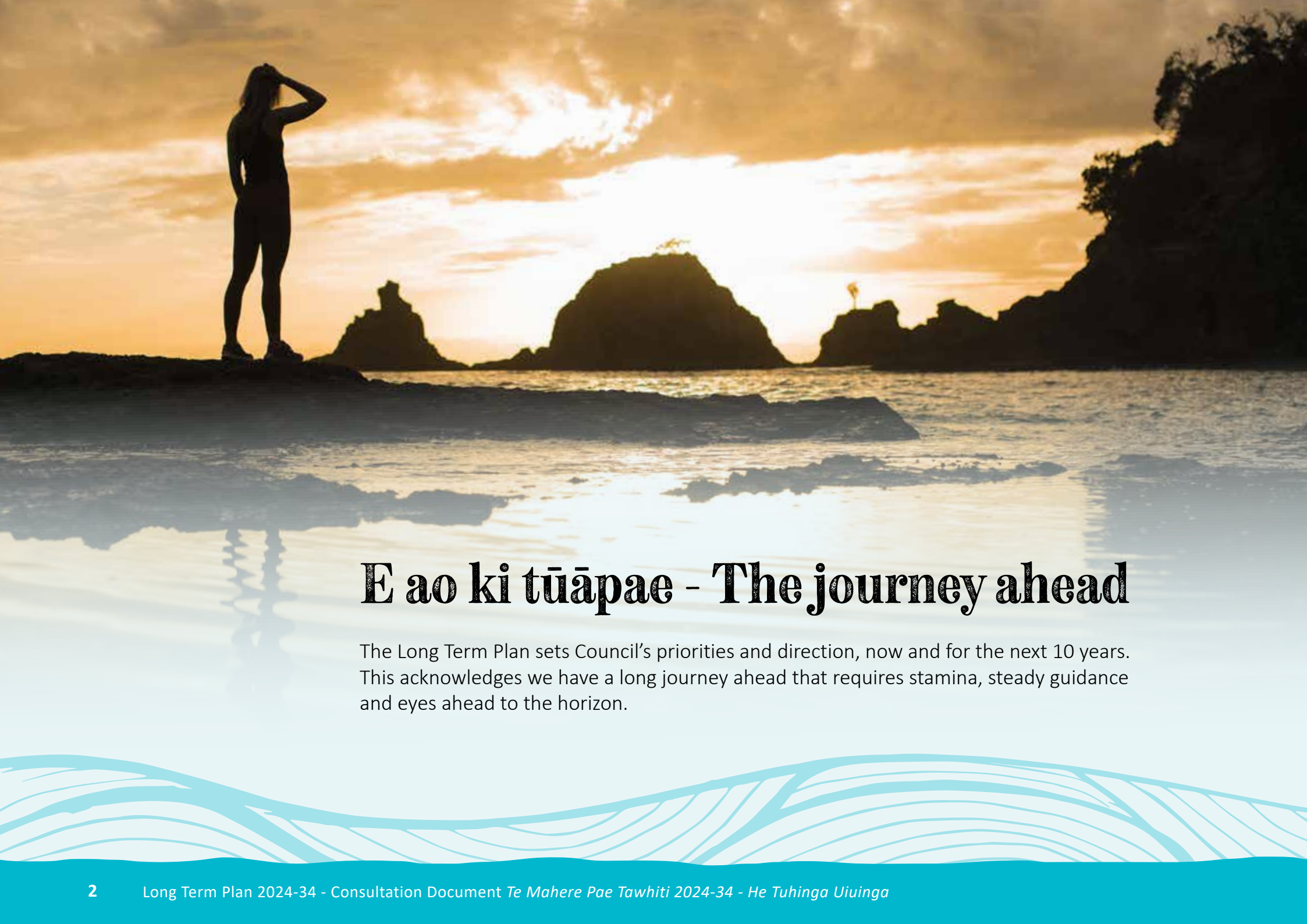




Long Term Plan 2024-34 Te Mahere Pae Tawhiti 2024-34

CONSULTATION DOCUMENT - HE TUHINGA UIUINGA

Tell us what
you think by
Friday, 12 April



E ao ki tūāpae - The journey ahead

The Long Term Plan sets Council's priorities and direction, now and for the next 10 years. This acknowledges we have a long journey ahead that requires stamina, steady guidance and eyes ahead to the horizon.

WHAT'S THIS ABOUT?

