Way, Mangawhai
0122126600	25- 29 Wharfedale Crescent, Mangawhai	0122183757	Moir Point Road, Mangawhai	0122183912	13-17 Quail Way, Mangawhai
0122136900	264 Molesworth Drive, Mangawhai	0122183758	3 Jordan Street, Mangawhai	0122183914	1 Quail Way, Mangawhai
0122137101	Molesworth Drive, Mangawhai	0122183759	5 Jordan Street, Mangawhai	0122183918	48 Moir Point Road, Mangawhai
0122138104	8A Fagan Place, Mangawhai	0122183760	7 Jordan Street, Mangawhai	0122183923	5 Quail Way, Mangawhai
0122138105	Fagan Place, Mangawhai	0122183761	9 Jordan Street, Mangawhai	0122183924	3 Quail Way, Mangawhai
0122148301	34 North Avenue, Mangawhai	0122183762	11 Jordan Street, Mangawhai	0122183927	40C Moir Point Road, Mangawhai
0122148302	36 North Avenue, Mangawhai	0122183763	13 Jordan Street, Mangawhai	0122183928	40A Moir Point Road, Mangawhai
0122148303	38 North Avenue, Mangawhai	0122183764	15 Jordan Street, Mangawhai	0122183930	38 Moir Point Road, Mangawhai
0122150800	Robert Street, Mangawhai	0122183766	4 Molesworth Drive, Mangawhai	0122183943	19 Quail Way, Mangawhai
0122168301	26 Heather Street, Mangawhai	0122183768	10 Jordan Street, Mangawhai	0122183945	56A Moir Point Road, Mangawhai
0122182414	48 Lincoln Street, Mangawhai	0122183770	14 Jordan Street, Mangawhai	0122183946	56 Moir Point Road, Mangawhai
0122182418	67A Lincoln Street, Mangawhai	0122183771	10 Jordan Street, Mangawhai	0122183948	52 Moir Point Road, Mangawhai
0122183601	26 Estuary Drive, Mangawhai	0122183808	7 Nautical Heights, Mangawhai	0122183949	50 Moir Point Road, Mangawhai
0122183700	75 Moir Point Road, Mangawhai	0122183810	11 Kowau Lane, Mangawhai	0122183963	18C Quail Way, Mangawhai
0122183703	104 Moir Point Road, Mangawhai	0122183811	13 Nautical Heights, Mangawhai	0122183977	31 Seabreeze Road, Mangawhai
0122183704	106 Moir Point Road, Mangawhai	0122183813	17 Nautical Heights, Mangawhai	0122183978	29D Seabreeze Road, Mangawhai
0122183705	108 Moir Point Road, Mangawhai	0122183814	19 Nautical Heights, Mangawhai	0122183981	29A Seabreeze Road, Mangawhai
0122183713	Jordan Street, Mangawhai	0122183815	21 Nautical Heights, Mangawhai	0122183986	34 Seabreeze Road, Mangawhai
0122183715	6 Devon Street, Mangawhai	0122183817	22 Nautical Heights, Mangawhai	0122183992	46 Seabreeze Road, Mangawhai
0122183716	53 Moir Point Road, Mangawhai	0122183818	20 Nautical Heights, Mangawhai	0122183993	48 Seabreeze Road, Mangawhai
0122183717	10 Devon Street, Mangawhai	0122183819	18 Nautical Heights, Mangawhai	0122183994	50 Seabreeze Road, Mangawhai
0122183718	12 Devon Street, Mangawhai	0122183820	16 Nautical Heights, Mangawhai	0122183998	58 Seabreeze Road, Mangawhai
0122183719	55 Moir Point Road, Mangawhai	0122183821	14 Nautical Heights, Mangawhai	0122184018	28 Norfolk Drive, Mangawhai
0122183723	78 Cornwall Way, Mangawhai	0122183822	12 Nautical Heights, Mangawhai	0122184021	33 Norfolk Drive, Mangawhai
0122183724	98 Cornwall Way, Mangawhai	0122183823	10 Nautical Heights, Mangawhai	0122184022	35 Norfolk Drive, Mangawhai
0122183727	11 Cornwall Way, Mangawhai	0122183824	8 Nautical Heights, Mangawhai	0122184023	37 Norfolk Drive, Mangawhai

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Funding Impact Statement (Rating Tools) Appendix

Mangawhai Wastewater Capital Contribution A

Valuation	Location	Valuation	Location	Valuation	Location
0122184024	39 Norfolk Drive, Mangawhai	0122188726	14 Dune View Drive, Mangawhai	0122191687	6B Spinnaker Lane, Mangawhai
0122184029	46D Norfolk Drive, Mangawhai	0122188732	Dune View Drive, Mangawhai	0122191688	6A Spinnaker Lane, Mangawhai
0122184035	40C Norfolk Drive, Mangawhai	0122191600	14 Insley Street, Mangawhai	0122191691	53 Kedg Drive, Mangawhai
0122184044	34D Norfolk Drive, Mangawhai	0122191601	16A Insley Street, Mangawhai	0122191692	55-61 Kedg Drive, Mangawhai
0122184071	4 Quail Way, Mangawhai	0122191602	16B Insley Street, Mangawhai	0122191693	65-68 Kedg Drive, Mangawhai
0122184074	4 Bodan Lane, Mangawhai	0122191608	30 Insley Street, Mangawhai	0122191695	69 Kedg Drive, Mangawhai
0122184075	3 Bodan Lane, Mangawhai	0122191610	3 Kedg Drive, Mangawhai	0122191696	71 Kedg Drive, Mangawhai
0122184076	1 Bodan Lane, Mangawhai	0122191611	5 Kedg Drive, Mangawhai	0122191698	74 Kedg Drive, Mangawhai
0122184082	8 Quail Way, Mangawhai	0122191612	7 Kedg Drive, Mangawhai	0122191699	71 Kedg Drive, Mangawhai
0122184084	40 Moir Point Road, Mangawhai	0122191613	9 Kedg Drive, Mangawhai	0122191706	62-64 Kedg Drive, Mangawhai
0122184090	Moir Point Road, Mangawhai	0122191614	11 Kedg Drive, Mangawhai	0122191707	60 Kedg Drive, Mangawhai
0122184101	3 Seabreeze Road, Mangawhai	0122191618	19 Kedg Drive, Mangawhai	0122191711	66 Kedg Drive, Mangawhai
0122184102	5B Seabreeze Road, Mangawhai	0122191619	4 Kedg Drive, Mangawhai	0122193402	4 Ruby Lane, Mangawhai
0122184103	5A Seabreeze Road, Mangawhai	0122191620	6 Kedg Drive, Mangawhai	0122193403	6 Ruby Lane, Mangawhai
0122184104	7 Seabreeze Road, Mangawhai	0122191621	8A Kedg Drive, Mangawhai	0122193405	1 Herons Lane, Mangawhai
0122184105	9B Seabreeze Road, Mangawhai	0122191623	10 Kedg Drive, Mangawhai	0122193407	2 Herons Lane, Mangawhai
0122184106	9A Seabreeze Road, Mangawhai	0122191624	12 Kedg Drive, Mangawhai	0122193409	9 Herons Lane, Mangawhai
0122184108	13 Seabreeze Road, Mangawhai	0122191625	14 Kedg Drive, Mangawhai	0122193411	3 Ruby Lane, Mangawhai
0122184109	15 Seabreeze Road, Mangawhai	0122191628	6 Halyard Way, Mangawhai	0122193412	1 Ruby Lane, Mangawhai
0122184110	17 Seabreeze Road, Mangawhai	0122191630	8B Halyard Way, Mangawhai	0122194001	8 Kagan Avenue, Mangawhai
0122184111	19 Seabreeze Road, Mangawhai	0122191631	8C Halyard Way, Mangawhai	0122194003	61 Moir Street, Mangawhai
0122184113	23 Seabreeze Road, Mangawhai	0122191632	10 Halyard Way, Mangawhai	0122194006	7 Kagan Avenue, Mangawhai
0122184120	18 Seabreeze Road, Mangawhai	0122191636	7 Halyard Way, Mangawhai	0122194007	9 Kagan Avenue, Mangawhai
0122184121	20 Seabreeze Road, Mangawhai	0122191638	7A Halyard Way, Mangawhai	0122194009	15 Kagan Avenue, Mangawhai
0122184124	10 Seabreeze Road, Mangawhai	0122191641	20 Kedg Drive, Mangawhai	0122194010	17 Kagan Avenue, Mangawhai
0122184125	8 Seabreeze Road, Mangawhai	0122191642	22 Kedg Drive, Mangawhai	0122194018	6 Kagan Avenue, Mangawhai
0122184126	6 Seabreeze Road, Mangawhai	0122191643	24 Kedg Drive, Mangawhai	0122194026	61D Moir Street, Mangawhai
0122184218	2 Seabreeze Road, Mangawhai	0122191645	28 Kedg Drive, Mangawhai	0122194027	61E Moir Street, Mangawhai
0122186400	4 Pearson Street, Mangawhai	0122191646	30A Kedg Drive, Mangawhai	0122194200	71 Moir Street, Mangawhai
0122188700	5 Dune View Drive, Mangawhai	0122191647	30B Kedg Drive, Mangawhai	0122194201	71 Moir Street, Mangawhai
0122188706	6 Moir Street, Mangawhai	0122191648	32 Kedg Drive, Mangawhai	0122194202	69 Moir Street, Mangawhai
0122188712	9 Dune View Drive, Mangawhai	0122191651	36B Kedg Drive, Mangawhai	0122194203	69 Moir Street, Mangawhai
0122188713	11 Dune View Drive, Mangawhai	0122191652	42 Kedg Drive, Mangawhai	0122195101	Moir Street, Mangawhai
0122188714	13 Dune View Drive, Mangawhai	0122191659	21 Kedg Drive, Mangawhai	0122195400	42 Moir Street, Mangawhai
0122188715	15 Dune View Drive, Mangawhai	0122191663	27B Kedg Drive, Mangawhai	0122195606	19 Longview Street, Mangawhai
0122188716	17 Dune View Drive, Mangawhai	0122191664	27C Kedg Drive, Mangawhai	0122195607	21 Molesworth Drive, Mangawhai
0122188717	19 Dune View Drive, Mangawhai	0122191667	33 Kedg Drive, Mangawhai	0122195609	17 Molesworth Drive, Mangawhai
0122188718	21 Dune View Drive, Mangawhai	0122191669	37 Kedg Drive, Mangawhai	0122195610	15 Molesworth Drive, Mangawhai
0122188719	23 Dune View Drive, Mangawhai	0122191675	5 Spinnaker Lane, Mangawhai	0122195611	Molesworth Drive, Mangawhai
0122188720	25 Dune View Drive, Mangawhai	0122191677	11-13 Spinnaker Lane, Mangawhai	0122195612	9 Longview Street, Mangawhai
0122188721	24 Dune View Drive, Mangawhai	0122191679	20 Spinnaker Lane, Mangawhai	0122195613	11 Longview Street, Mangawhai
0122188722	22 Dune View Drive, Mangawhai	0122191680	18 Spinnaker Lane, Mangawhai	0122195615	15 Longview Street, Mangawhai
0122188723	18 Dune View Drive, Mangawhai	0122191681	14-16 Spinnaker Lane, Mangawhai	0122195618	14 Longview Street, Mangawhai
0122188724	20 Dune View Drive, Mangawhai	0122191684	10 Spinnaker Lane, Mangawhai	0122195619	16 Longview Street, Mangawhai
0122188725	3/16 Dune View Drive, Mangawhai	0122191685	6 Spinnaker Lane, Mangawhai	0122195620	15 Weka Street, Mangawhai

Kaipara District Council

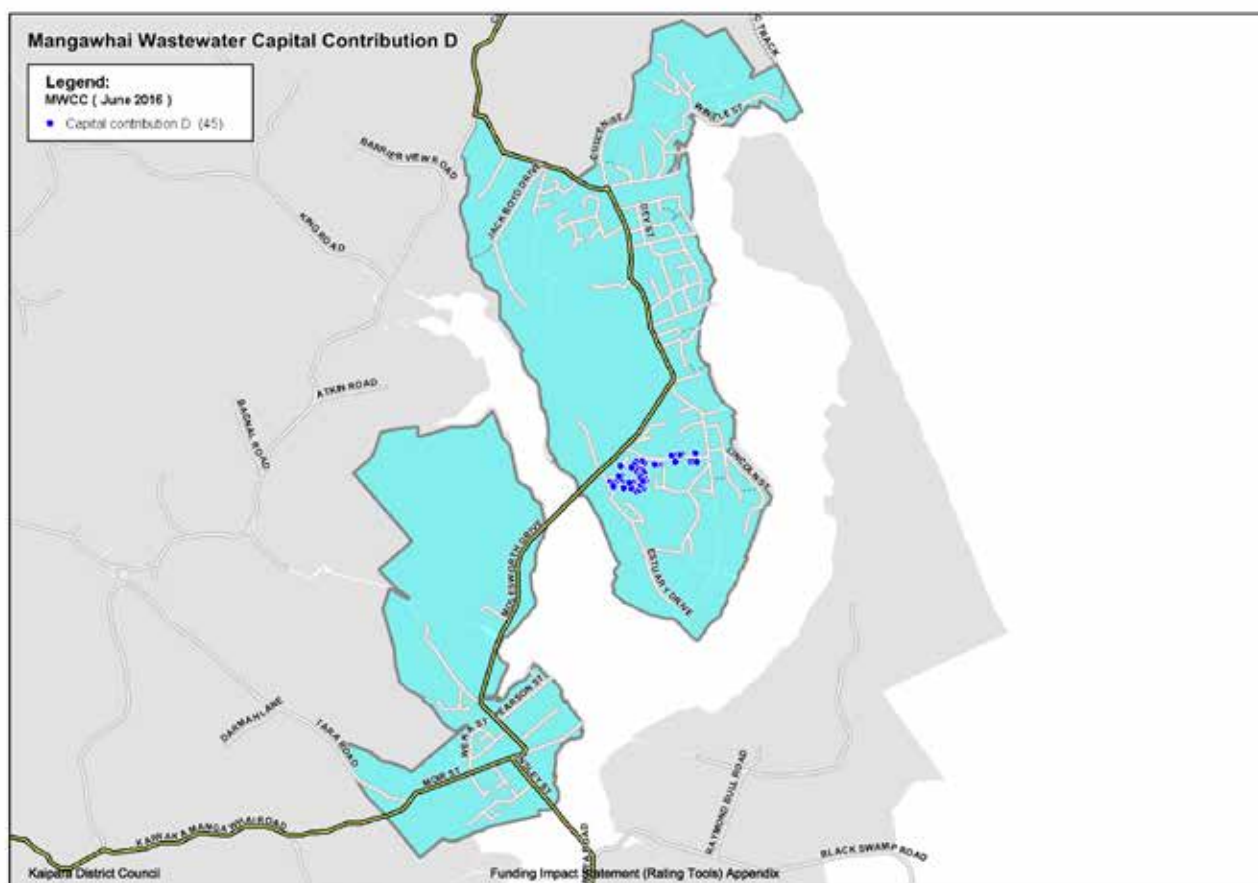
Funding Impact Statement (Rating Tools) Appendix

Mangawhai Wastewater Capital Contribution A

Valuation	Location	Valuation	Location
0122195621	13 Weka Street, Mangawhai	0122183726	65 Moir Point Road, Mangawhai
0122195622	11 Weka Street, Mangawhai	0122183734	12 Cornwall Way, Mangawhai
0122195623	9 Weka Street, Mangawhai	0122183740	22 Devon Street, Mangawhai
0122195624	2 Kakapo Place, Mangawhai	0122183753	Moir Point Road, Mangawhai
0122195625	4 Kakapo Place, Mangawhai	0122183767	6 Jordan Street, Mangawhai
0122195626	6 Kakapo Place, Mangawhai	0122183867	8D Norfolk Drive, Mangawhai
0122195629	9 Kakapo Place, Mangawhai	0122183903	Moir Point Road, Mangawhai
0122195630	7 Kakapo Place, Mangawhai	0122183916	40B Moir Point Road, Mangawhai
0122195633	1 Kakapo Place, Mangawhai	0122183929	36 Moir Point Road, Mangawhai
0122195634	2 Longview Street, Mangawhai	0122183947	54 Moir Point Road, Mangawhai
0122195640	8 Weka Street, Mangawhai	0122184033	42 Norfolk Drive, Mangawhai
0122195641	10 Weka Street, Mangawhai	0122184107	11 Seabreeze Road, Mangawhai
0122195642	12 Weka Street, Mangawhai	0122191604	20 Insley Street, Mangawhai
0122195643	14 Weka Street, Mangawhai	0122191617	17 Kedge Drive, Mangawhai
0122195644	4 Takape Place, Mangawhai	0122191649	34 Kedge Drive, Mangawhai
0122195645	6A Takape Place, Mangawhai	0122191657	48 Kedge Drive, Mangawhai
0122195646	6B Takape Place, Mangawhai	0122191658	50 Kedge Drive, Mangawhai
0122195647	8 Takape Place, Mangawhai	0122191670	39 Kedge Drive, Mangawhai
0122195652	7 Takape Place, Mangawhai	0122191708	56 Kedge Drive, Mangawhai
0122195654	3B Takape Place, Mangawhai	0122191709	52-54 Kedge Drive, Mangawhai
0122195655	3A Takape Place, Mangawhai	0122193410	5 Ruby Lane, Mangawhai
0122195656	18 Weka Street, Mangawhai	0122194013	16 Kagan Avenue, Mangawhai
0122195659	22B Weka Street, Mangawhai	0122194025	61C Moir Street, Mangawhai
0122191100B	1 Moir Street, Mangawhai	0122195614	13 Longview Street, Mangawhai
0122191100C	1 Moir Street, Mangawhai	0122195665	28 Weka Street, Mangawhai
0122191100D	1 Moir Street, Mangawhai		
0122011391	25 Driftwood Place, Mangawhai		
0122011410	20F Driftwood Place, Mangawhai		
0122011414	20B Driftwood Place, Mangawhai		
0122011416	22 Driftwood Place, Mangawhai		
0122011471	12 Spinifex Road, Mangawhai		
0122011536	198 Thelma Road North, Mangawhai		
0122011539	204 Thelma Road North, Mangawhai		
0122011540	206 Thelma Road North, Mangawhai		
0122011548	16 Parklands Avenue, Mangawhai		
0122011571	6 Parklands Avenue, Mangawhai		
0122011578	7 Jack Boyd Drive, Mangawhai		
0122011595	25 Jack Boyd Drive, Mangawhai		
0122011647	4 Anchorage Road, Mangawhai		
0122011717	6D Sailrock Drive, Mangawhai		
0122011872	11 Sailrock Drive, Mangawhai		
0122011874	7 Sailrock Drive, Mangawhai		
0122104400	8 Pearl Street, Mangawhai		
0122166200	216 Molesworth Drive, Mangawhai		
0122182218	27C Devon Street, Mangawhai		

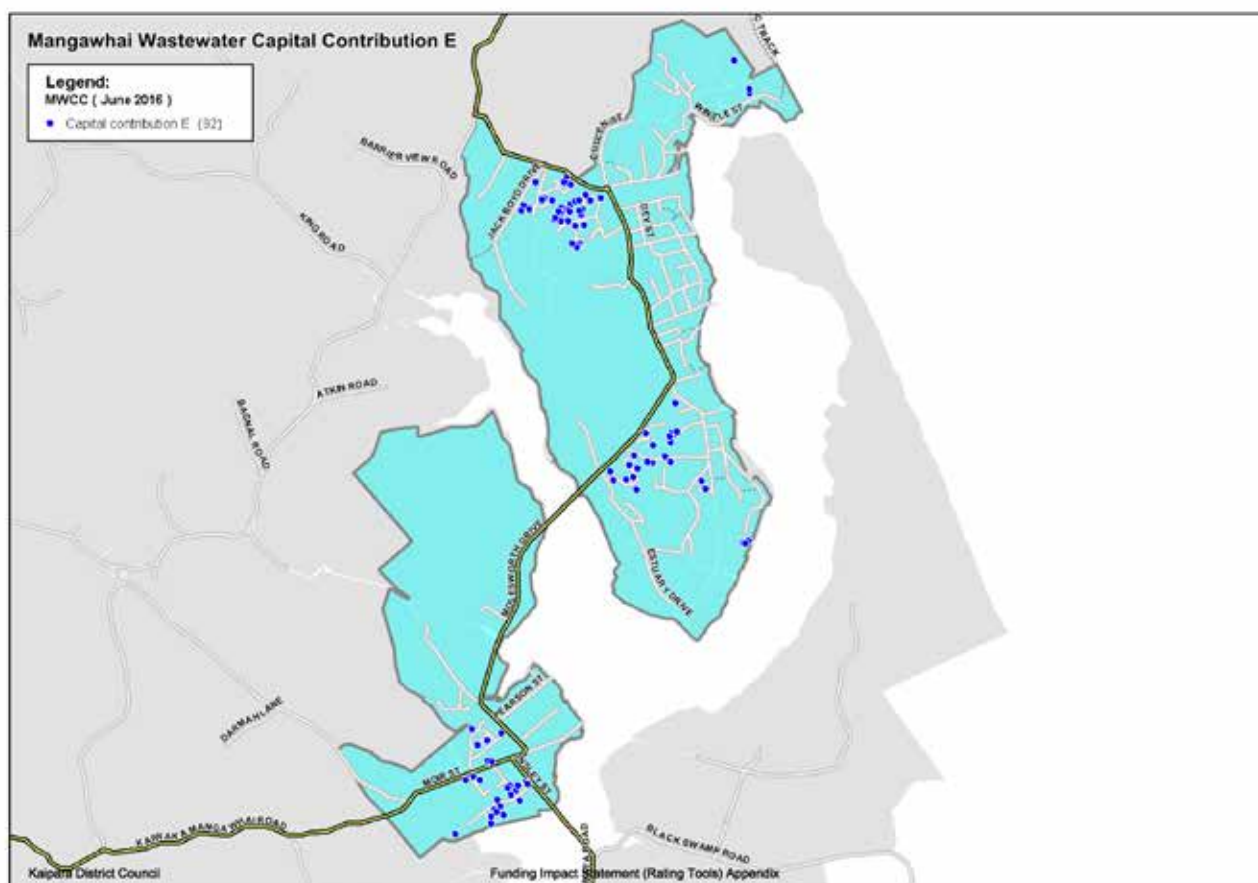
Kaipara District Council

Funding Impact Statement (Rating Tools) Appendix



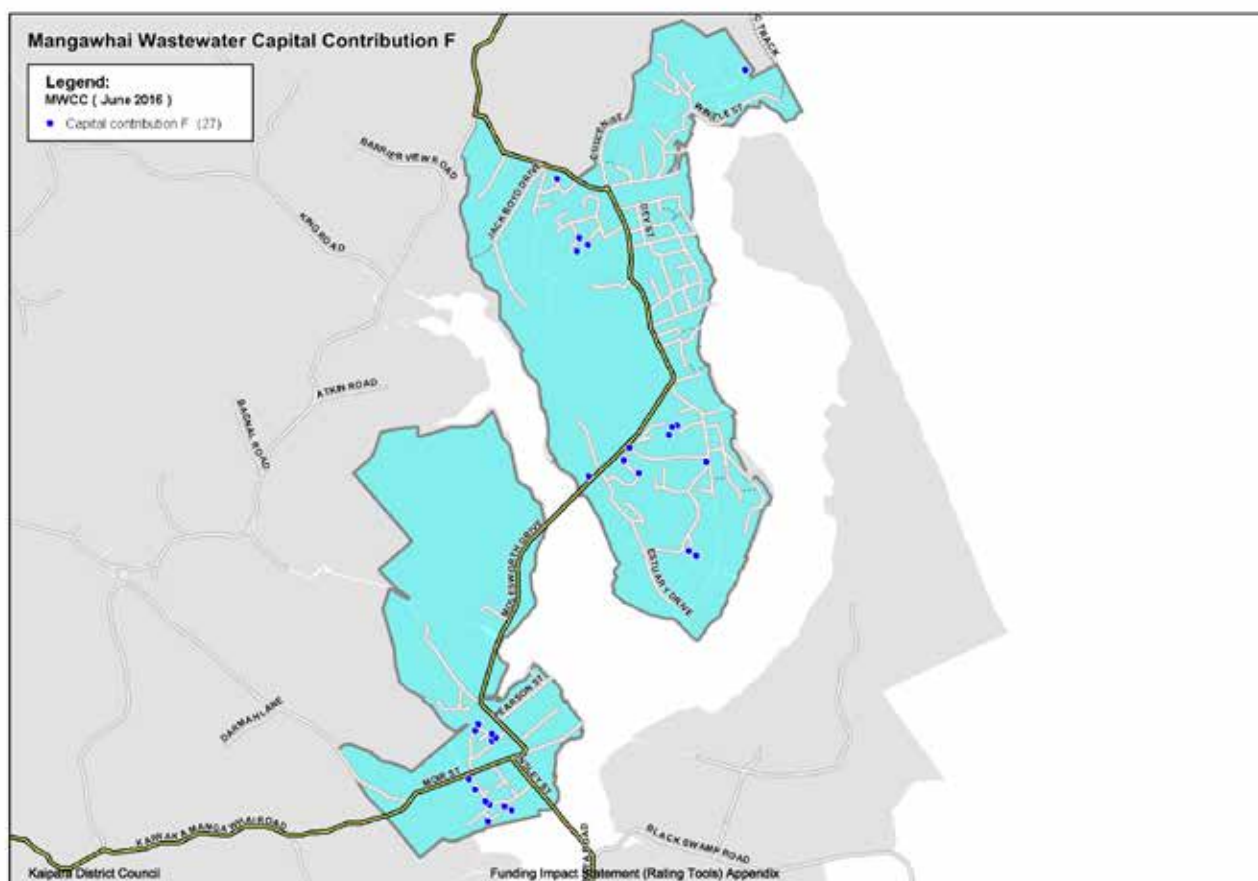
Mangawhai Wastewater Capital Contribution D