Te ngako o tēnei tuhinga

The Long Term Plan is like the district's roadmap for the next decade. This Consultation Document is your opportunity to weigh-in on what's been proposed. It outlines key decisions that our Council needs to make for the years ahead, and what it means for rates. The Long Term Plan has been developed with your earlier feedback in mind. We're checking in to make sure your aspirations line up with what we've planned.

If you want more detail, visit our website at whakatane.govt.nz/ltp. There, you'll find supporting documents to dive deeper into the topics covered in this consultation. Council Elected Members have some tough and important decisions to make on your behalf and are really keen for your feedback in this important process.



WHAT'S IN THIS DOCUMENT?

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Note: This document is based on the best available information at the time of publication. While it does not include an audit report, it has been informed by expert independent advice and is subject to both internal and external review.

MESSAGE FROM THE MAYOR - IT'S TIME TO HAVE YOUR SAY

He kupu nā te Koromatua

As we embark on the journey of shaping our district's future through the Long Term Plan 2024-34, it's important to set the scene realistically, but also with a sense of optimism.

In recent years, we've faced unprecedented challenges, from global economic shifts to local inflationary pressures and geopolitical tensions. The waves of change have affected us all, prompting us to reassess our priorities and strategies for the future.

The Reserve Bank of New Zealand's efforts to combat inflation have been both necessary and impactful, albeit with their own set of challenges. While we've seen fluctuations in key economic indicators, such as inflation rates and oil prices, our community has felt the effects, particularly in terms of cost-of-living pressures.

Here in the Whakatāne District, we've always been resilient in the face of adversity. Our community spirit and resourcefulness have helped us weather many storms. Yet, as we look ahead, we must acknowledge the uncertainties that lie on the horizon.

In developing a long-term plan, trade-offs always need to be made between desires and affordability. At the same time, we have a unique opportunity to chart a course that ensures the sustainability and prosperity of the Whakatāne District for generations to come. It's a chance to prioritise essential services, invest in necessary infrastructure and foster economic resilience.

As your Mayor, I envision a future where we live within our means, doing more with less, and ensuring that basic services remain efficient and accessible to all. We must be prudent stewards of our resources and mindful of the challenges that may arise.

I've been heartened by the engagement of our community members and Councillors in the Long Term Plan development process to date. It's a testament to our collective commitment to building a better future for the Whakatāne District, however, I sincerely hope to hear from many more of you through this consultation process. The voices of our communities are vital in crafting a Long Term Plan that meets community needs and aspirations.

While the road ahead is likely to be pitted with challenges, I believe that together, we can overcome them. By embracing innovation, collaboration and a shared sense of purpose, we can navigate the uncertainties and emerge stronger than ever before.

Although it is important to plan, we should realise that planning on a 10-year horizon is fraught given fluctuations in the macro-economy. Fortunately, our planning system does have significant agility built in. Council sets a Long Term Plan that is reviewed every three years and modified annually through the Annual Plan process.

I urge you to join us in shaping the future of the Whakatāne District through your feedback and active participation. Together, we can build a vibrant, resilient and prosperous district that we can all be proud to call home.