Valuation	Location	Valuation	Location
0122183861	6 Norfolk Drive, Mangawhai	0122184038	38 Norfolk Drive, Mangawhai
0122183863	2 Norfolk Drive, Mangawhai	0122184040	34H Norfolk Drive, Mangawhai
0122183864	8A Norfolk Drive, Mangawhai	0122184041	34G Norfolk Drive, Mangawhai
0122183865	8B Norfolk Drive, Mangawhai	0122184043	34E Norfolk Drive, Mangawhai
0122183873	16 Norfolk Drive, Mangawhai	0122184045	34C Norfolk Drive, Mangawhai
0122183876	22 Norfolk Drive, Mangawhai	0122184046	34B Norfolk Drive, Mangawhai
0122183878	24B Norfolk Drive, Mangawhai	0122184047	34A Norfolk Drive, Mangawhai
0122183880	24D Norfolk Drive, Mangawhai	0122184048	32 Norfolk Drive, Mangawhai
0122183883	27 Norfolk Drive, Mangawhai	0122184049	30F Norfolk Drive, Mangawhai
0122183884	25 Norfolk Drive, Mangawhai	0122184051	44 Norfolk Drive, Mangawhai
0122183888	19 Norfolk Drive, Mangawhai	0122184114	28 Seabreeze Road, Mangawhai
0122183889	17 Norfolk Drive, Mangawhai	0122184115	26 Seabreeze Road, Mangawhai
0122183891	15A Norfolk Drive, Mangawhai	0122184116	24 Seabreeze Road, Mangawhai
0122183892	13 Norfolk Drive, Mangawhai	0122184122	14 Seabreeze Road, Mangawhai
0122183944	59 Seabreeze Road, Mangawhai	0122184123	12 Seabreeze Road, Mangawhai
0122183968	43 Seabreeze Road, Mangawhai	0122183866	8C Norfolk Drive, Mangawhai
0122183969	41 Seabreeze Road, Mangawhai	0122183868	8E Norfolk Drive, Mangawhai
0122183975	35 Seabreeze Road, Mangawhai	0122183890	15B Norfolk Drive, Mangawhai
0122183976	33 Seabreeze Road, Mangawhai	0122183896	7 Norfolk Drive, Mangawhai
0122183989	40 Seabreeze Road, Mangawhai	0122183973	39A Seabreeze Road, Mangawhai
0122183995	52 Seabreeze Road, Mangawhai		
0122183996	54 Seabreeze Road, Mangawhai		
0122183997	56 Seabreeze Road, Mangawhai		
0122184015	30C Norfolk Drive, Mangawhai		
0122184016	30B Norfolk Drive, Mangawhai		
0122184017	30A Norfolk Drive, Mangawhai		
0122184027	45 Norfolk Drive, Mangawhai		
0122184031	46B Norfolk Drive, Mangawhai		
0122184032	46A Norfolk Drive, Mangawhai		
0122184037	40A Norfolk Drive, Mangawhai		



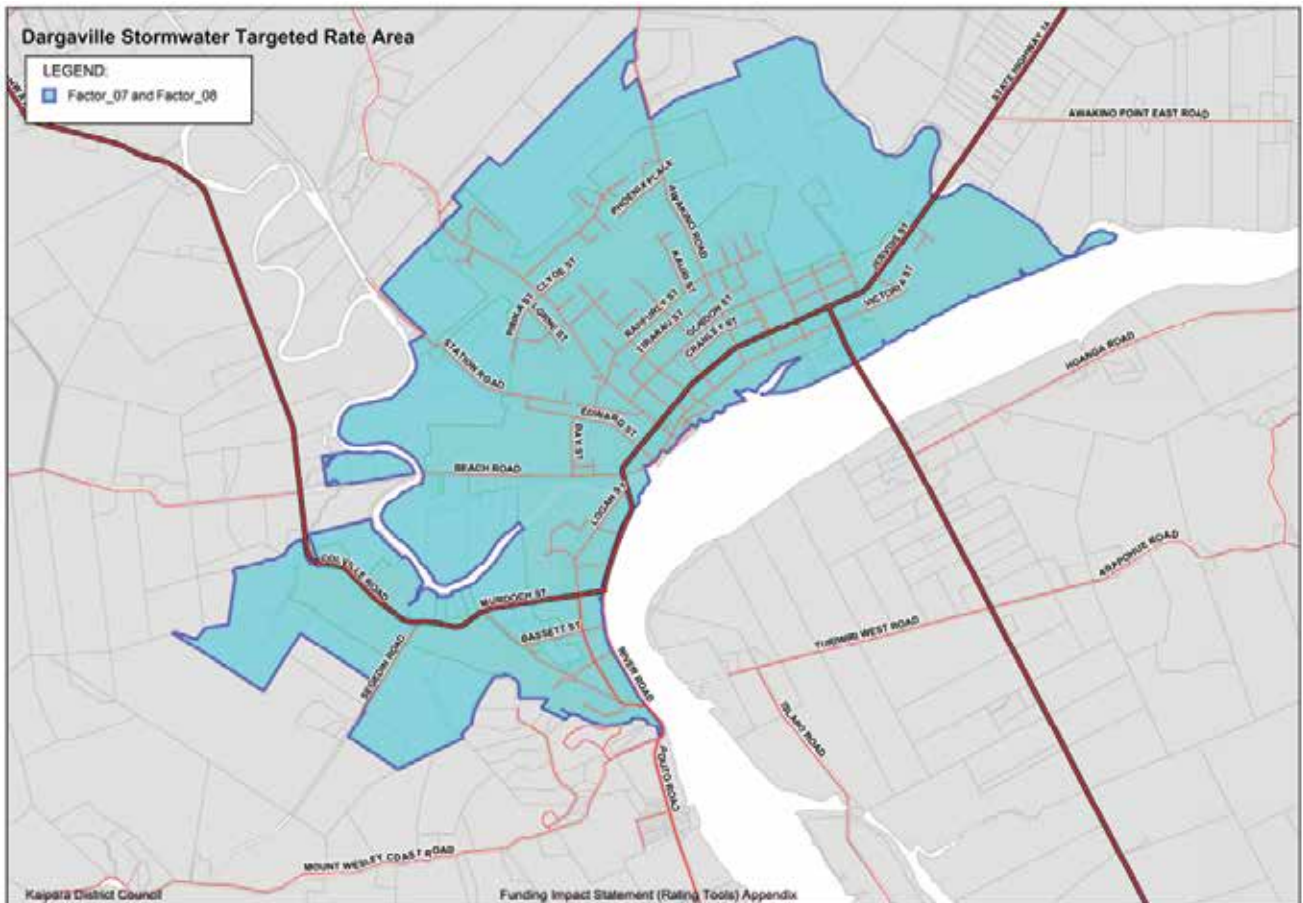
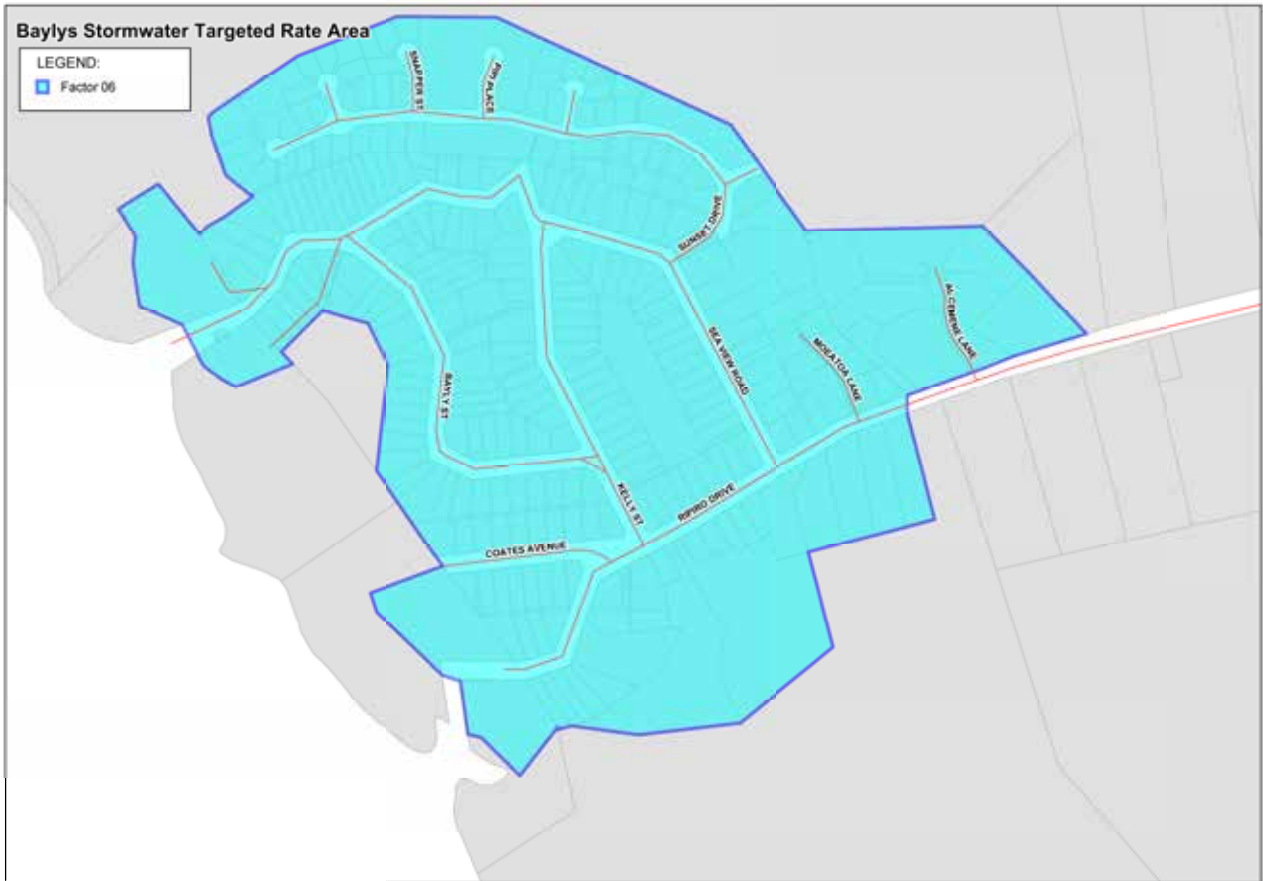
Mangawhai Wastewater Capital Contribution E

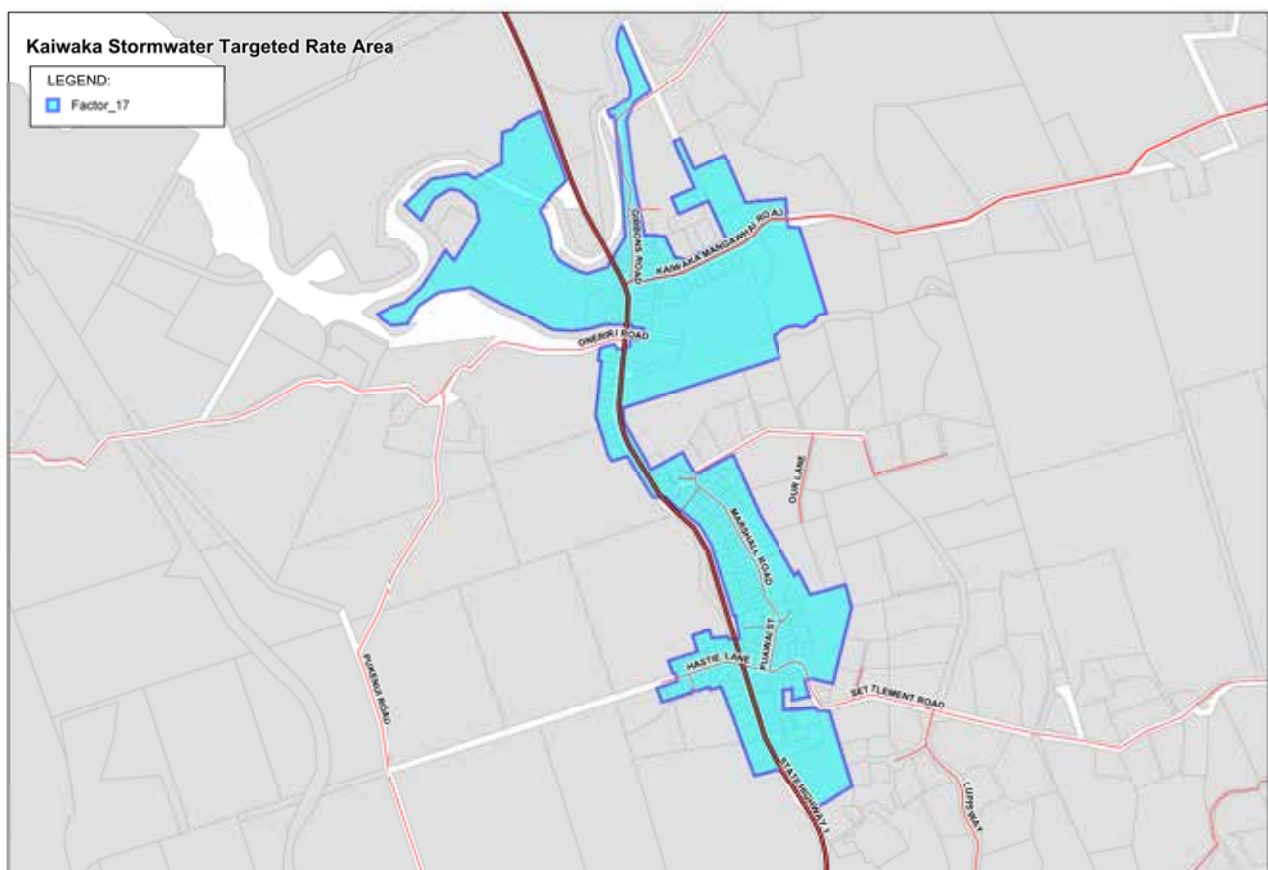
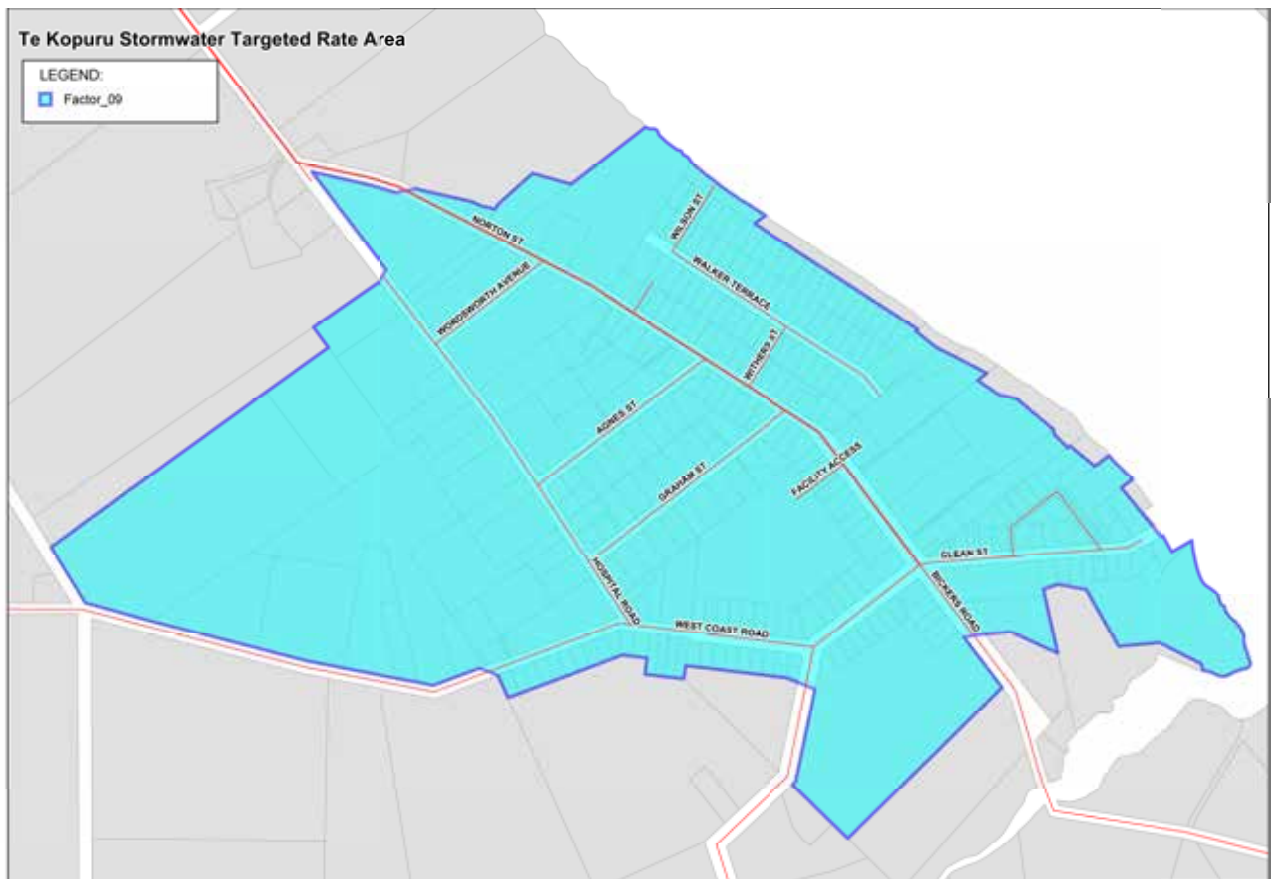
Valuation	Location	Valuation	Location	Valuation	Location
0122010201	Wintle Street, Mangawhai	0122182420	Lincoln Street, Mangawhai	0122194020	65 Moir Street, Mangawhai
0122011377	48B Driftwood Place, Mangawhai	0122182421	65 Lincoln Street, Mangawhai	0122194023	61A Moir Street, Mangawhai
0122011379	48 Driftwood Place, Mangawhai	0122183720	61 Moir Point Road, Mangawhai	0122194024	61B Moir Street, Mangawhai
0122011380	46 Driftwood Place, Mangawhai	0122183730	20A Cornwell Way, Mangawhai	0122195001	58 Moir Street, Mangawhai
0122011383	40 Driftwood Place, Mangawhai	0122183807	5 Nautical Heights, Mangawhai	0122195006	56 Moir Street, Mangawhai
0122011389	28 Driftwood Place, Mangawhai	0122183829	3 Kawai Lane, Mangawhai	0122195628	11 Kakapo Place, Mangawhai
0122011393	29 Driftwood Place, Mangawhai	0122183862	4 Norfolk Drive, Mangawhai	0122195632	3 Kakapo Place, Mangawhai
0122011400	Driftwood Place, Mangawhai	0122183879	24C Norfolk Drive, Mangawhai	0122195635	4 Longview Street, Mangawhai
0122011439	11 Marram Place, Mangawhai	0122183887	21A Norfolk Drive, Mangawhai	0122195658	22A Weka Street, Mangawhai
0122011446	52 Driftwood Place, Mangawhai	0122183894	9B Norfolk Drive, Mangawhai	0122011394	31 Driftwood Place, Mangawhai
0122011447	7 Driftwood Place, Mangawhai	0122183907	Molesworth Drive, Mangawhai	0122011438	9 Marram Place, Mangawhai
0122011452	29 Spinifex Road, Mangawhai	0122183911	31 Quail Way, Mangawhai	0122011563	77 Mangawhai Heads Road, Mangawhai
0122011454	25 Spinifex Road, Mangawhai	0122183925	22 Quail Way, Mangawhai	0122011587	17 Jack Boyd Drive, Mangawhai
0122011455	23 Spinifex Road, Mangawhai	0122183926	24 Quail Way, Mangawhai	0122183936	32 Quail Way, Mangawhai
0122011456	21 Spinifex Road, Mangawhai	0122183934	28 Quail Way, Mangawhai	0122195651	9A Takahae Place, Mangawhai
0122011457	19 Spinifex Road, Mangawhai	0122183960	7A Seabreeze Road, Mangawhai		
0122011459	15 Spinifex Road, Mangawhai	0122183967	20 Quail Way, Mangawhai		
0122011461	11 Spinifex Road, Mangawhai	0122183982	27 Seabreeze Road, Mangawhai		
0122011462	9 Spinifex Road, Mangawhai	0122183987	36 Seabreeze Road, Mangawhai		
0122011467	4 Spinifex Road, Mangawhai	0122184020	31 Norfolk Drive, Mangawhai		
0122011472	14 Spinifex Road, Mangawhai	0122184028	48 Norfolk Drive, Mangawhai		
0122011477	18 Marram Place, Mangawhai	0122184034	40D Norfolk Drive, Mangawhai		
0122011484	17 Marram Place, Mangawhai	0122184118	22A Seabreeze Road, Mangawhai		
0122011534	33 Parklands Avenue, Mangawhai	0122184119	16 Seabreeze Road, Mangawhai		
0122011562	79 Mangawhai Heads Road, Mangawhai	0122184127	4 Seabreeze Road, Mangawhai		
0122011565	4A Hillside Avenue, Mangawhai	0122191605	22 Insley Street, Mangawhai		
0122011572	4 Parklands Avenue, Mangawhai	0122191606	24 Insley Street, Mangawhai		
0122011575	5 Jack Boyd Drive, Mangawhai	0122191616	15 Kedge Drive, Mangawhai		
0122011593	189 Thelma Road North, Mangawhai	0122191627	4 Halyard Way, Mangawhai		
0122011594	23 Jack Boyd Drive, Mangawhai	0122191629	8A Halyard Way, Mangawhai		
0122011596	187 Thelma Road North, Mangawhai	0122191633	12 Halyard Way, Mangawhai		
0122011598	29 Jack Boyd Drive, Mangawhai	0122191635	9 Halyard Way, Mangawhai		
0122011603	194 Thelma Road North, Mangawhai	0122191640	3 Halyard Way, Mangawhai		
0122011609	11 Te Whai Street, Mangawhai	0122191652	38 Kedge Drive, Mangawhai		
0122011635	2 Beachcomber Road, Mangawhai	0122191668	35 Kedge Drive, Mangawhai		
0122011636	17 Anchorage Road, Mangawhai	0122191671	41 Kedge Drive, Mangawhai		
0122011637	19 Anchorage Road, Mangawhai	0122191674	3 Spinnaker Lane, Mangawhai		
0122011642	14 Anchorage Road, Mangawhai	0122191676	9 Spinnaker Lane, Mangawhai		
0122100300	145 Wintle Street, Mangawhai	0122191678	22 Spinnaker Lane, Mangawhai		
0122100301	145B Wintle Street, Mangawhai	0122191683	12 Spinnaker Lane, Mangawhai		
0122169802	Moir Point Road, Mangawhai	0122191697	78 Kedge Drive, Mangawhai		
0122182415	65 Lincoln Street, Mangawhai	0122194000	1 Kagan Avenue, Mangawhai		

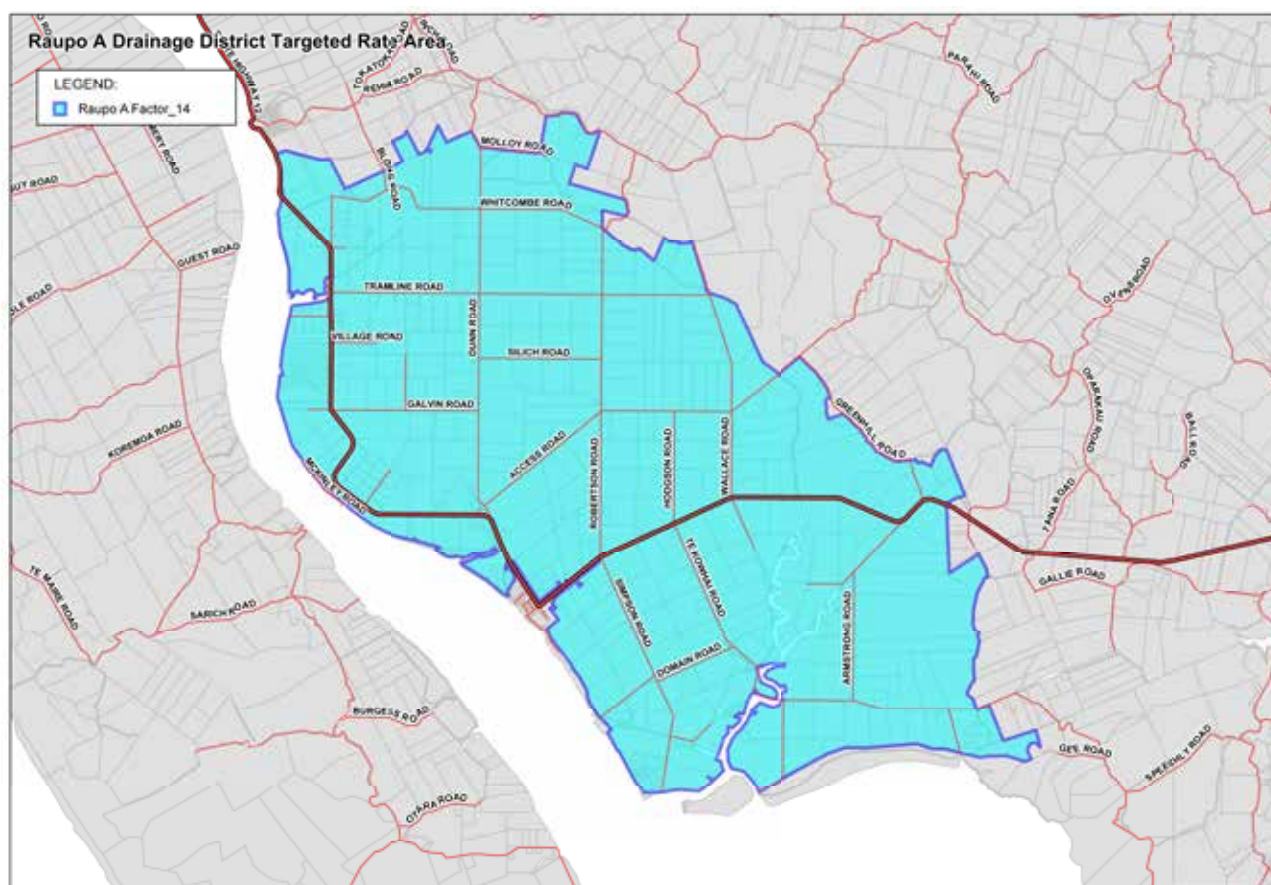
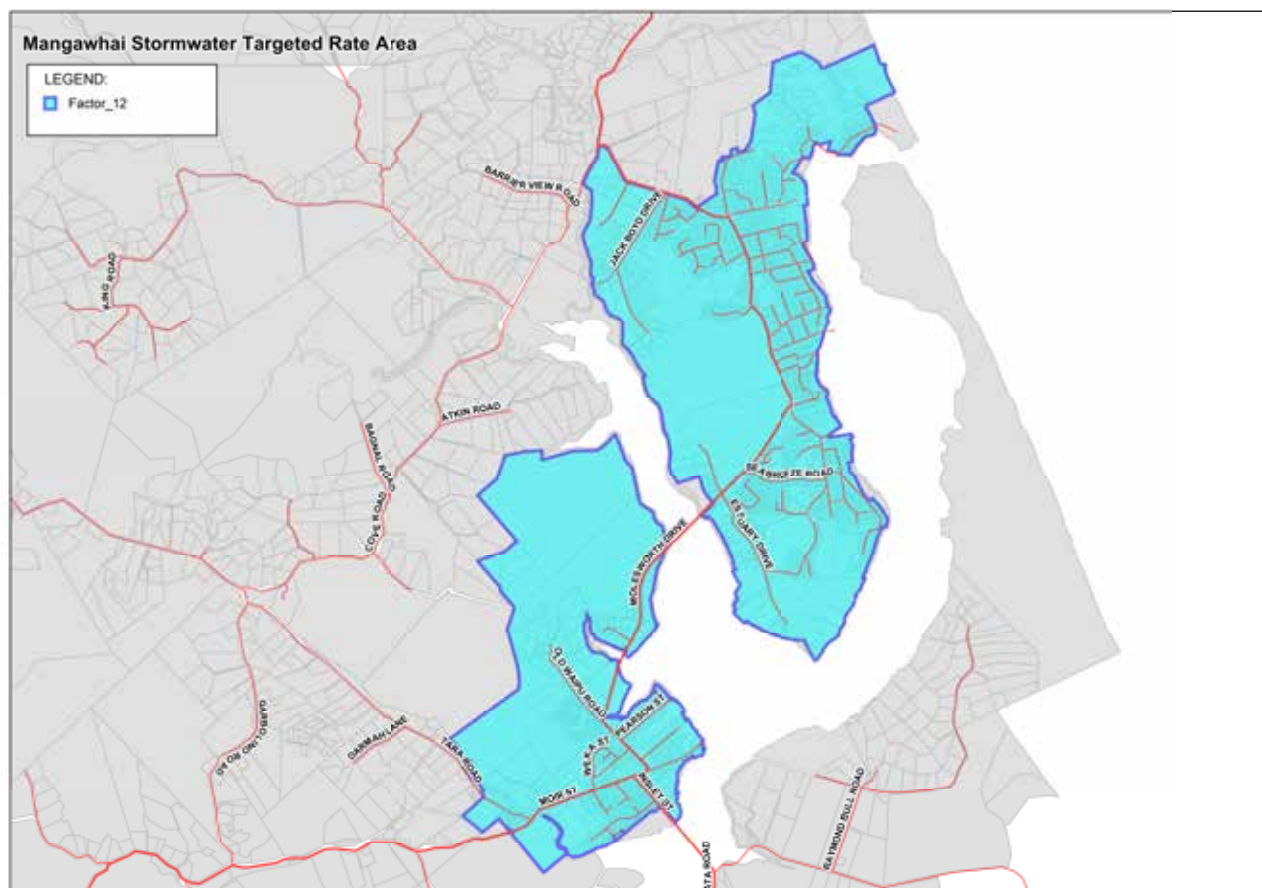


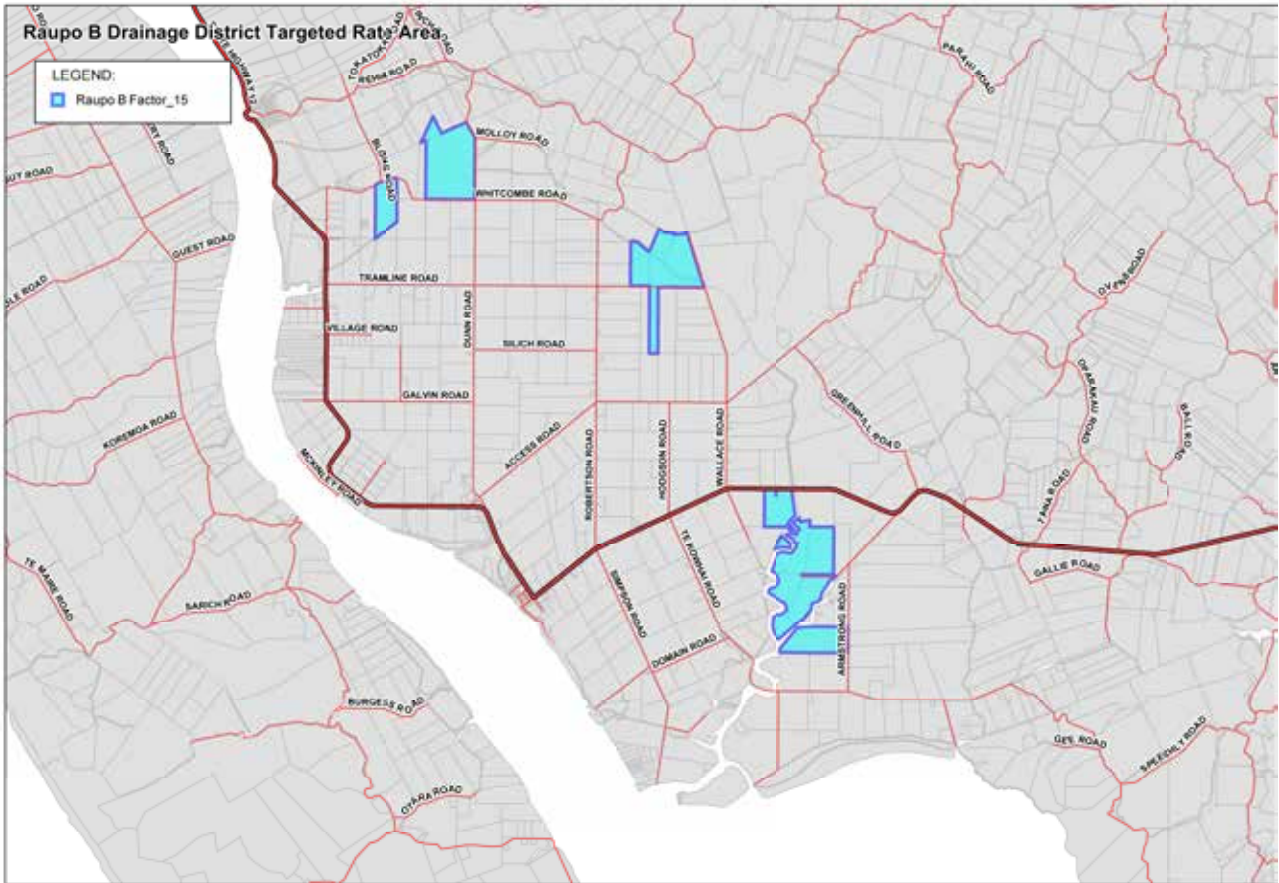
Mangawhai Wastewater Capital Contribution F

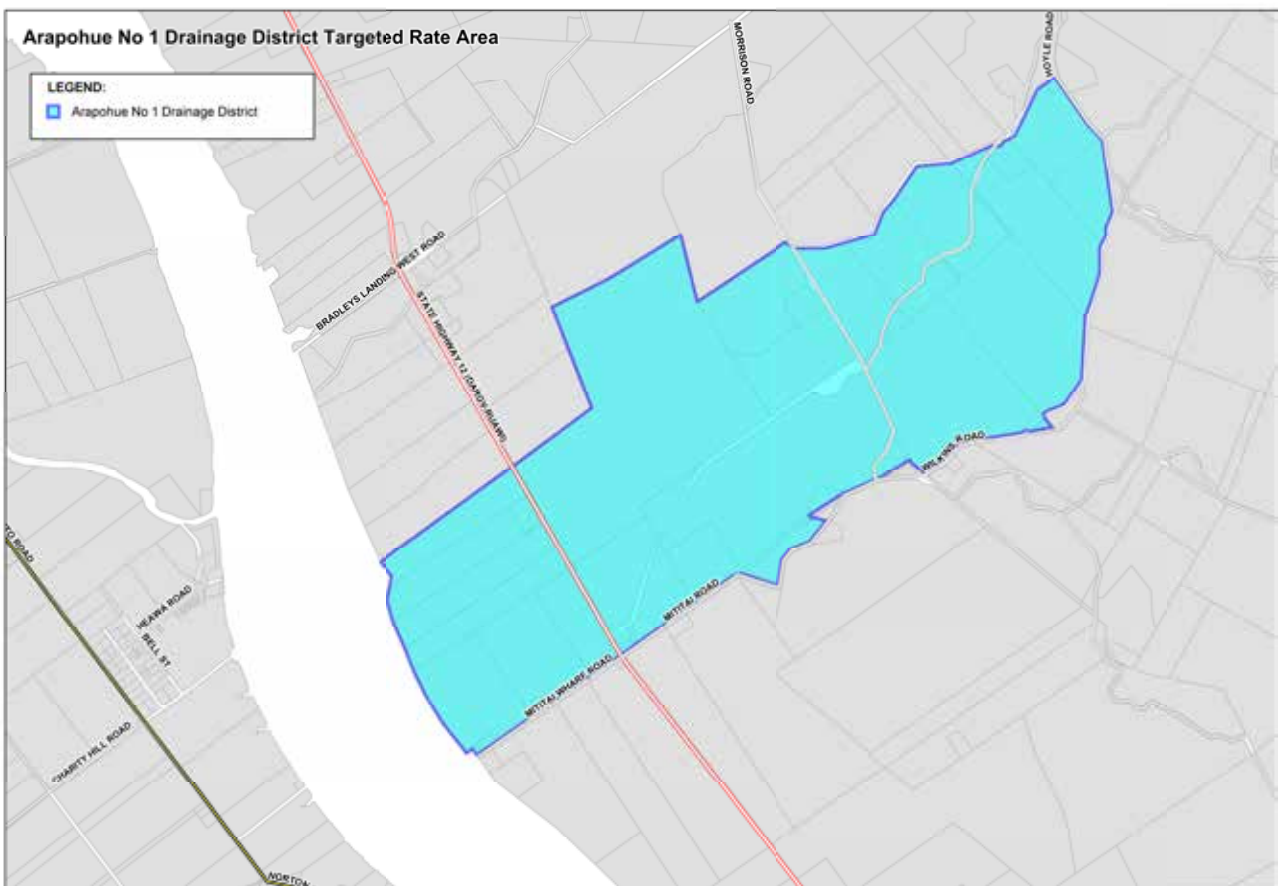
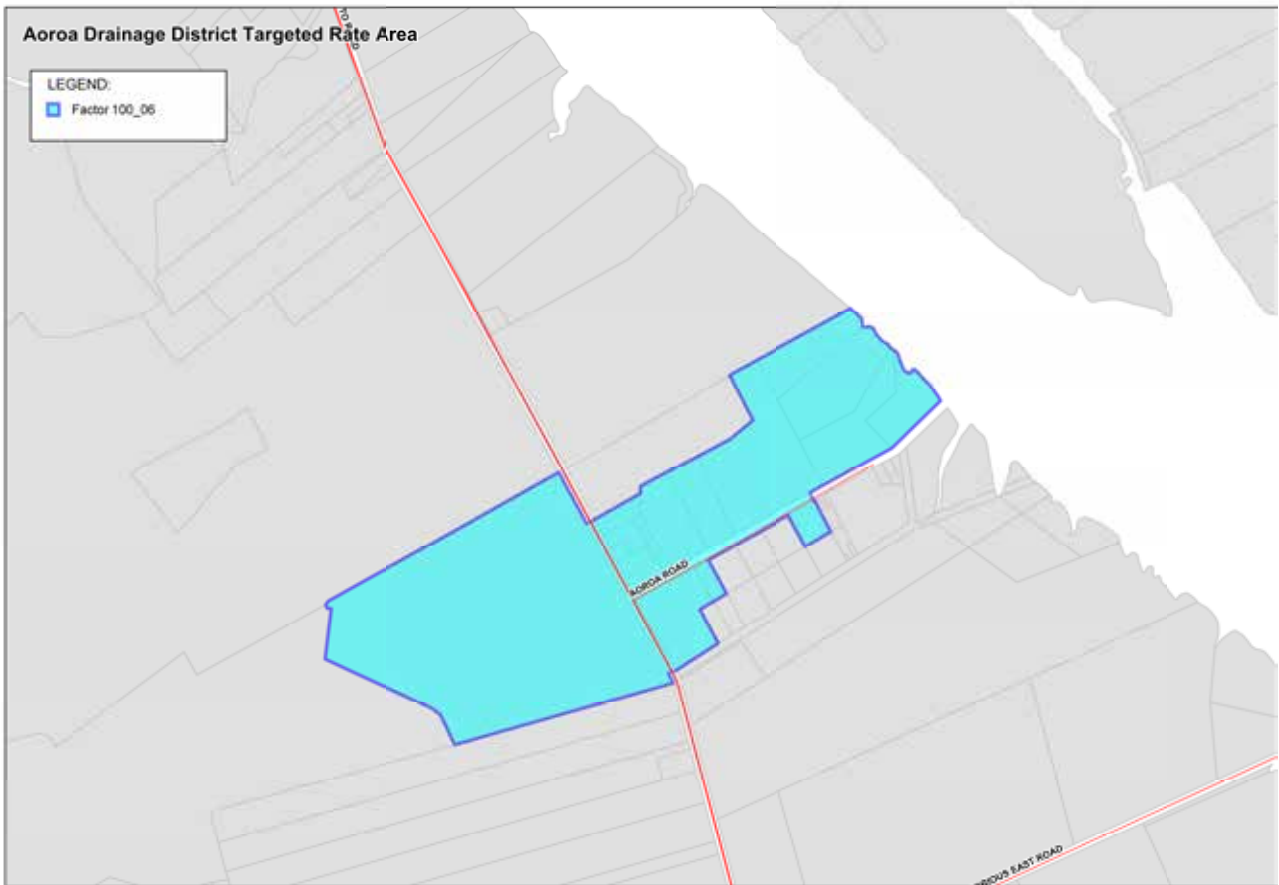
Valuation	Location
0122010225	Wintle Street, Mangawhai
0122011554	8 Hillside Avenue, Mangawhai
0122011626	11 Anchoage Road, Mangawhai
0122011631	8 Beachcomber Road, Mangawhai
0122011639	21B Anchoage Road, Mangawhai
0122012007	4A Thelma Road South, Mangawhai
0122183765	17 Jordan Street, Mangawhai
0122183769	8 Jordan Street, Mangawhai
0122183899	46 Moir Point Road, Mangawhai
0122183900	1 Seabreeze Road, Mangawhai
0122183910	26 Quail Way, Mangawhai
0122183961	18A Quail Way, Mangawhai
0122183964	18D Quail Way, Mangawhai
0122184039	36 Norfolk Drive, Mangawhai
0122184077	54 Norfolk Drive, Mangawhai
0122191656	46 Kedge Drive, Mangawhai
0122191662	27A Kedge Drive, Mangawhai
0122191666	31 Kedge Drive, Mangawhai
0122191686	8 Spinnaker Lane, Mangawhai
0122194011	20 Kagan Avenue, Mangawhai
0122194016	10 Kagan Avenue, Mangawhai
0122194021	2 Kagan Avenue, Mangawhai
0122195617	12 Longview Street, Mangawhai
0122195631	5 Kakapo Place, Mangawhai
0122195637	8 Longview Street, Mangawhai
0122195639	6 Weka Street, Mangawhai
0122195653	5 Takahe Place, Mangawhai
0122195657	20 Weka Street, Mangawhai