Whakatāne District Mayor, Dr Victor Luca



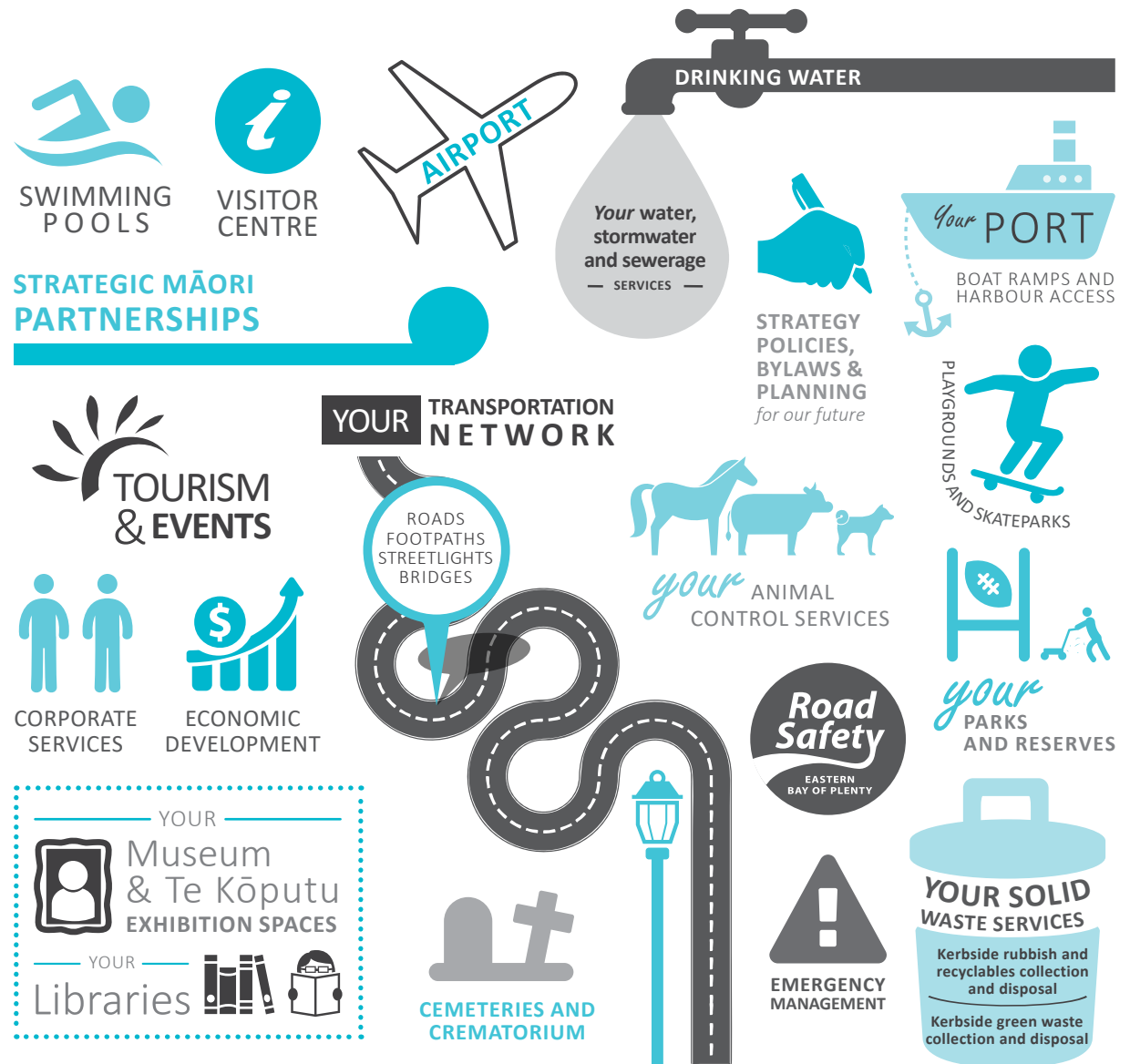
WHO WE ARE AND WHAT WE DO

Ko wai mātau, ā, he aha ā mātau mahi

The Council plays a crucial role in the Whakatāne District by providing essential services and recreational opportunities that people use every day. The Whakatāne District is governed by 11 elected community representatives who make key decisions to guide our activities and shape the future of the district. The Council delivers more than 30 different services and manages around \$1.4 billion worth of community assets.



Our work *Ā mātau mahi*



WE WANT TO HEAR FROM YOU

Whakapā mai

We are your Council. We're trying to find the right balance between Council costs and delivering the things Whakatāne District communities need and want. To do this though, it's important that we hear and understand what matters most to you. We need your input to make sure we're heading in the right direction. Feel free to drop us a line, give us a call or swing by for a chat about the Long Term Plan.

You'll find more details on the ways you can share your views towards the end of this document. Thanks for the taking the time to get involved in your district's future.



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OUR VISION AND PRIORITIES

Tō mātau matakite me ngā take matua

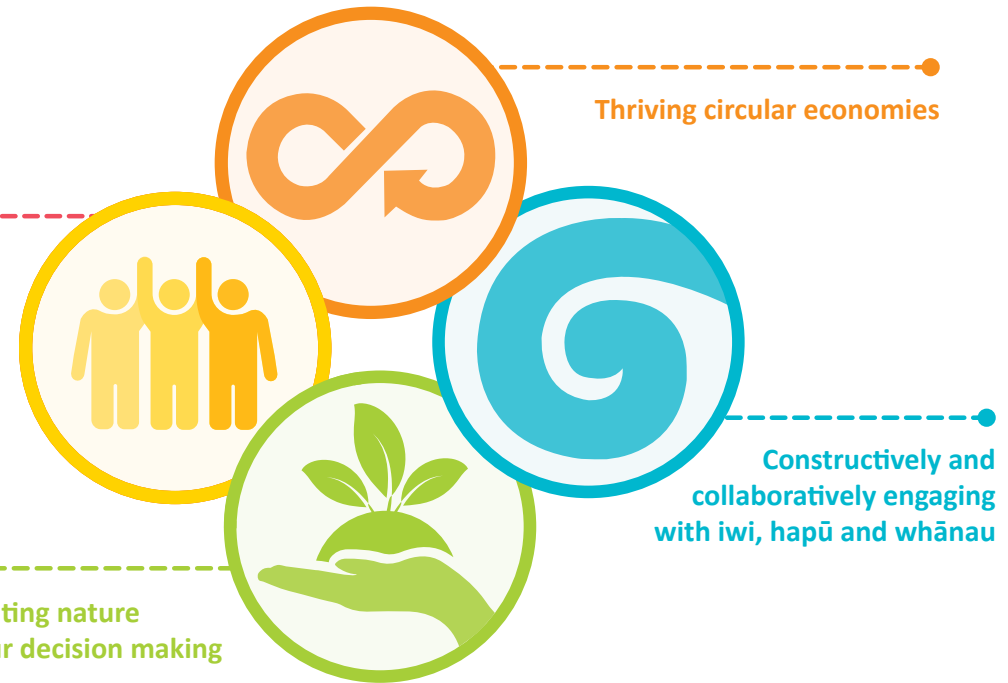
Our vision of 'more life in life' is for communities to flourish, fulfil their potential and live life to its fullest. It recognises that the Whakatāne District offers a great quality of life – that our district is a great place to live, work, play, raise a family and do business.

More life in life

Working together to make living better for our communities, now and in the future



Strong, connected,
interdependent,
diverse communities



Thriving circular economies

Constructively and
collaboratively engaging
with iwi, hapū and whānau

Integrating nature
into our decision making

Five key priorities

Ngā take matua e rima

The following priorities have been identified as the things we need to focus on most to take action on our 'More life in life' vision.



Enhancing the safety, wellbeing and vibrancy of communities
Me mātua whakanui i te marutau, te oranga, me te wana o ngā hapori

WHAT WE'LL FOCUS ON

- Support our smaller and remote communities to plan for their future – what changes should occur in the area and when, all across the district. And invest in making these changes happen.
- Increase safety for people moving around the district (e.g. community safety cameras, good lighting, multi-modal transport, accessibility for people with disabilities).
- Invest wisely in recreation, events and the arts to have a broader range of 'things to do' (especially for our youth).
- Work with other agencies and community organisations to focus on social wellbeing outcomes (such as health, homelessness and safety).



Strengthening relationships with iwi, hapū and whānau
Me mātua whakawhanake i ngā kōtuituinga ā-iwi, ā-hapū, ā-whānau anō hoki

WHAT WE'LL FOCUS ON

- Implement strategies and programmes designed to enhance staff and councillor capability and capacity to effectively partner with iwi, hapū and whānau.
- Enable iwi participation in planning, decision-making and reflect cultural aspirations through the projects we deliver (e.g. financial support, capability, design).
- Work alongside Māori land owners to support and enable development of Māori land.
- Work with iwi, hapū and whānau to improve equity and wellbeing outcomes.



Building climate change and natural hazard resilience, including our infrastructure

Me mātua whakakaha i te aumangea ki te huringa āhuarangi me ngā tūraru matepā taiao tae ana ki te hangaroto

WHAT WE'LL FOCUS ON

- Ensure our key infrastructure (roads and pipes) are resilient to the effects of natural hazards and climate change.
- Ensure the District Plan (rules for how people can build on and develop their land) recognises, manages and mitigates the effects of natural hazards because of climate change. Working around supporting people to navigate these rules.
- Support people to navigate District Plan rules and requirements.
- Partner with at-risk communities about climate change adaptation and what this might mean for them (e.g. those communities that may be impacted by rising sea-levels, flooding).
- Work with communities to ensure the district is well-prepared for emergency management.