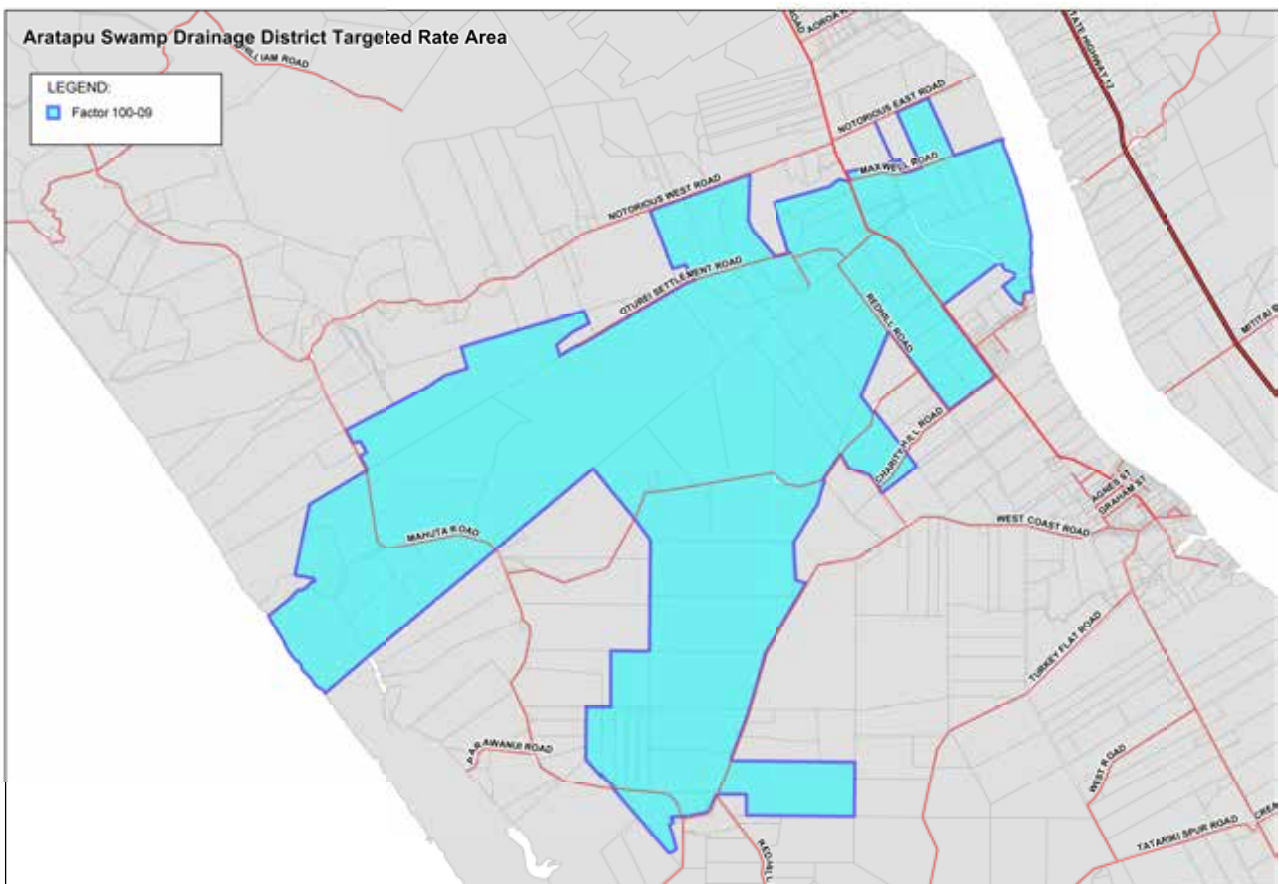
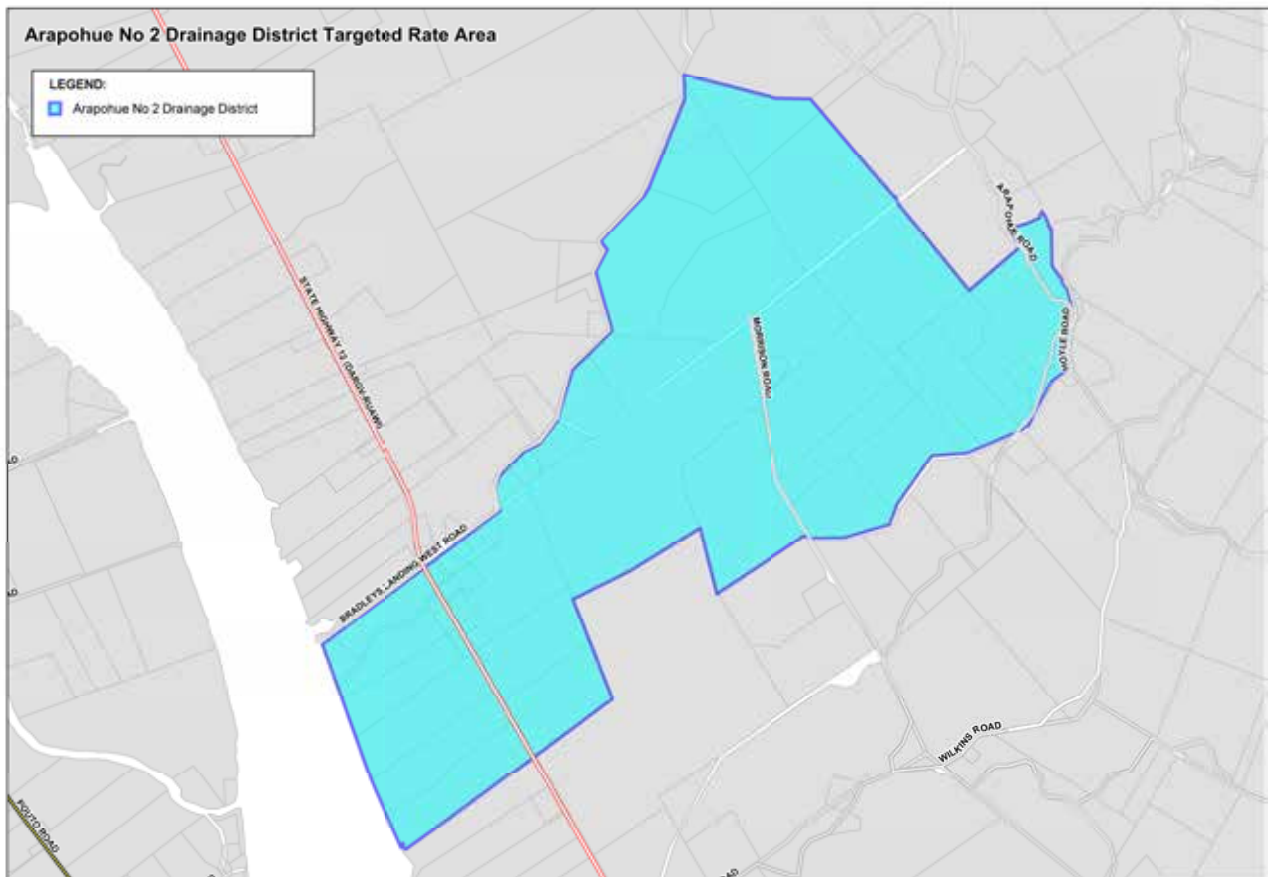


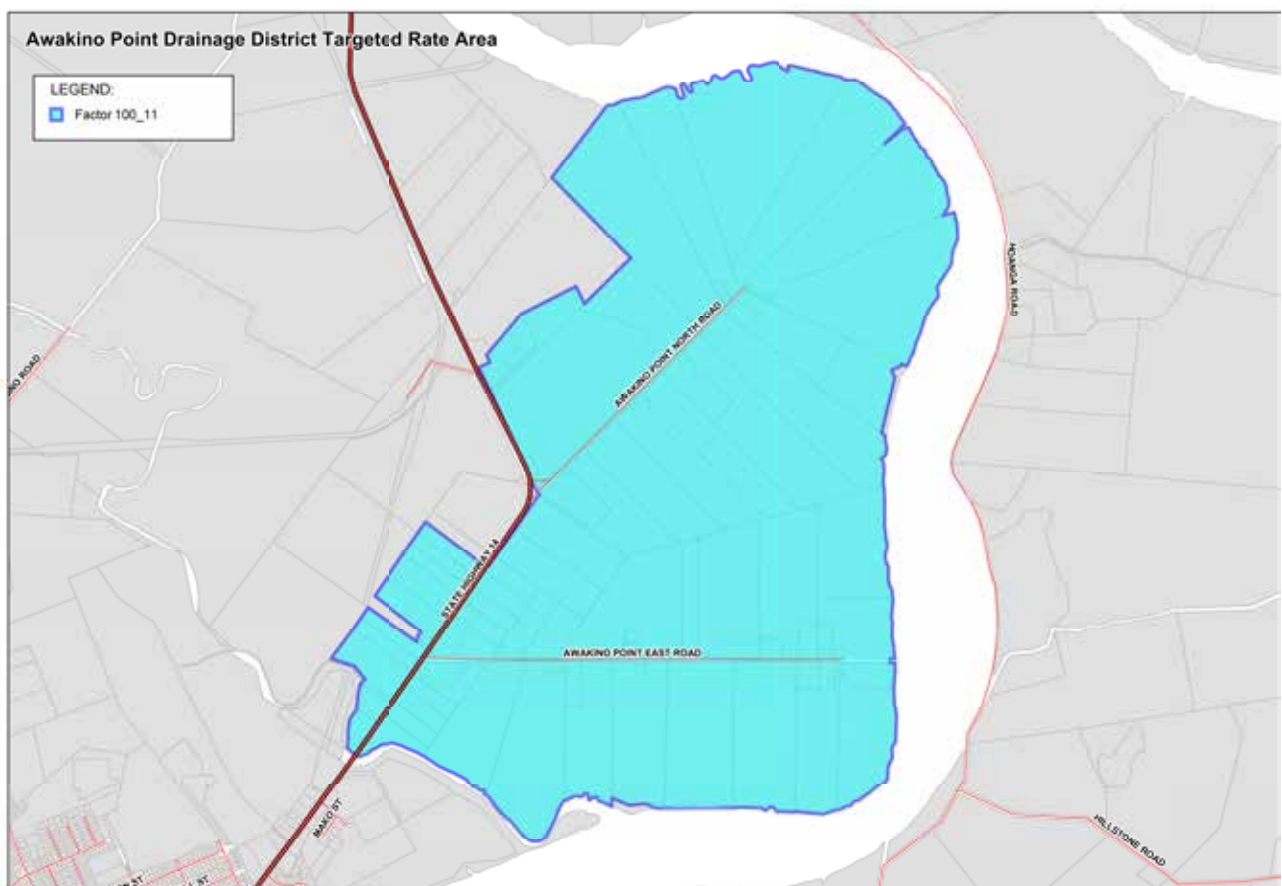
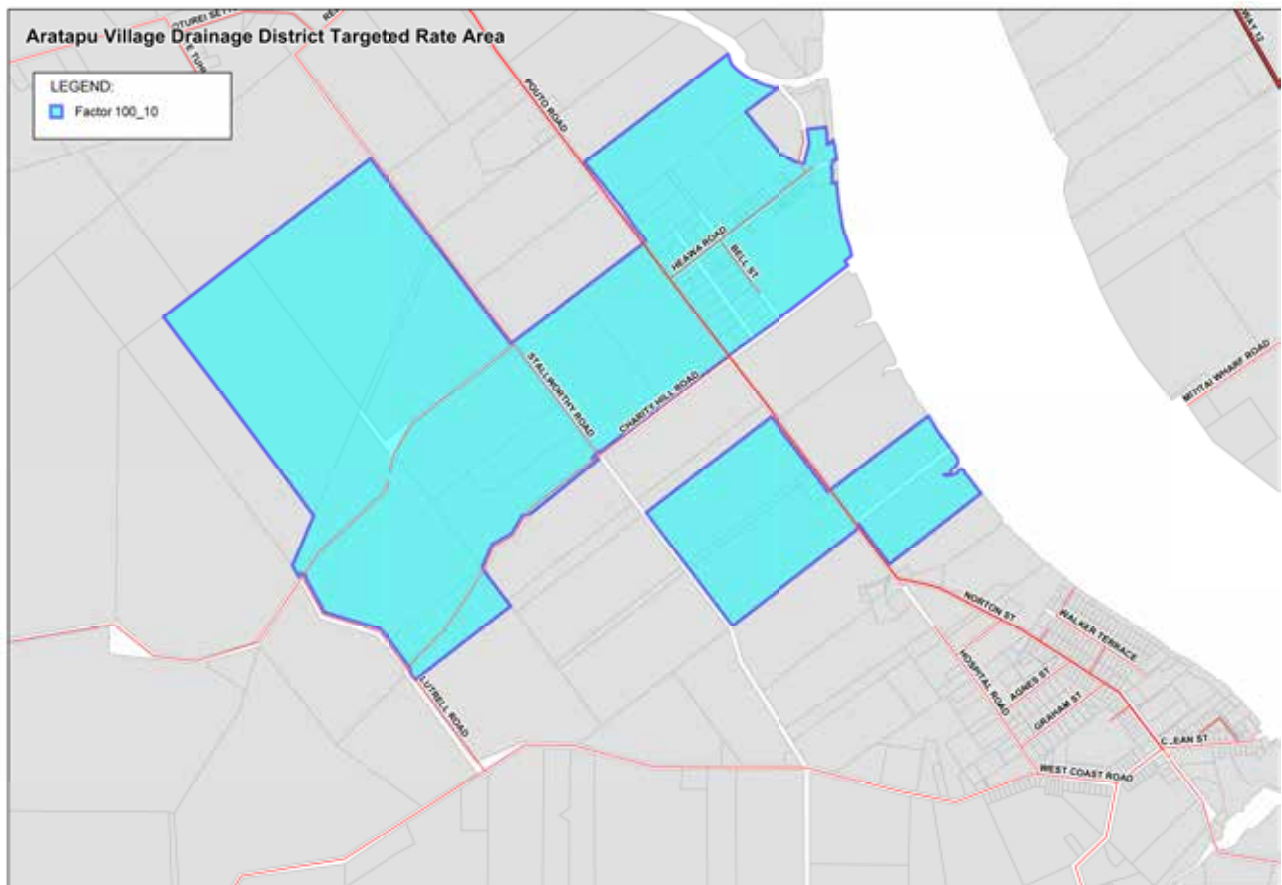


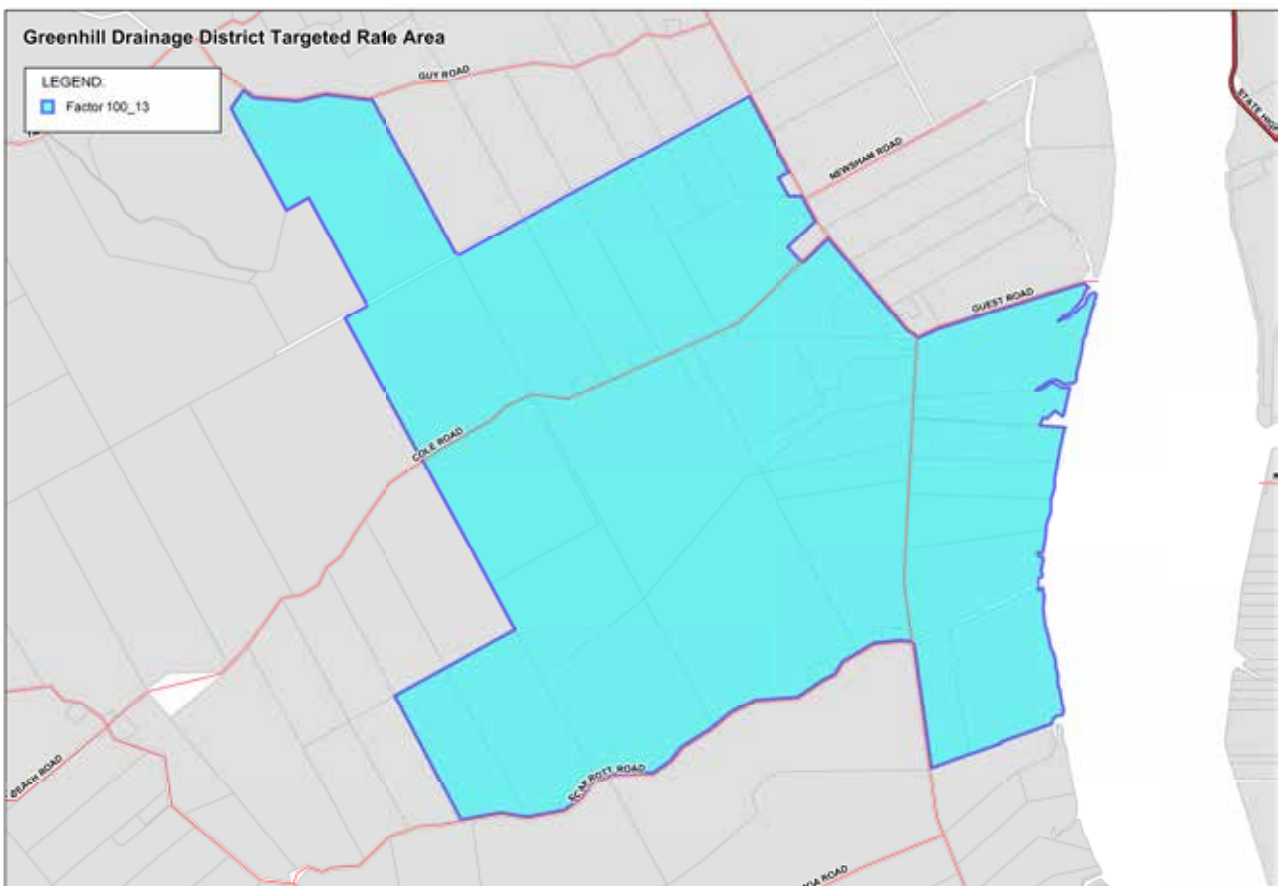
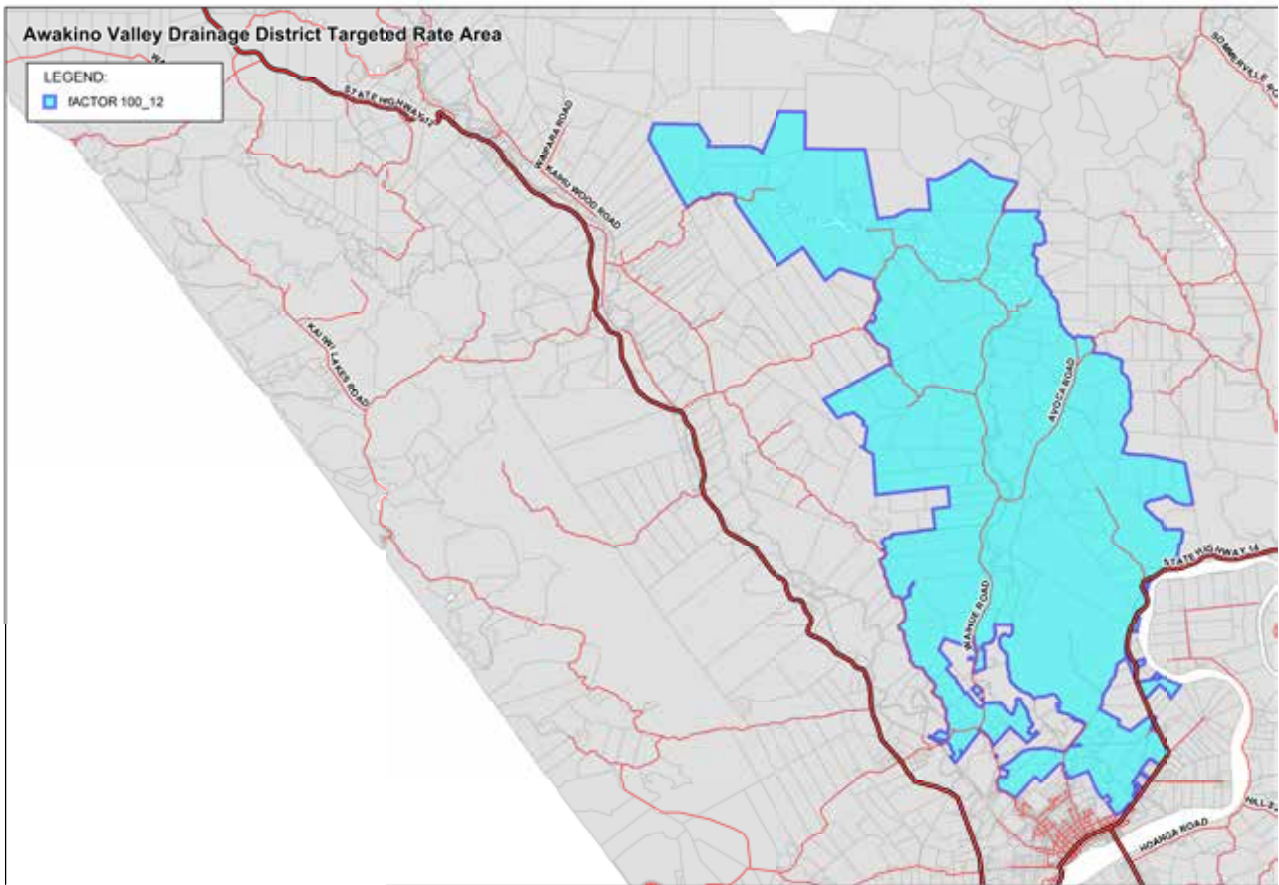