Facilitating economic regeneration and responding to development pressures

Me mātua whakahaere i te tipuranga o te taiōhanga me ngā tonotono whare

WHAT WE'LL FOCUS ON

- Setting direction for where and what type of development should occur using spatial planning, district planning and strategic planning processes for infrastructure, suburban development and economic growth.
- Build relationships and partnerships with other councils, agencies and groups to support and advocate for development and growth.
- Back our economy, in particular the tourism and events sectors, to enable economic and employment growth and attract new business and investment into the district.
- Use all of Council's procurement tools to achieve greater gains for our local economy, workforce and environment.



Shaping a green district *Kia toitū te rohe*

WHAT WE'LL FOCUS ON

- Be actively involved in reducing the district's carbon footprint and enabling alternative energies (e.g. solar farms).
- Advocate to central government on environmental issues on behalf of the community (e.g. apply for government funding and represent our local views).
- Provide active leadership to minimise and manage waste to develop a more circular economy.
- Ensure Council's decision-making and operations reflect our environmental priorities.



WHAT YOU'VE TOLD US ALONG THE WAY

Ō whakahoki kōrero

While Council regularly engages with its communities, we kicked off discussions specifically about this Long Term Plan in June 2023. We got out and about to talk about Council's five strategic priorities and find out what's important to you when planning for the next 10 years. You gave a lot of great feedback, with more than 360 submissions received – the most that the Council has ever received during this stage of developing a Long Term Plan. It was clear to see that many people care about the future of the district and that people want to know what their rates are being spent on, now more than ever. We also delved into community feedback received by the Council throughout past years, which offered valuable insights into the diverse ideas, aspirations and concerns that communities hold for the future.

“

It was clear to see that many people care about the future of the district and that people want to know what their rates are being spent on, now more than ever.

”

Council heard that enhancing the safety, wellbeing and vibrancy of communities is important so we have safer roads for cyclists and pedestrians and more activities and facilities for young people. We heard that many of you believe investment into our smaller, rural and remote communities is crucial.

Strengthening partnerships with iwi, hapū and whānau is a top priority. Many submissions stressed the need to address inequities and amplify the voices of Māori. This includes recognising Te Tiriti o Waitangi and acknowledging the ongoing impacts of colonisation on Māori communities. It's crucial to work together as one, embrace multiculturalism and steer clear of practices that could foster division.

Council heard that there were shared concerns about the resilience of our infrastructure in the face of climate change impacts. There was agreement that we should focus on quality collaboration with stakeholders to build resilience.

To improve environmental outcomes for the district you told us we need eco-friendly practices, good waste management and recycling, community education and accessible sustainable living options. You also want renewable energy options like solar and wind power, ongoing endorsement of e-bike options and balanced transportation planning.

Council also heard that times are tough and it's important that we minimise the rating impacts wherever we can by ensuring we're sticking to the necessities, while planning for a vibrant future.

WHERE WE'RE AT RIGHT NOW

Te tūnga ināia tonu nei

We know that councils are continually being asked to cut costs but keep delivering the same services. We're facing the same impacts of inflation and cost increases as councils throughout Aotearoa New Zealand, meaning we're looking at higher rates increases than ever before. Alongside this, we have some critical infrastructure projects that we need to fund. As we've developed this plan, it's been important we keep our focus on our communities and work to understand what matters to you most. It's important that the Mayor and Councillors hear from you before they make their final decision about what's in this Long Term Plan.

Things are really tough

The world has shifted significantly since our last Long Term Plan. National economic conditions have changed dramatically. This has caused record-high cost escalations on multiple fronts, high interest rates and rising compliance and insurance costs. We've worked in previous years to keep rates at an affordable level and annual rates increases to a minimum in response to the rising cost of living. This has created a funding gap that we now need to close. It's important that we do this in a way that is financially responsible, while recognising that rates affordability is a crucial factor for many members of our communities. This is something that is more easily said than done.

The funding system isn't working

Funding demands on local government are exceeding what it's capable of achieving, and we're not exempt. Council's funding model is complex and rigid. It's not comparable to a household or business budgeting process. We rely almost entirely on ratepayers to finance us, so we keep tapping into the same pool of people and businesses for funding. This view is supported by the recent 'Future for Local Government' review, which has found that the funding model has put councils and its communities under prolonged financial strain and is simply not sustainable in its current format.



Three Waters is back

Under the previous government, work was underway to remove the Three Waters (drinking water, storm water and waste water) from Council's core business and placed into a new entity with its own funding structure. The government's recent decision to scrap the Three Waters Services Reform Programme has put the responsibility back on councils. Council staff and Elected Members have spent several months working through the budgeting process for this Long Term Plan without including the Three Waters beyond the first two years. The return of Three Waters has meant going back to the drawing board.