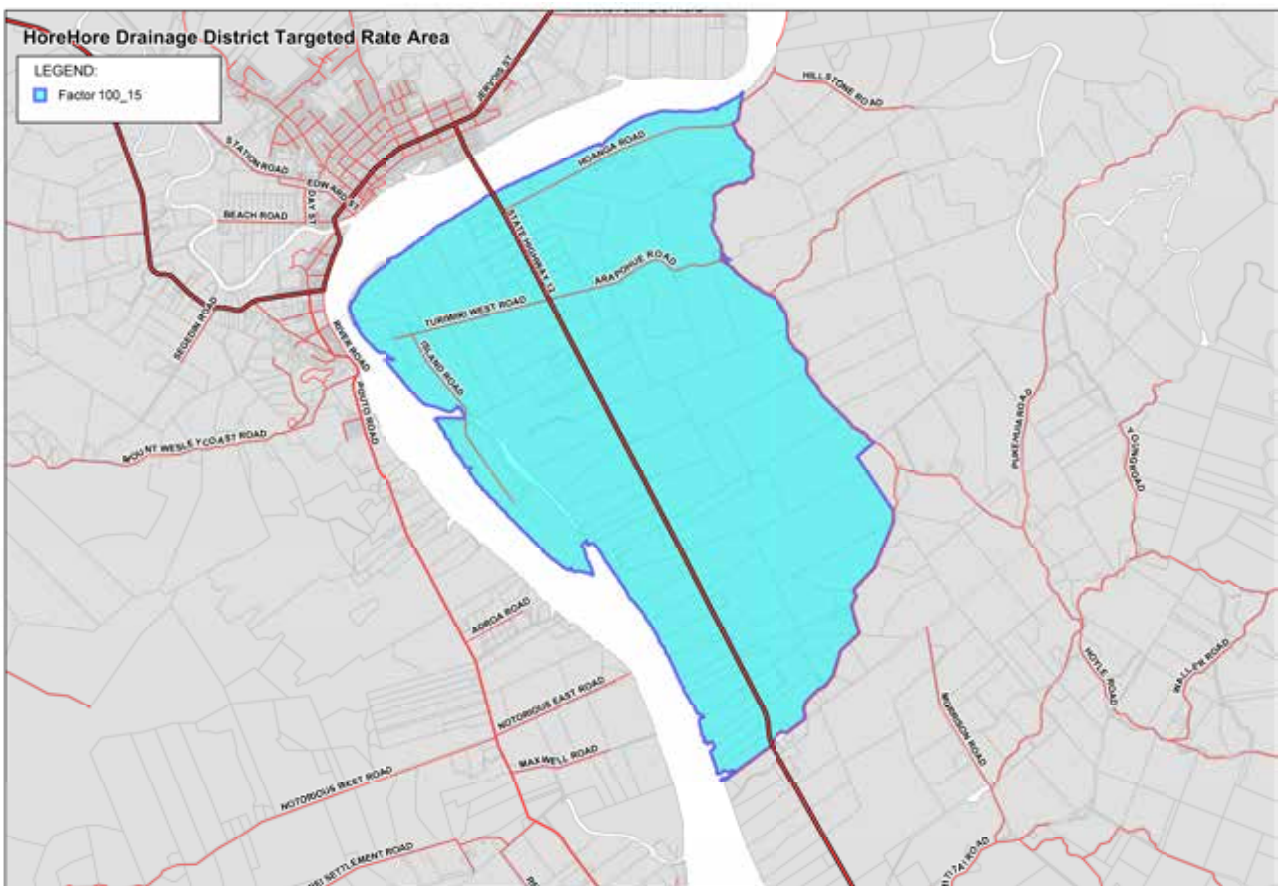
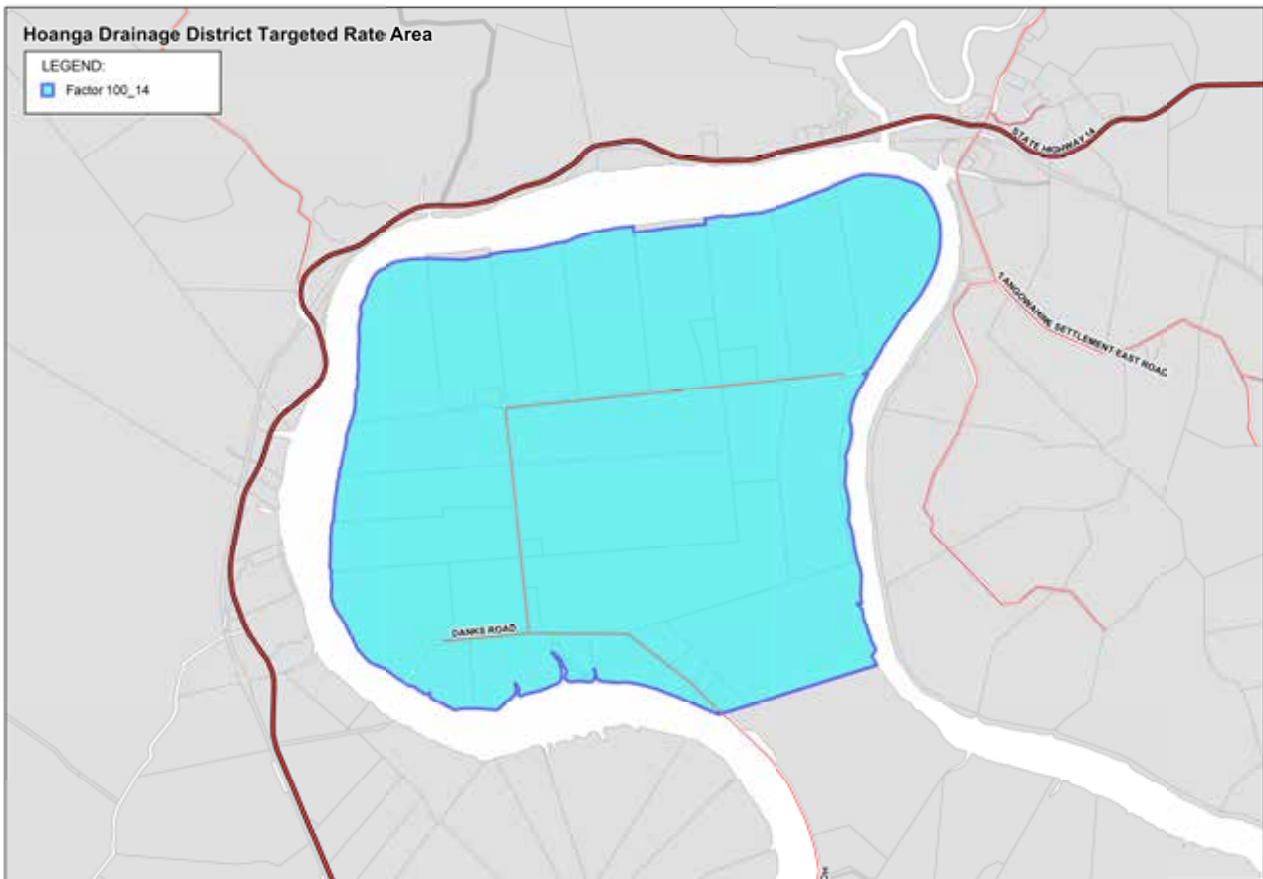


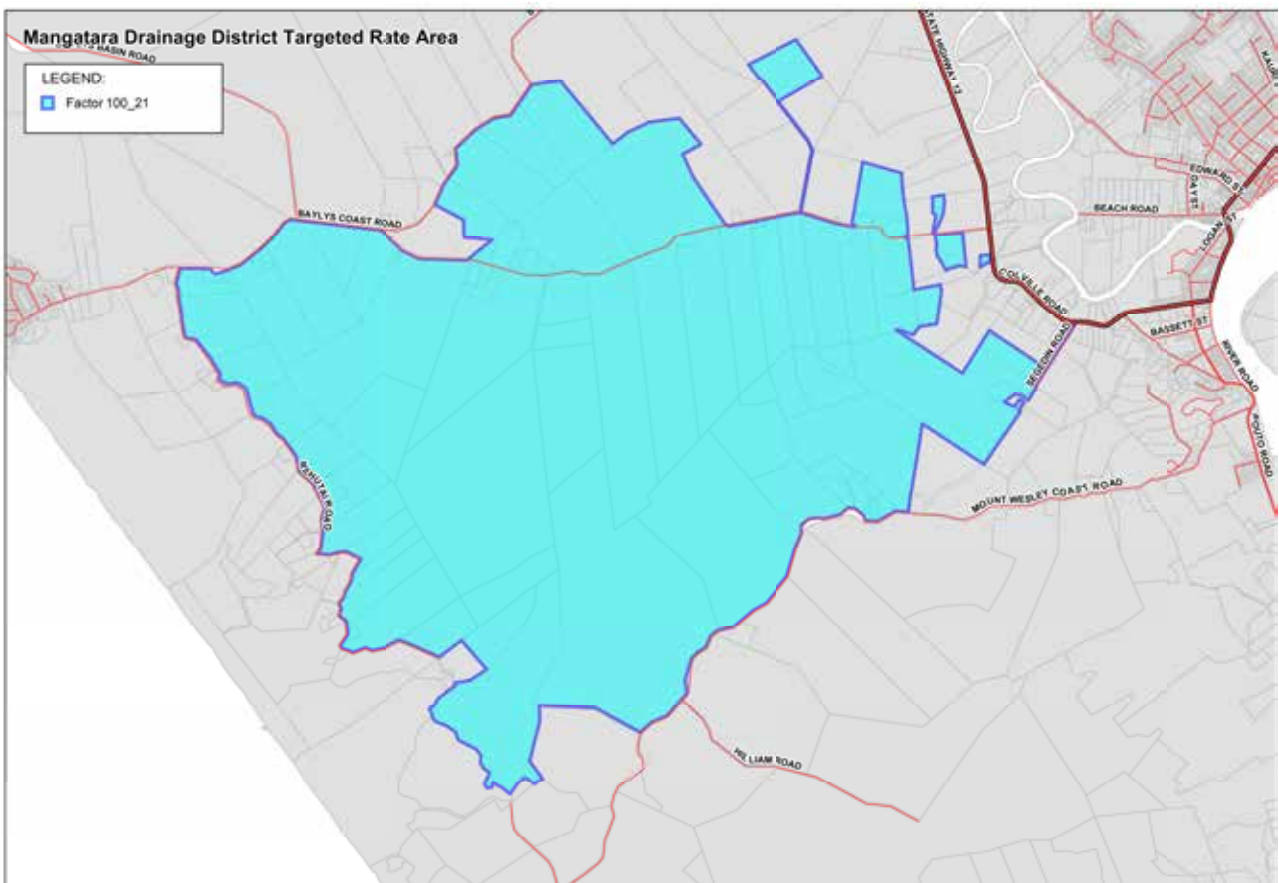
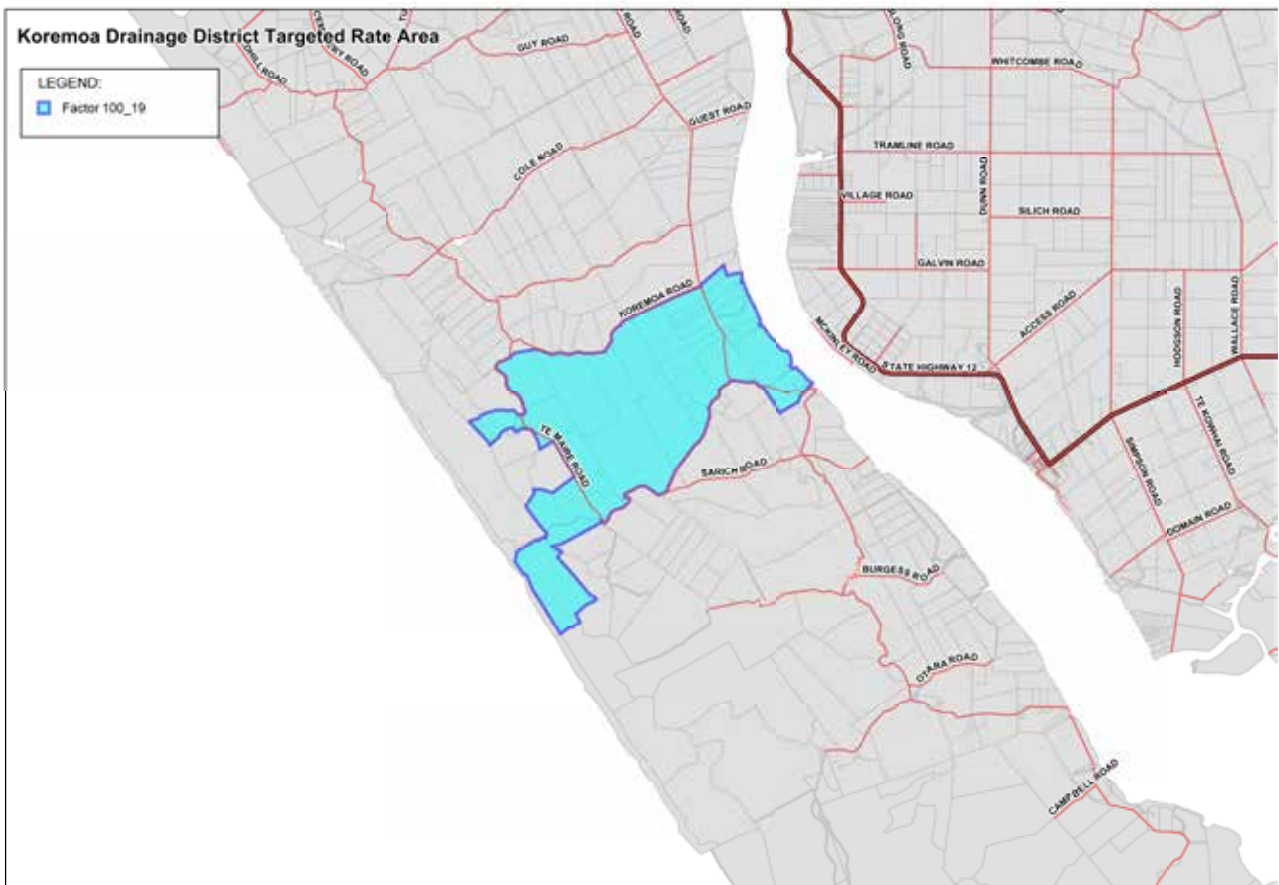


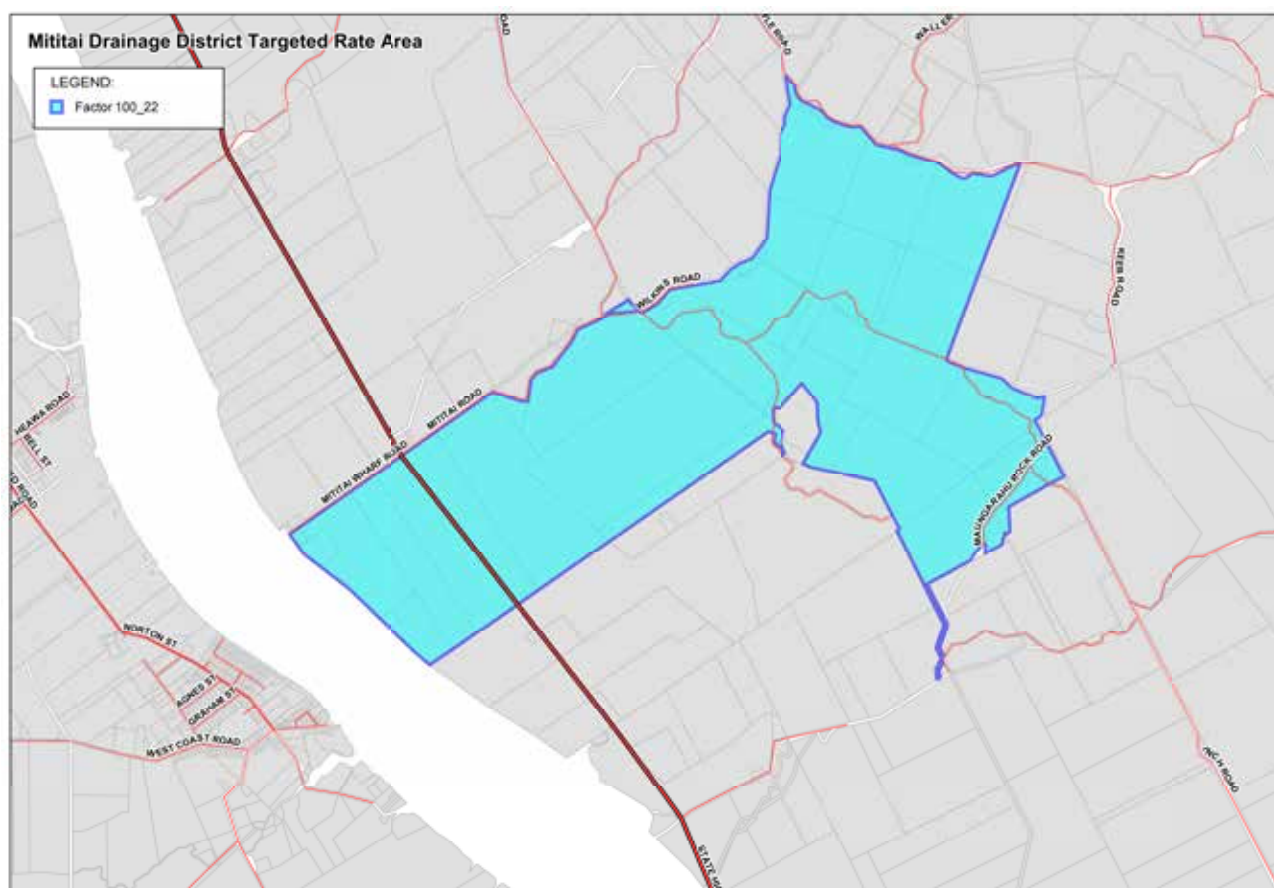
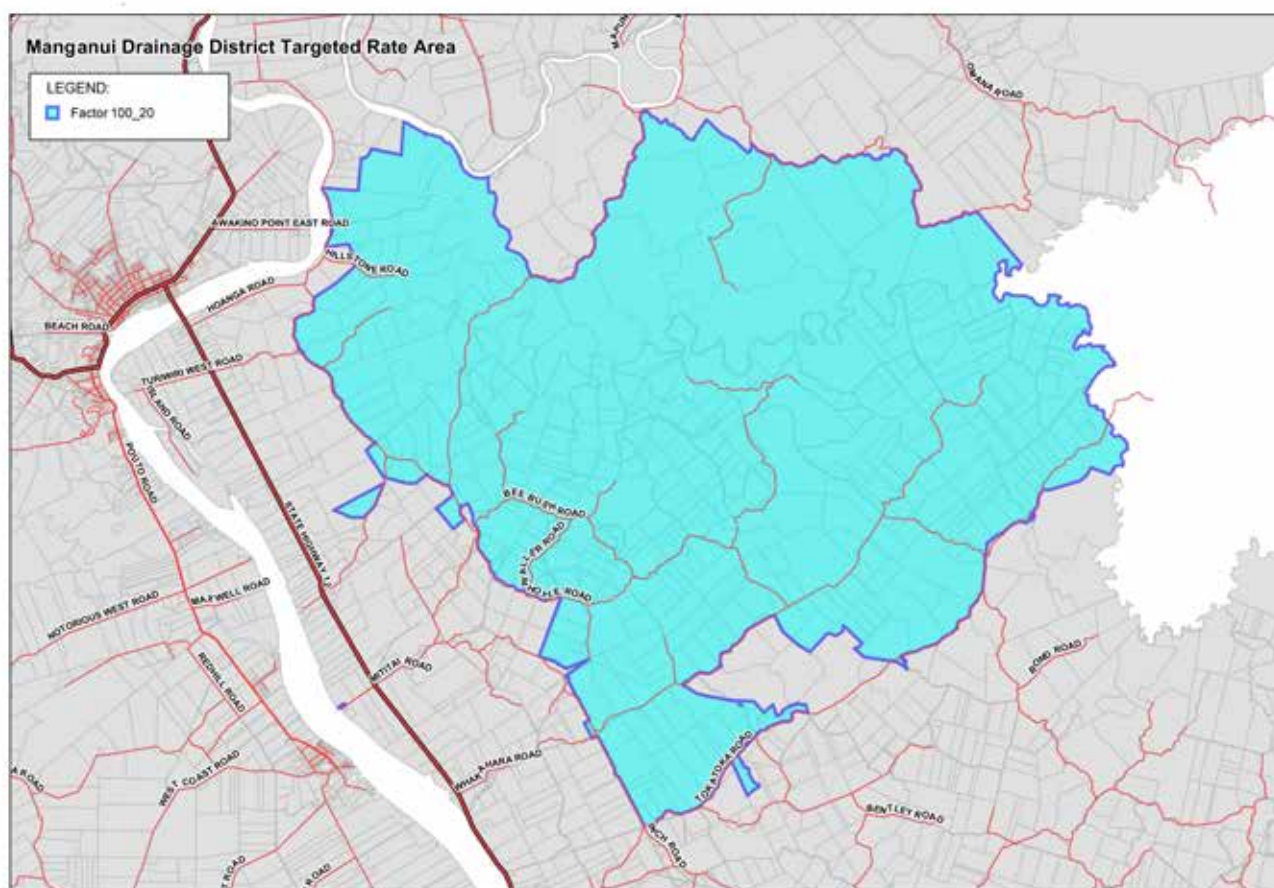


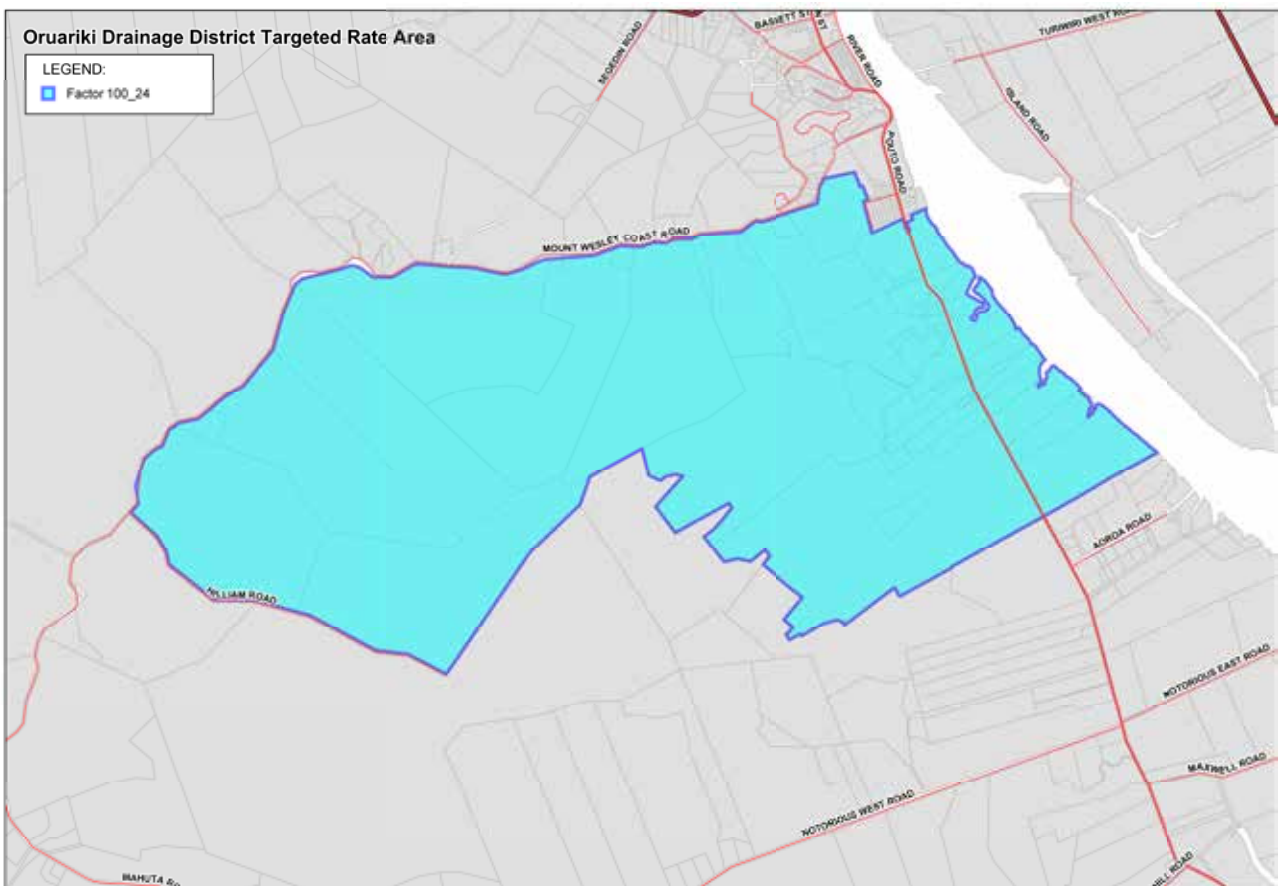
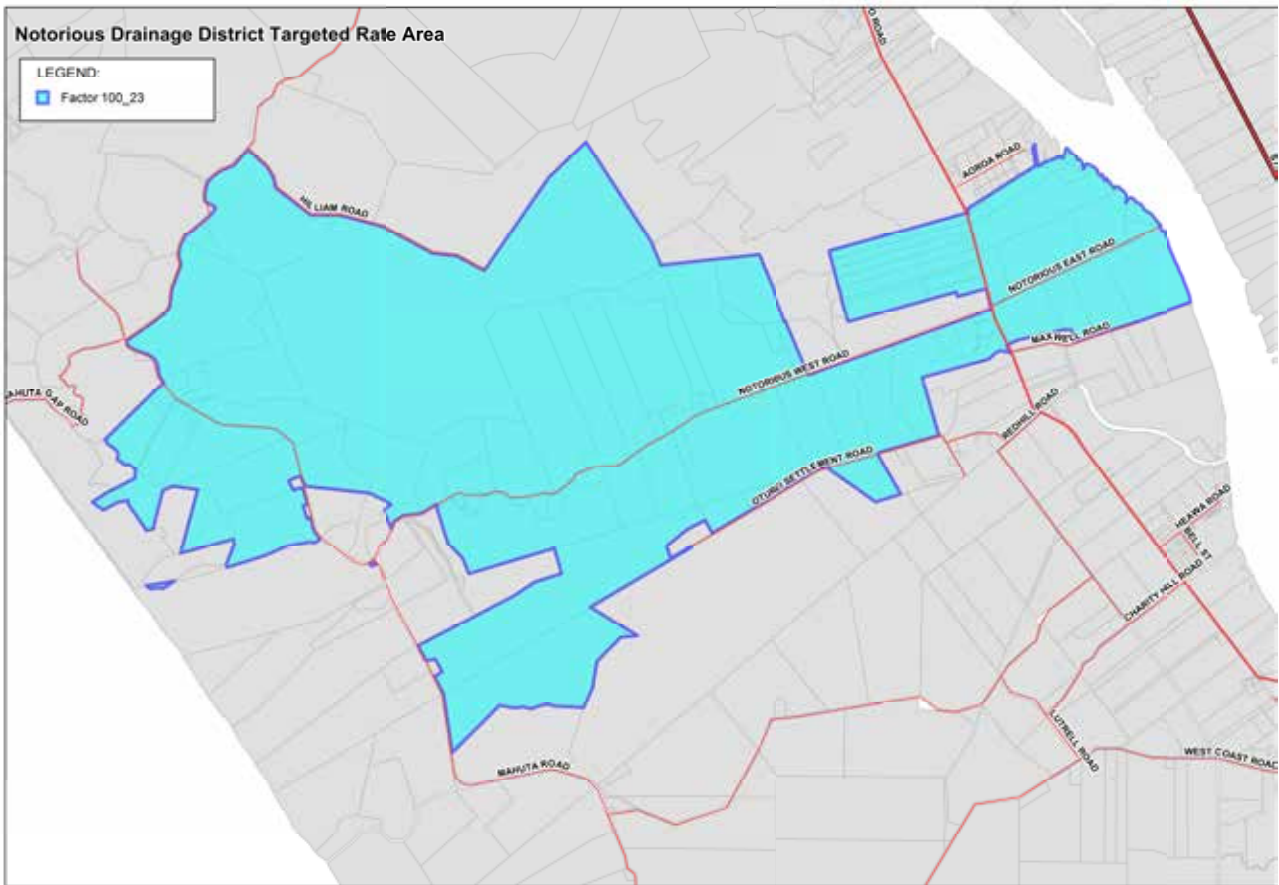


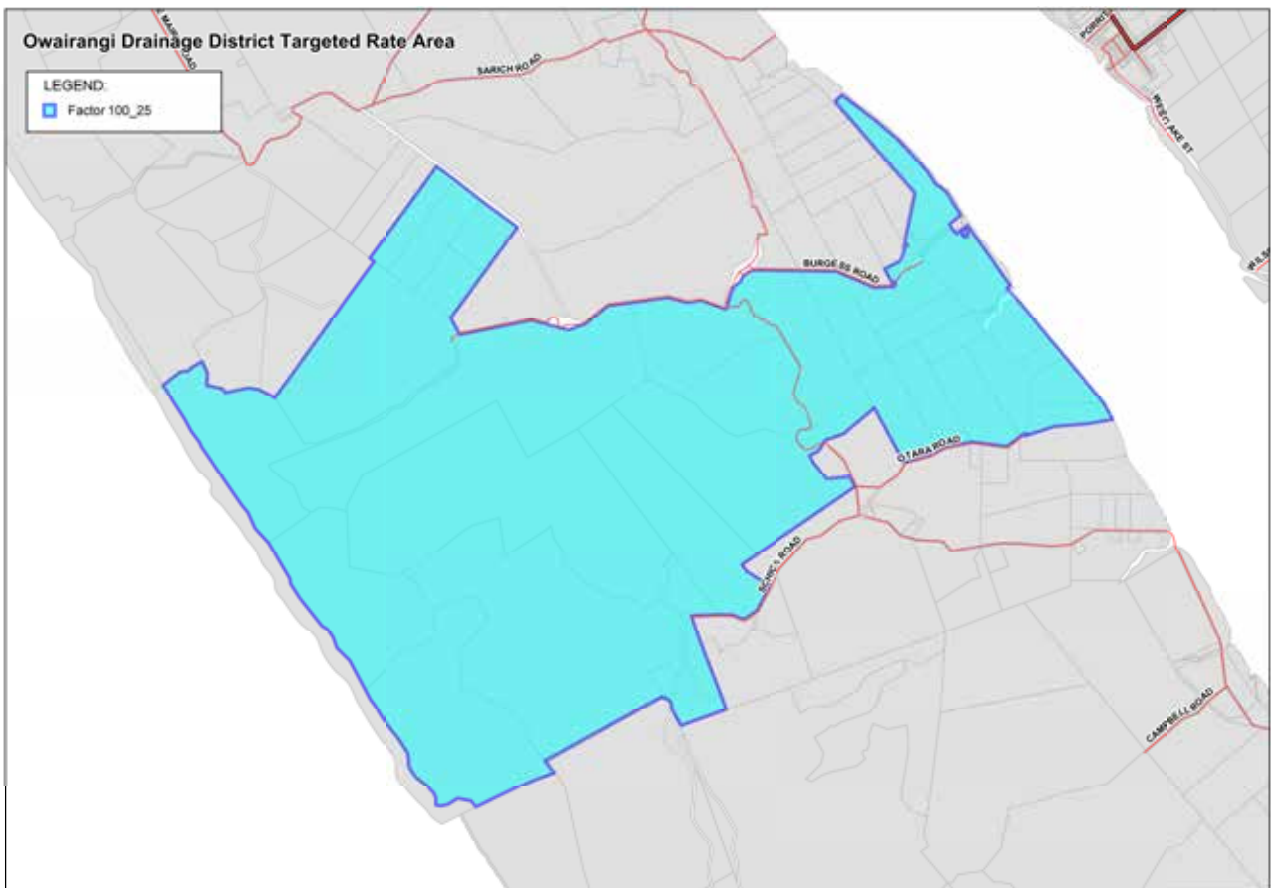
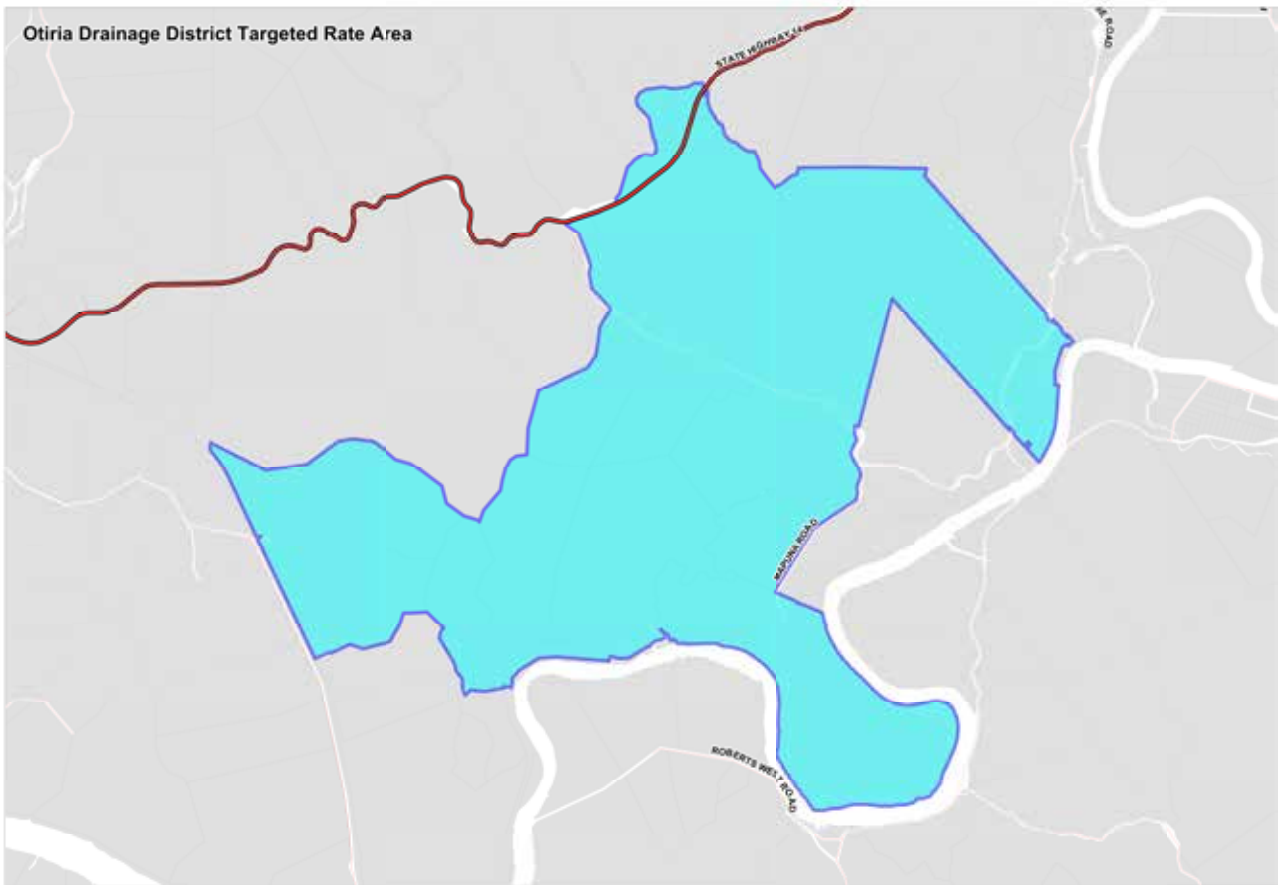


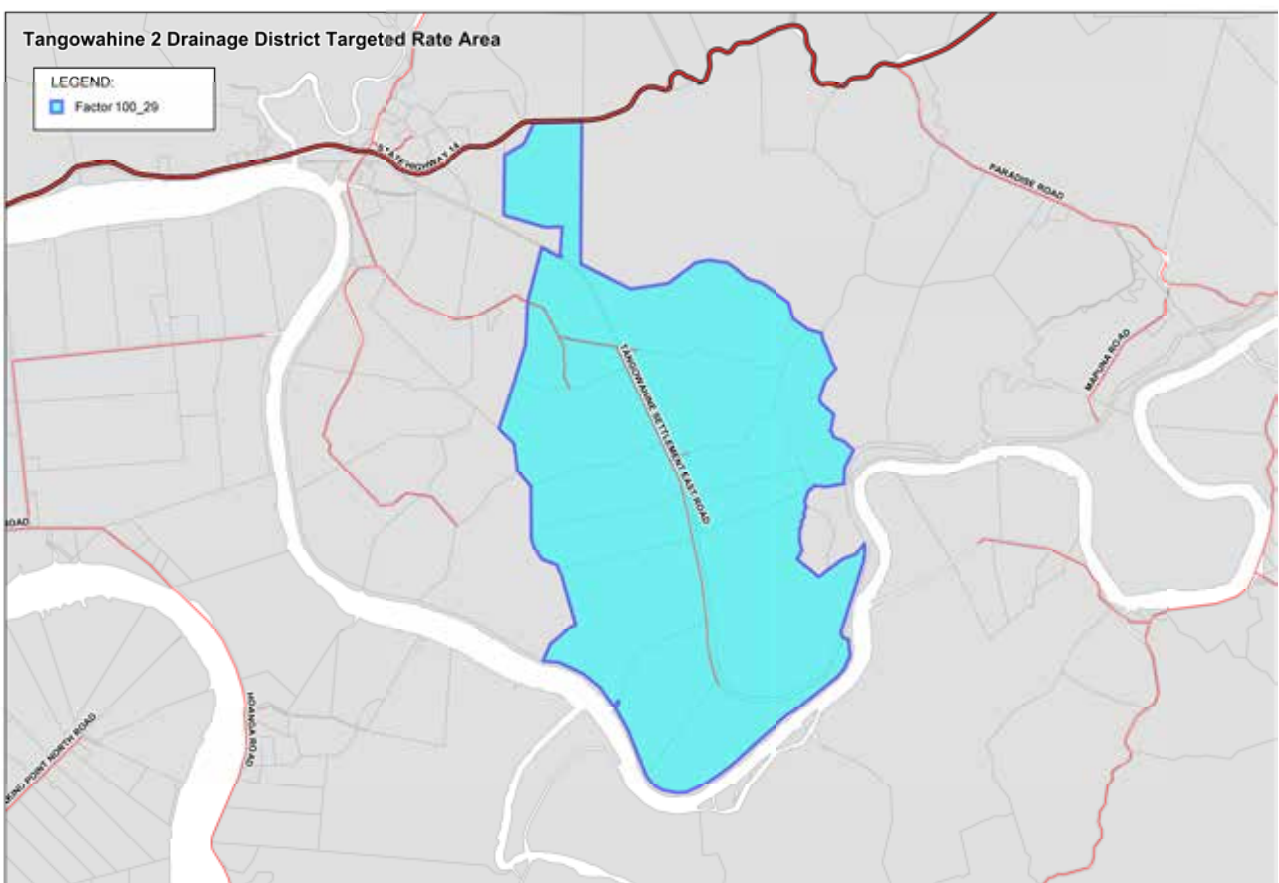
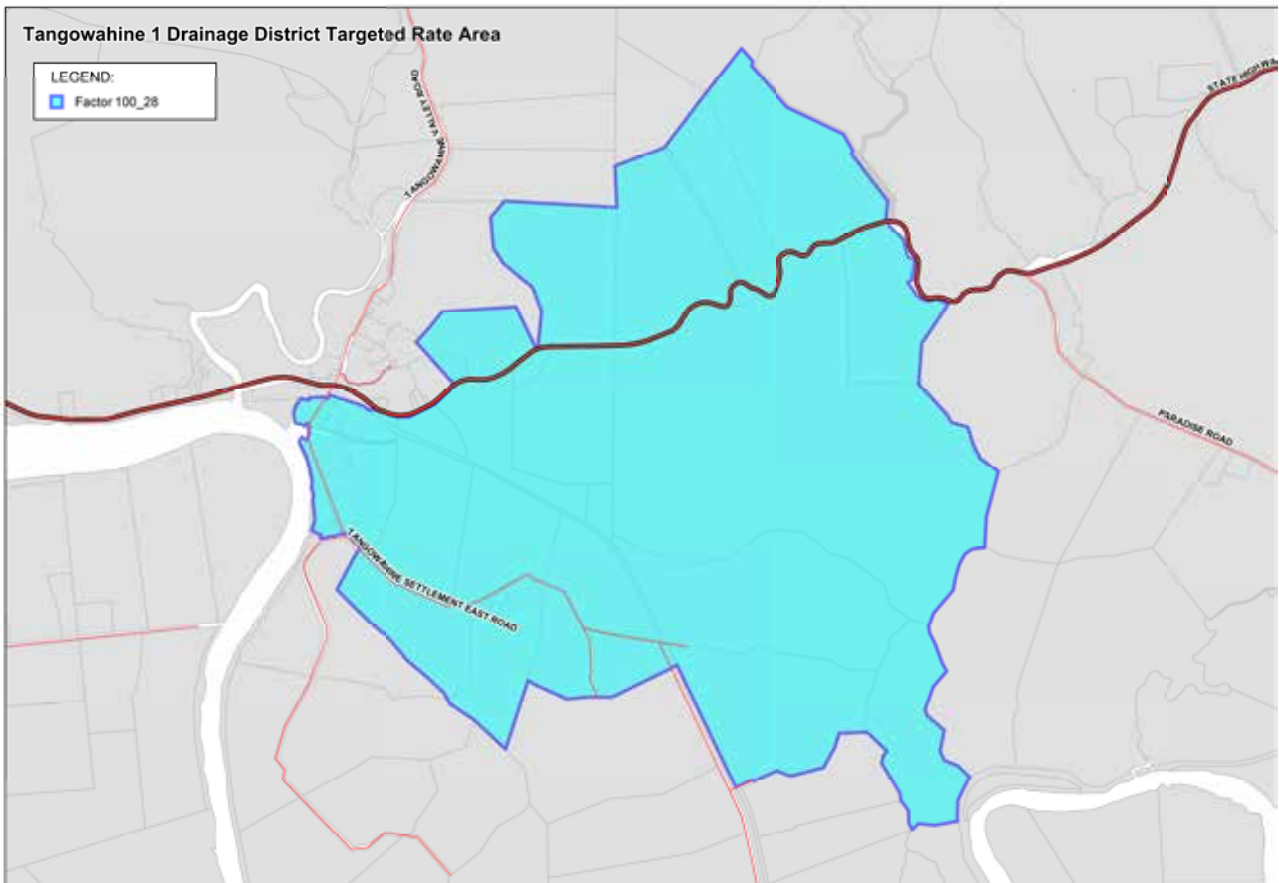


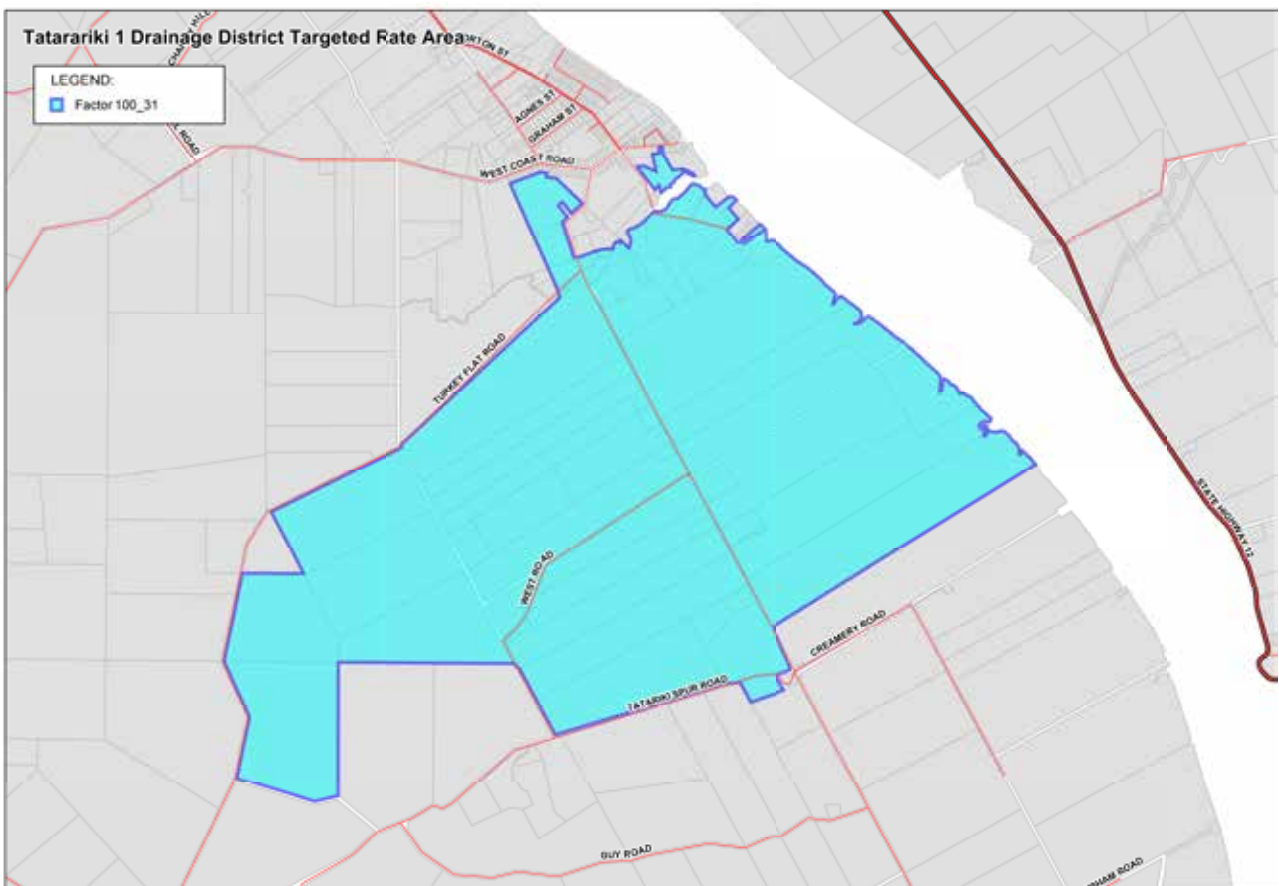
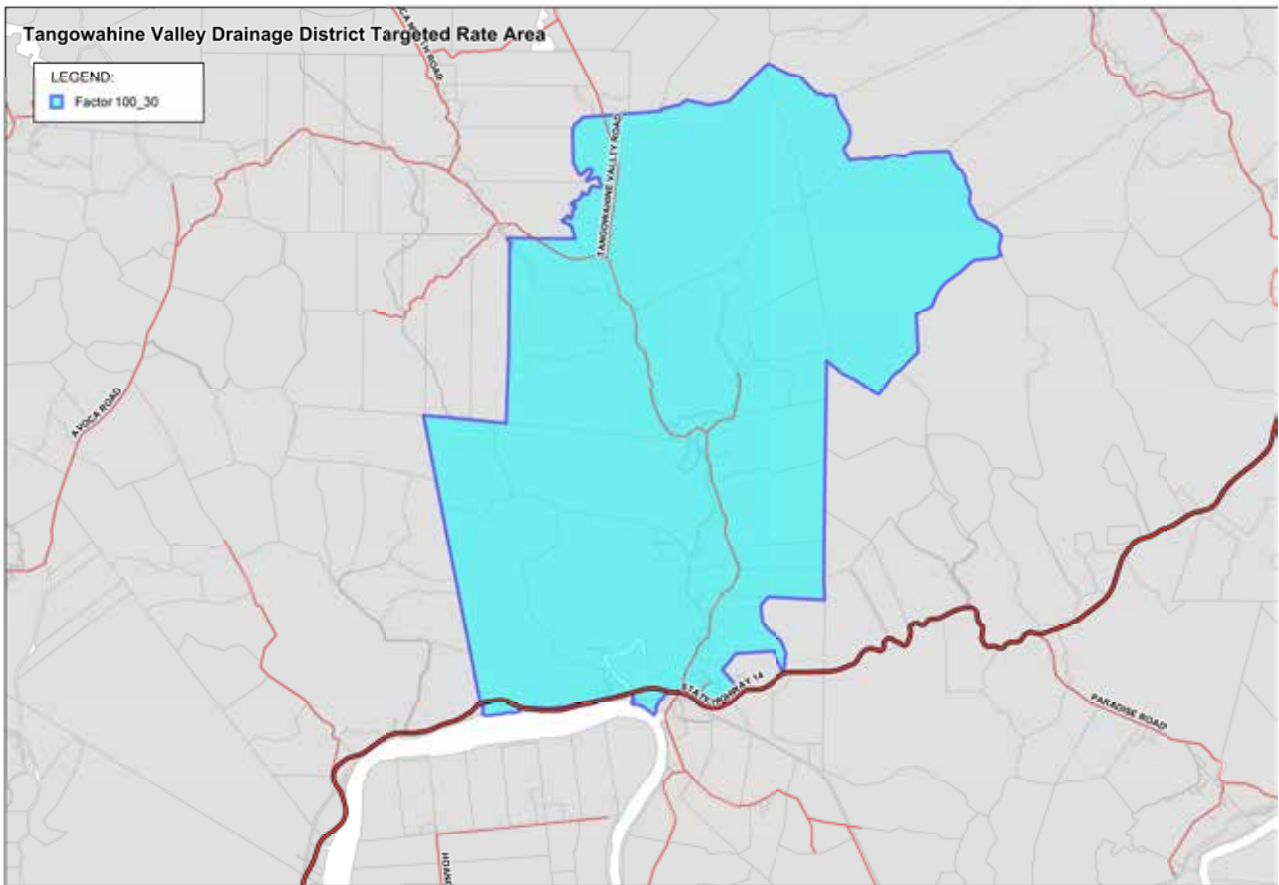