As part of the preparation for the Three Waters reform, each council created a draft Asset Management Plan (AMP). This plan listed all the projects and programmes needed to fulfil the Whakatāne District's requirements. It was called the 'Needs Based Three Waters Programme' and required an investment of \$440 million over 10 years. This investment would have supported a significant amount of construction and funding for various projects.

With Three Waters back on our books, we can only factor minimal maintenance and compliance costs into the budget for the next 10 years due to funding limitations. This means that important upgrades will not be able to happen unless something significant changes with how our three waters infrastructure is funded and managed.

Some things will need to wait

We know that we need to focus on keeping costs down by choosing projects wisely. We understand that delaying some projects might seem sensible now, but abandoning them would cost more in the long run. In our Long Term Plan, we're proposing to adjust the timing and scale of our investments to ensure our communities stay as strong and vibrant as possible.



Getting used to higher rates increases

We can't put our hands on our hearts and say that these rates impacts are temporary. The things that have led to this point have been happening over a long period and will not be resolved easily. As we've outlined above, the funding system we're using is not working, and the need for investment is huge. What we can say is that staff and Elected Members will continue to lobby to central government for greater support, and to align what communities say they want and need to the resources we have available to deliver them.

WE'VE GOT OUR EAR TO THE GROUND

Kei te whakarongo pīkari mātau

We want you to know that we're always paying attention to what's happening around the Whakatāne District, and listening to the issues that matter to you.

A second bridge

In August 2023, a report was presented to Council's Infrastructure and Planning Committee that provided a summary of investigations over time into an additional river crossing. It was agreed that because of the significant investment required, a business case for a bridge was required. This also recognised that there are a number of interdependencies for building this business case such as transport network planning, spatial planning for growth and development, climate change planning for vulnerability, and sustainable transport options through the Active Whakatāne Strategy. Without carrying out these pieces of work, the business case will not be strong enough. We therefore need to continue developing these plans before we can understand exactly what we're building and how much it will cost.

It's not either/or

We received a petition in 2023 alongside submissions to the Rex Morpeth Hub Master Plan. This petition stated that a second bridge should be prioritised over the redevelopment of the Rex Morpeth Recreation Hub. This was acknowledged by Council Elected Members and a second bridge remains a priority focus; however, it's important to note that this is not a matter of 'either/or'. Council's responsibilities for future planning need to be balanced across a range of services and activities, and the timing and phasing of these is important. These two key projects, which have both been identified in earlier Long Term Planning processes, have their own unique requirements and would be funded from different streams. Critically, both projects would require significant external funding to occur. You can have your say on what this should look like for the Rex Morpeth Recreation Hub on page 24.

Boat Harbour Project

Similarly to the above projects, spending on the Whakatāne Boat Harbour development is not taking away from the funding of other projects. In January 2022, a partnership was formalised between Te Rāhui Lands Trust, Whakatāne District Council, Ngāti Awa Group Holdings and the Crown via Kānoa – Regional Economic Development & Investment Unit. The project will restore the connections and mauri of the river for future generations and enable key outcomes for the people of the Whakatāne District to be achieved. The Harbour Endowment Fund benefits the district because it allows Council to undertake projects through the strength of its reserves, rather than through rates. More information about this project can be found online at [terahui.nz](https://www.terahui.nz)

Animal Control

In the last year, our Animal Control team responded to more than 600 callouts for roaming dogs. The impacts of COVID-19 have also had an impact on animal control, with increased dog ownership and limitations on being able to desex dogs during lockdowns. This is a challenge through Aotearoa New Zealand, and not something that's easily remedied. Our Animal Control team works extremely hard. They cover the entire district, and the travelling time between callouts and the health and safety requirements to work in pairs means the team is spread very thin. The Dog Control Act is prescriptive about what can and can't be done in response to roaming and menacing dogs. Responsible dog ownership is crucial, and we know the vast majority of dog owners are responsible. We're planning to add two additional staff members to our Animal Control team through this Long Term Plan in response to these challenges and the concerns many people in our communities have with regard to animal control.

Key things we're thinking about *Ngā Kaupapa matua*

Focusing on basics...but what are they?