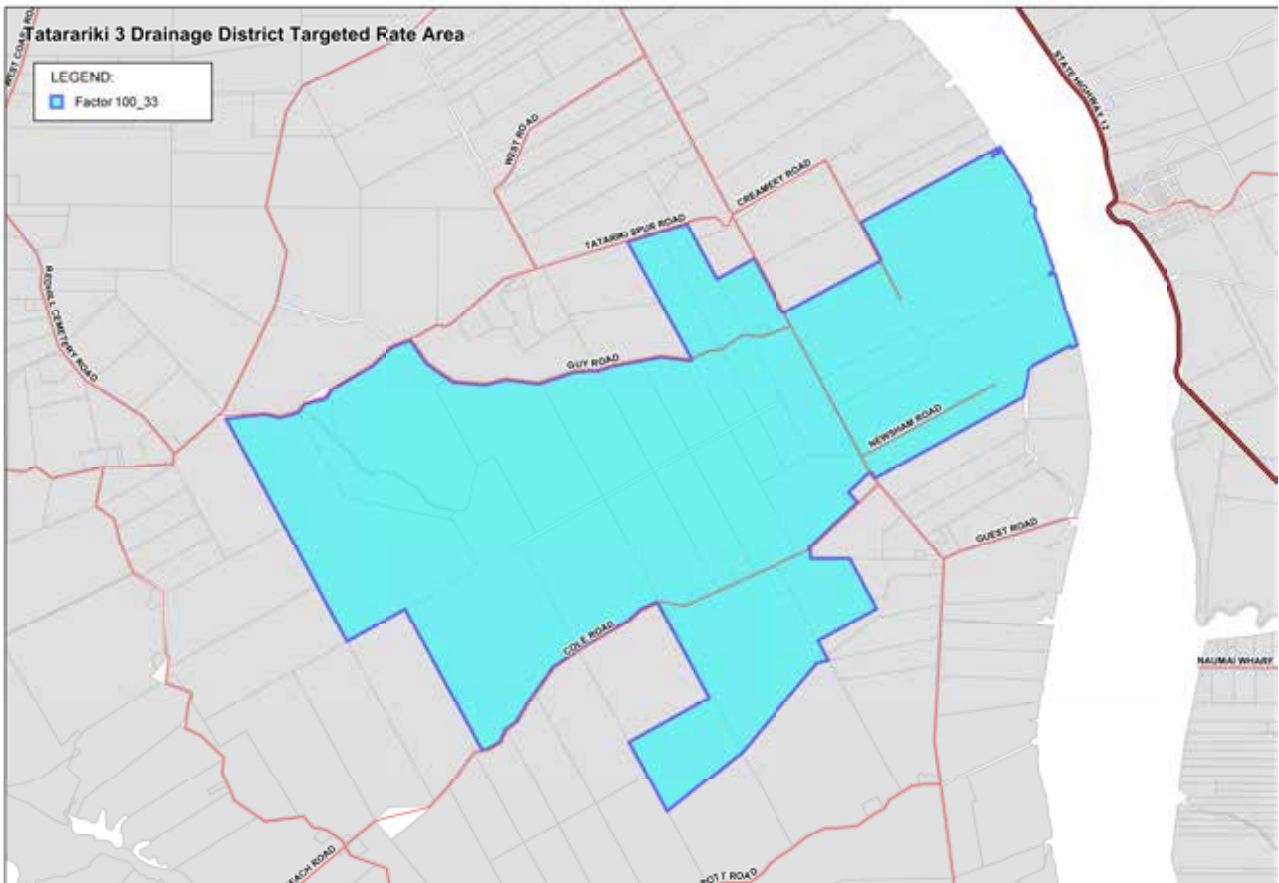
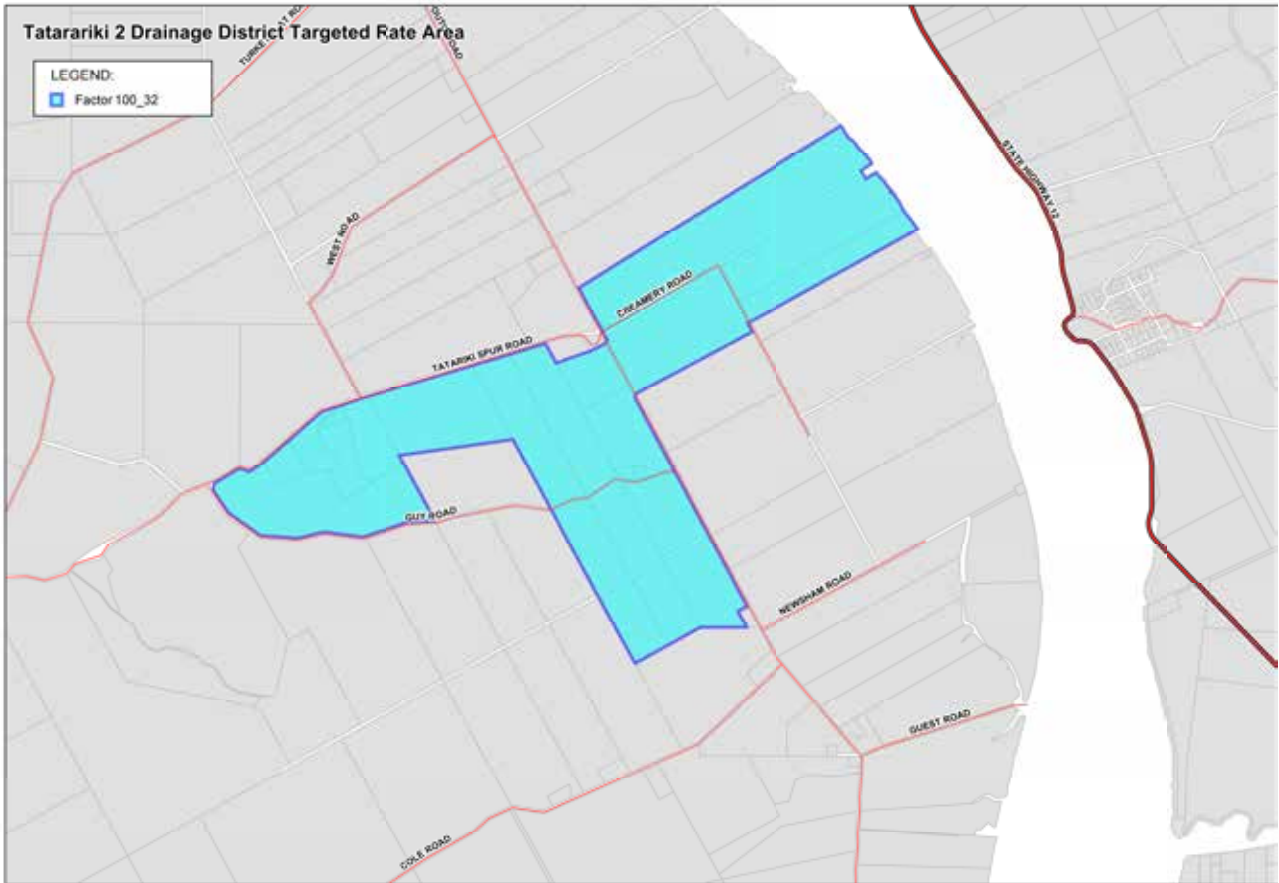


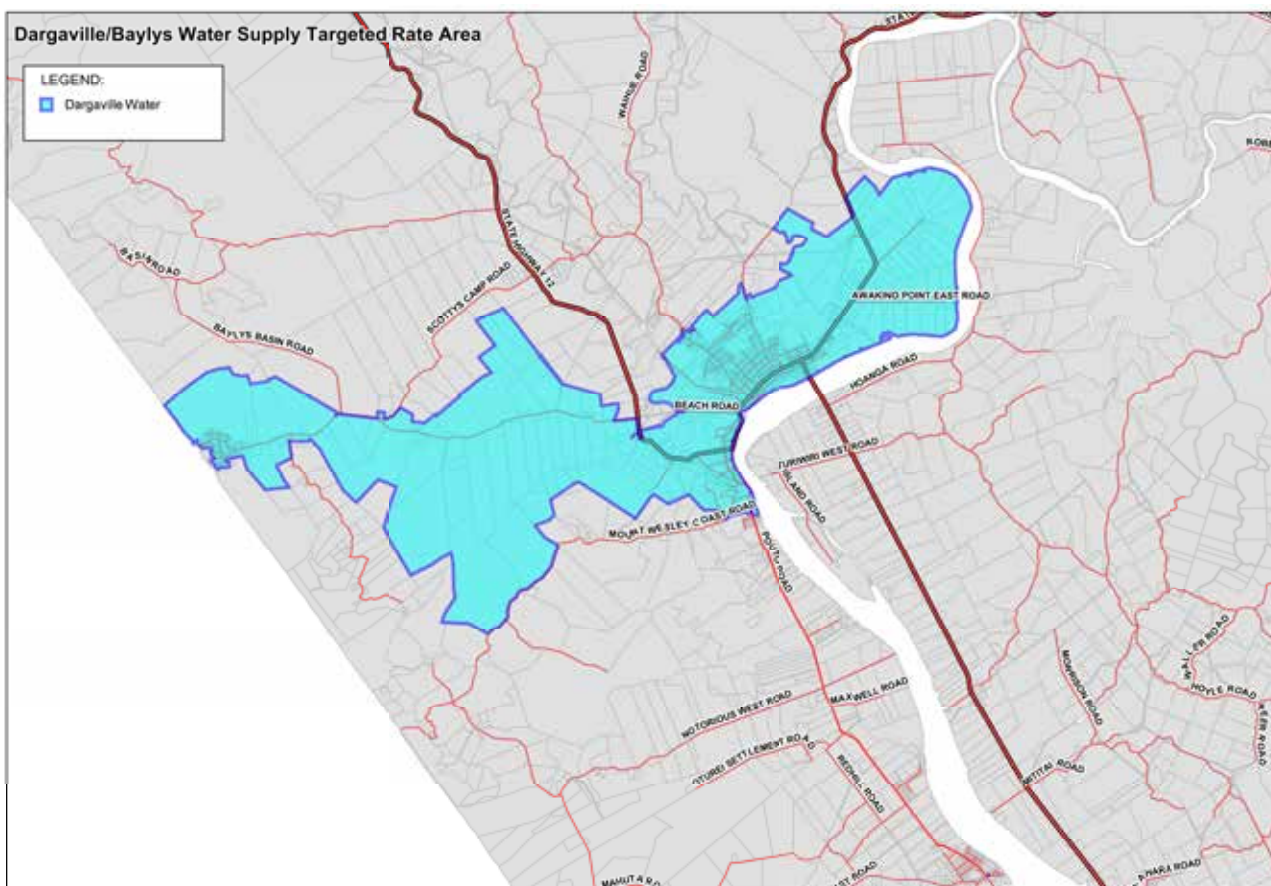
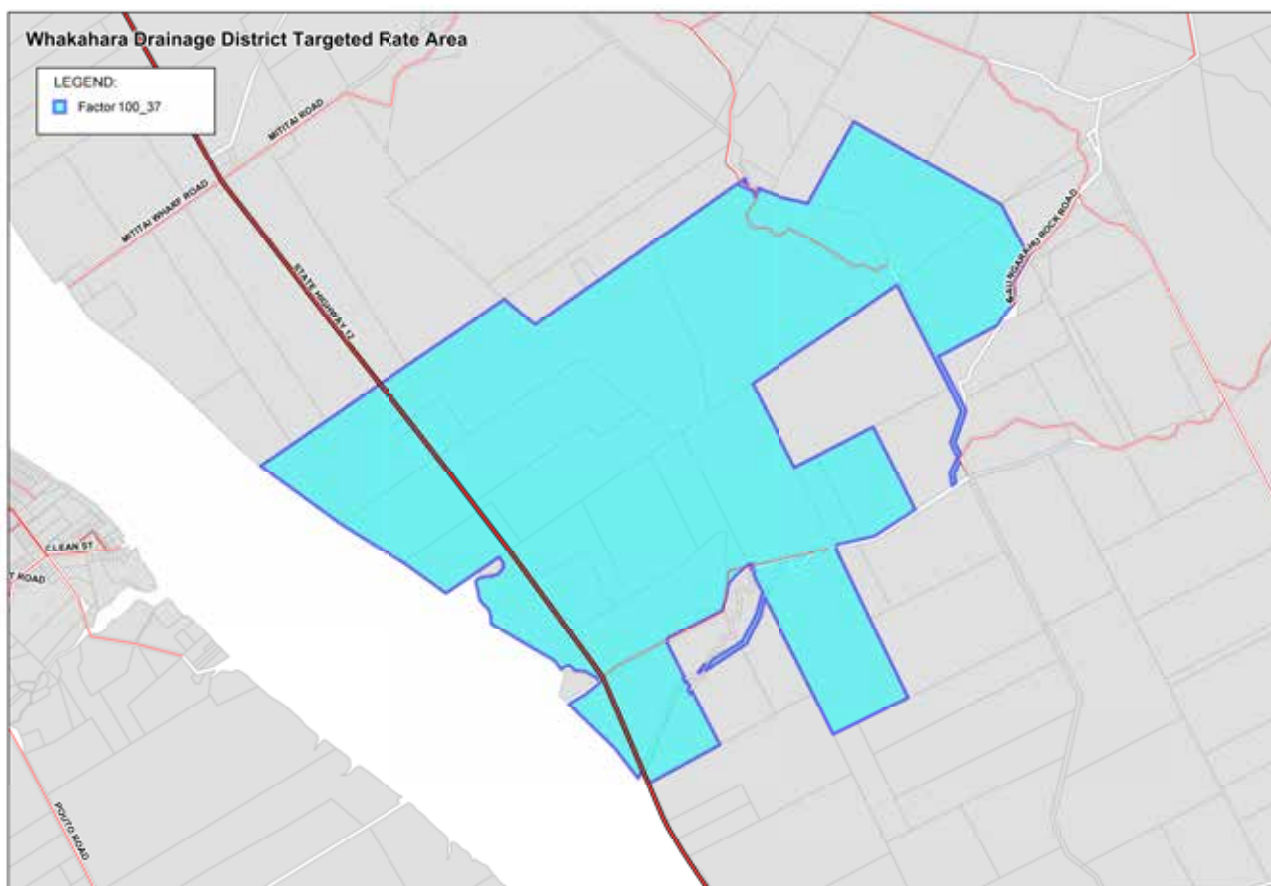






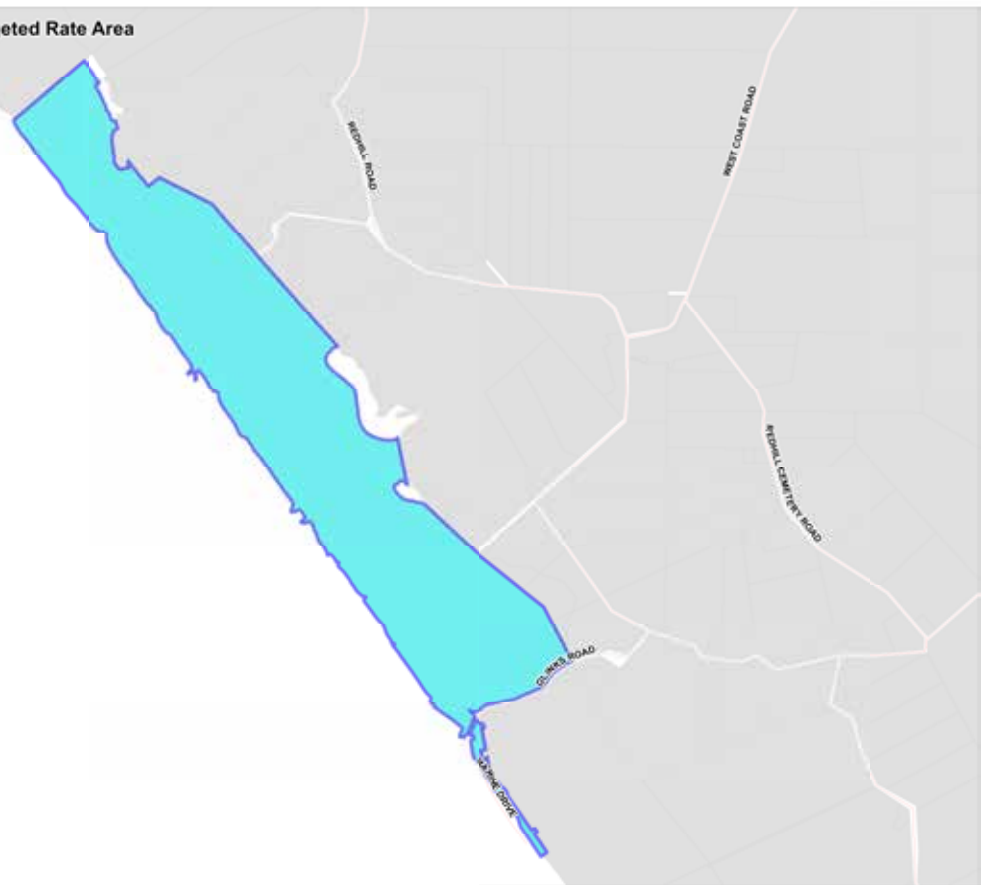






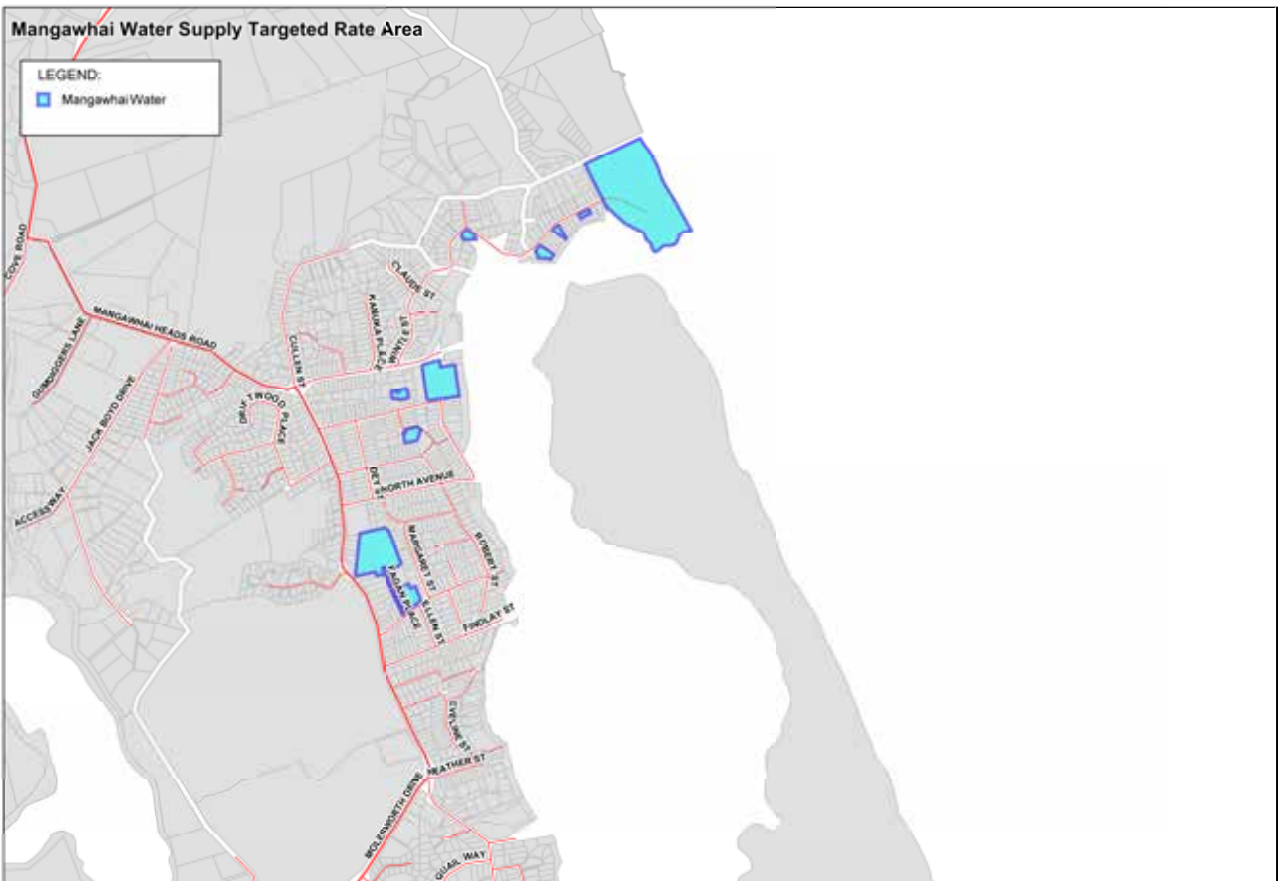
Glinks Gully Water Supply Targeted Rate Area

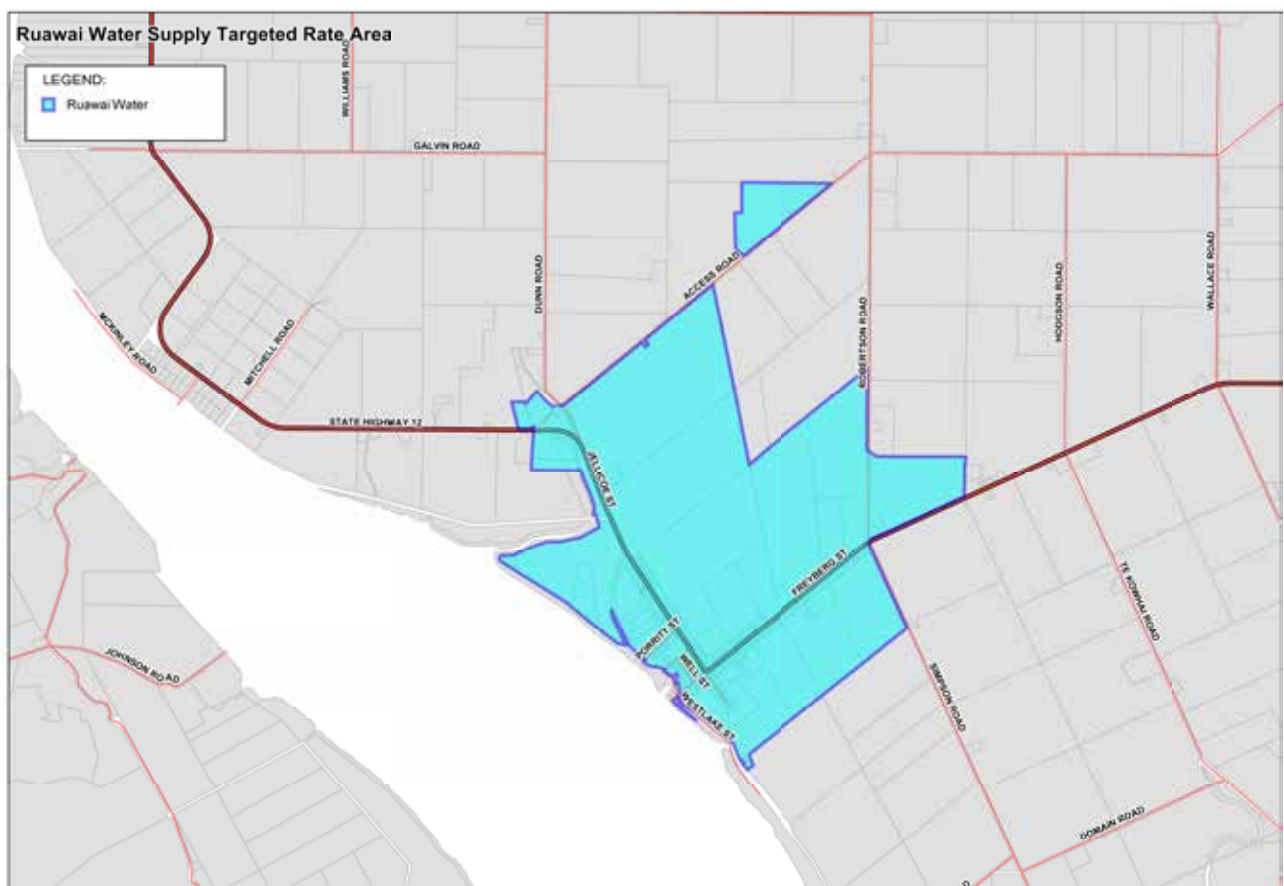
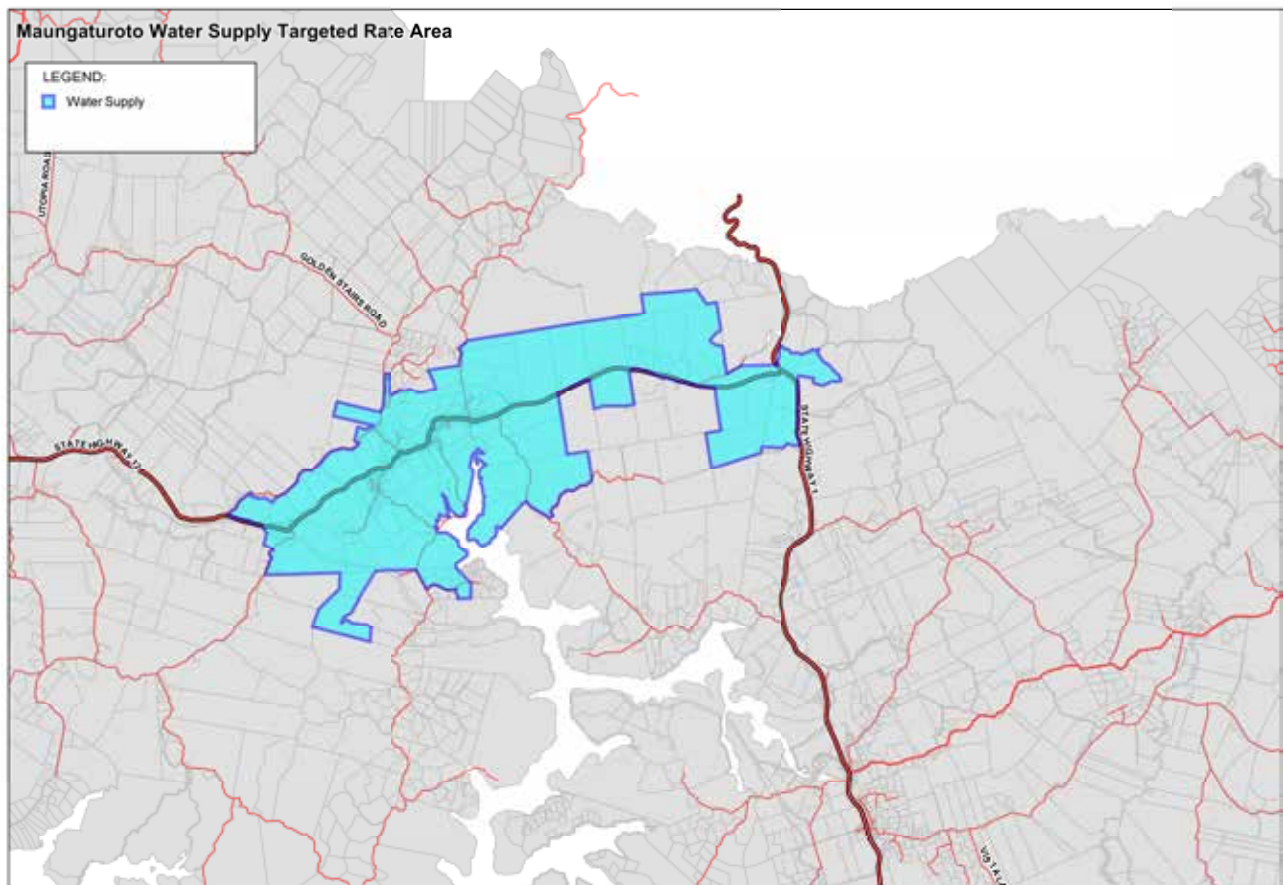
LEGEND:
 Glinks Gully Water



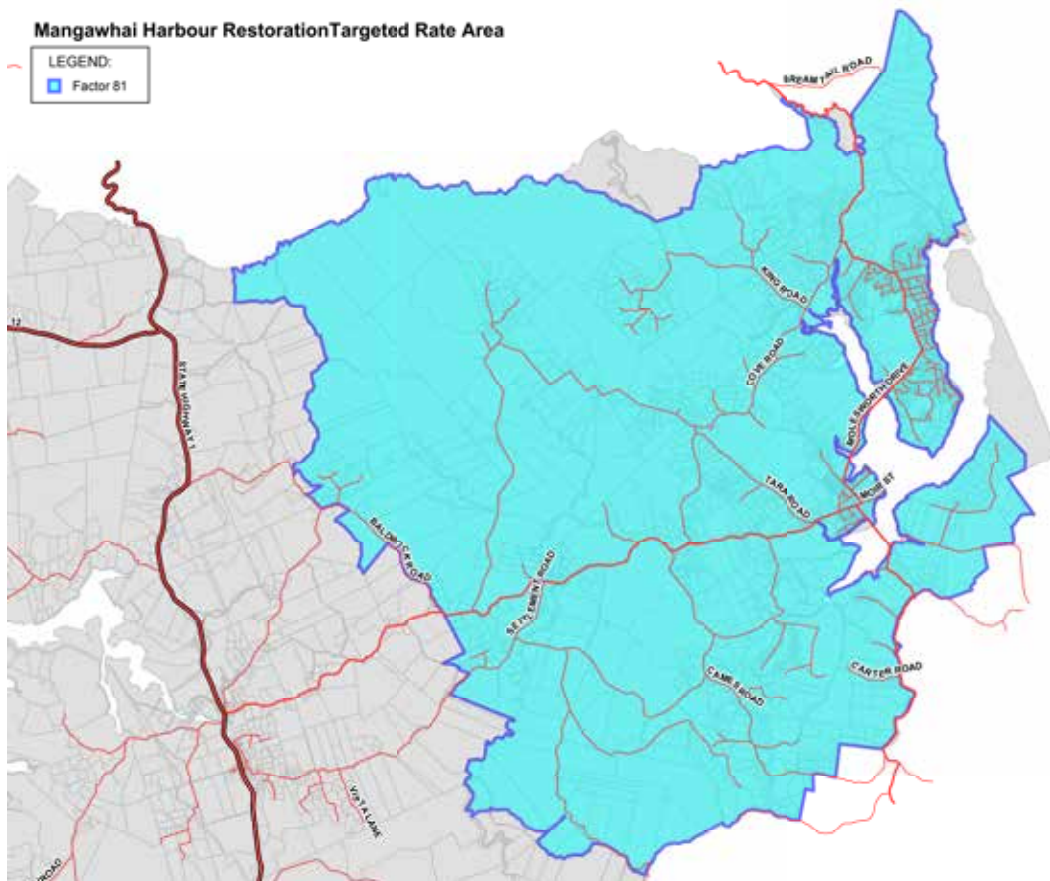
Mangawhai Water Supply Targeted Rate Area

LEGEND:
 Mangawhai Water

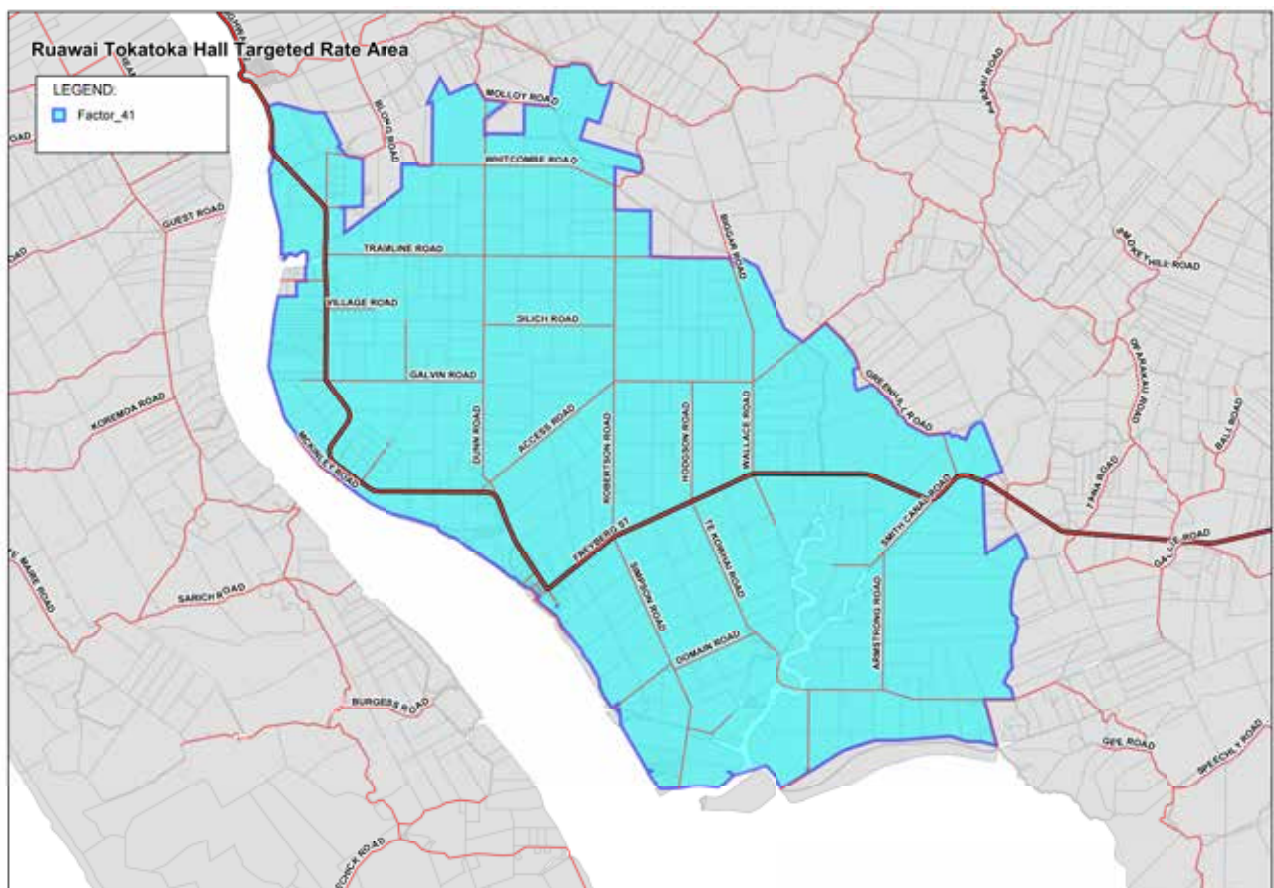




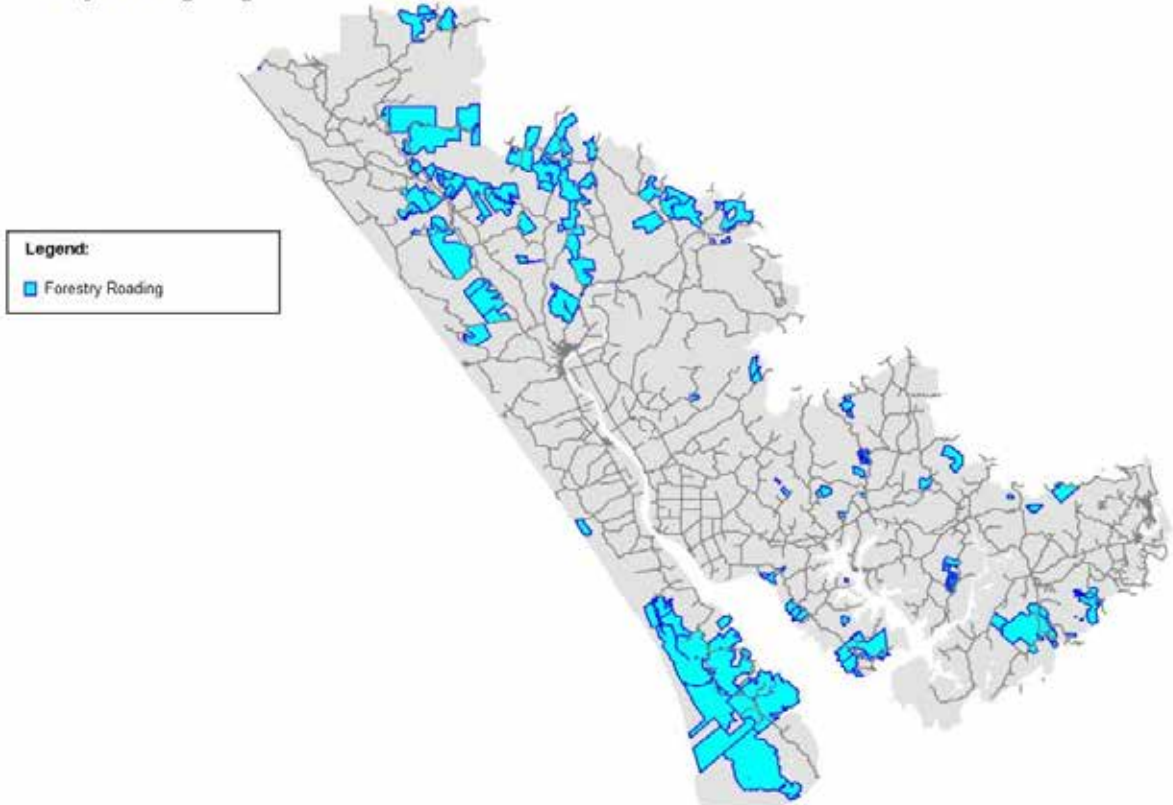
Mangawhai Harbour Restoration Targeted Rate Area



Ruawai Tokatoka Hall Targeted Rate Area



Forestry Roding Targeted Rate Area



Forestry Roding Targeted Rate

Valuation	Location	Valuation	Location	Valuation	Location
0099017200	16 Monteith South Road, Aranga	0103003100	Kirikopuni Station Road, Kirikopuni	0117008601	Paparoa-Oakleigh Road, Paparoa
0099022900	Monteith South Road, Aranga	0103009900	State Highway 14, Central	0117010604	121 Wearmouth Road, Paparoa
0099023400	Monteith Road, Aranga	0103010408	Pukehuia Road, Pukehuia	0118001100	Finlayson Brook Road, Maungaturoto
0099024000	Omamari Road, Omamari	0103015400	Child Road, Tangiteroria	0118010307	State Highway 1, Otamatea
0099024400	State Highway 12 Dargaville-Waipoua, West Coast	0104000100	Basin Road, Omamari	0119009206	Bickerstaffe Road, Maungaturoto
0099028600	1345 State Highway 12 Dargaville-Waipoua, West Coast	0108002500	Mittai Road, Mittai	0119009216	Bickerstaffe Road, Maungaturoto
0099029800	State Highway 12 Dargaville-Waipoua, West Coast	0108003500	Hoyle Road, Arapohue	0119012900	Bickerstaffe Road, Maungaturoto
0099030800	Babylon Coast Road, Omamari	0110004803	Te Maire Road, Te Maire	0119012901	Bickerstaffe Road, Maungaturoto
0100006100	Waimatenui East Road, Waimatenui	0110005202	Schick Road, Pouto Peninsula	0119012902	Bickerstaffe Road, Maungaturoto
0100006300	Kaikohe Road, Tutamoe	0110010600	Pouto Road, Pouto Peninsula	0119012903	Bickerstaffe Road, Maungaturoto
0100009101	Mangatu Road, Donnelly's Crossing	0110012303	Ari Ari Road, Pouto Peninsula	0119012904	Bickerstaffe Road, Maungaturoto
0100010800	Opouteke Road, Whatoro	0110012500	Ari Ari Road, Pouto Peninsula	0119012905	Bickerstaffe Road, Maungaturoto
0100011400	Opouteke Road, Whatoro	0110015800	Pouto Road, Pouto Peninsula	0119012906	Bickerstaffe Road, Maungaturoto
0100014800	Baker Road, Kaihu	0112002700	Te Kowhai Road, Ruawai	0119012907	Bickerstaffe Road, Maungaturoto
0100015600	Opouteke Road, Whatoro	0112004500	Te Kowhai Road, Ruawai	0119012908	Bickerstaffe Road, Maungaturoto
0100015601	Opouteke Road, Whatoro	0112004900	Gee Road, Hukatere	0119012909	Bickerstaffe Road, Maungaturoto
0100016900	Waipara Road, Kaihu	0112006500	51 Summer Road, Hukatere	0119012910	Bickerstaffe Road, Maungaturoto
0100017100	Waipara Road, Kaihu	0112006701	Tinopai Road, Tinopai Peninsula	0119012911	888 Bickerstaffe Road, Maungaturoto
0100017800	Kaihu Wood Road, Kaihu	0112006800	Tinopai Road, Tinopai Peninsula	0120000400	State Highway 1, Otamatea
0100018100	63 Kaihu Wood Road, Kaihu	0112009601	Karakanui Road, Hukatere	0120007100	State Highway 1, Otamatea
0100018104	63 Kaihu Wood Road, Kaihu	0112014700	Tinopai Road, Tinopai Peninsula	0120023700	Pritchard Road, Haku
0100018105	63 Kaihu Wood Road, Kaihu	0112014701	Tinopai Road, Tinopai Peninsula	0120023800	Pritchard Road, Haku
0100020800	Shepherd Road, Mamaranui	0112014702	Tinopai Road, Tinopai Peninsula	0122000400	Brown Road, Tara
0100022200	374 Maropiu Road, Maropiu	0112014703	Tinopai Road, Tinopai Peninsula	0099000200B	Waipoua Settlement Road, Katui
0100022400	Maropiu Road, Maropiu	0115024400	Smokey Hill Road, Ararua	0101007900A	State Highway 14, Central
0100022401	Maropiu Road, Maropiu	0115024600	Ovens Road, Oparakau	0103002400B	137 Paerata Road, Tangiteroria
0100024500	Waimata Road, Waihue	0115026000	Ups And Downs Road, Ararua	0110012300B	Pouto Road, Pouto Peninsula
0101000800	Nichols Road, Kairara	0115027000	Ups And Downs Road, Ararua	0112012800A	Arapaoa Road, Tinopai Peninsula
0101001200	Avoca Road, Avoca	0116001100	Taylor Road, Taipua		
0101002602	Waihue Road, Waihue	0116003300	Bull Road, Maungaturoto		
0101005800	Waihue Road, Waihue	0116003302	Bull Road, Maungaturoto		
0101013400	State Highway 14, Central	0116003303	Bull Road, Maungaturoto		
0102000100	Tangowahine Valley Road, Avoca	0116003304	Bull Road, Maungaturoto		
0102000400	Tangowahine Valley Road, Avoca	0116003305	Bull Road, Maungaturoto		
0102000600	1889 Tangowahine Valley Road, Avoca	0116003306	Bull Road, Maungaturoto		
0102000608	1889 Tangowahine Valley Road, Avoca	0116003307	Arcadia Road, Paparoa		
0102000707	Murray Road, Tangowahine	0116003308	Arcadia Road, Paparoa		
0102000900	Murray Road, Tangowahine	0116003309	Arcadia Road, Paparoa		
0102002105	Avoca North Road, Avoca	0116003310	Bull Road, Maungaturoto		
0102002600	Tangowahine Valley Road, Avoca	0116003311	Bull Road, Maungaturoto		
0102005900	Avoca North Road, Avoca	0116003312	Bull Road, Maungaturoto		
0102007001	State Highway 14, Central	0116003313	Bull Road, Maungaturoto		
0103000800	1000 Houto Road, Kirikopuni	0116003314	Bull Road, Maungaturoto		
0103002402	Houto Road, Kirikopuni	0117000103	Arcadia Road, Paparoa		
0103002500	Houto Road, Kirikopuni	0117000600	Golden Stairs Road, Maungaturoto		



**KAIPARA
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