We know it's important in a time when the cost of living is top of mind, that we keep our focus and spending on core service delivery. This is often considered to be things like roading, water services delivery and waste management. The reality is, we're responsible for about 30 core services that range from emergency management to animal control, and from parks and reserves to libraries and swimming pools. These are all the things that add vibrancy to the Whakatāne District and make it a great place to live, work and do business – the things we all love about this place.

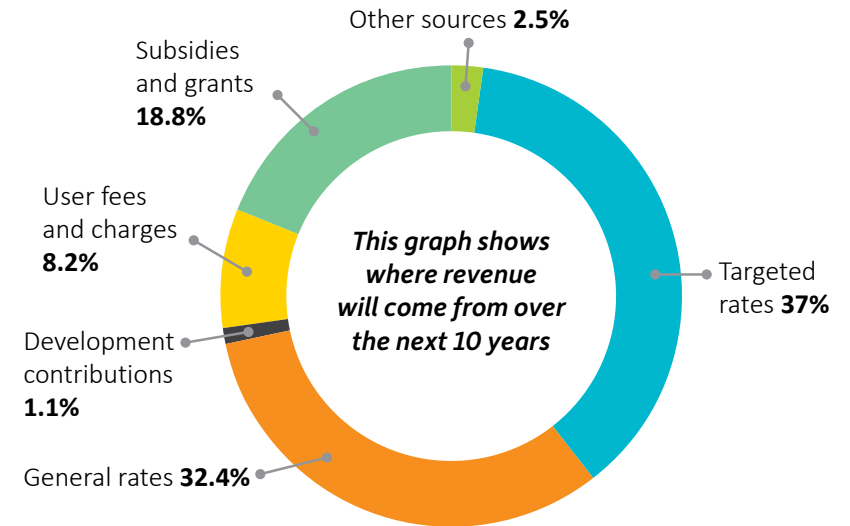
To maintain all these services and facilities we also need people 'in the back office' to do things like pay the invoices, plan for development, talk with you about what's happening in your community and make sure we're keeping up with technology. We know from talking to many groups and people in our communities that what some consider a 'nice-to-have', is a necessity for others. We know that there is a financial cost and a wellbeing cost that we need to balance in making these decisions.



How we'll fund the next 10 years

Councils are expected to deliver more, meet higher standards and achieve a wider range of outcomes for communities than ever before. This means that costs, and rates, continue to increase over time. Even if we were to deliver exactly the same services during the next 10 years, rates would still need to increase because of the increasing costs of things like concrete, pipes, chemicals, labour and construction materials. We've thought carefully about how to keep our Long Term Plan budgets as affordable as possible, while also funding important work for the future of communities.

Rates make up the biggest portion of how we're funded. We aim to get money from other sources where we can, to help reduce the cost to ratepayers. During the next 10 years we expect around 65.5% of revenue to come from rates. Other funding sources include subsidies, grants, financial assistance rates and government partnerships, and fees and charges.



Strengthening relationships with iwi, hapū and whānau

A key focus for Council is that we not only acknowledge our relationship and legislative obligations – we work to build and strengthen our relationships with iwi, hapū and whānau to become more effective, enduring and trusted. We recognise that iwi, hapū and whānau entities are extremely busy, and have their own responsibilities and priorities. Growing the internal competency of Council, improving process and updating policies that improve the skills to engage effectively is supported through several kaupapa that have been developed through the Toi Kōtuia – Strategic Māori Partnerships team. This includes Te Toi Waka Whakareī – Council's Māori Relationship Strategy; Te Kahupapa – Cultural Competency Framework; He Taura Here Tangata – Cultural Competency Training; Te Puāwaitanga o te reo – Te Reo Māori Staff Training Sessions; and the updating of policies and process that acknowledge iwi and hapū and our legislative obligations. Council leadership continues to develop its connection with iwi and hapū leaders through operational and planning discussions to explore mutual benefits. This focused effort, resourced appropriately, has and will continue to unlock opportunities for mutually beneficial activities and shared problem-solving. Whakatāne District Council affirms its commitment to work with iwi, hapū and whānau for the prosperity of all.

The future of infrastructure

Infrastructure is the term used for pipes, treatment plants, pump stations, roads, footpaths and other assets that are essential for us to live, move around, do business and play. Like the rest of Aotearoa New Zealand, the Whakatāne District faces a number of infrastructure challenges over the coming years, including how to fund and finance infrastructure, maintain our assets, respond to regulatory pressures, meet the demands of future growth, improve our resilience and respond to climate change. Addressing these challenges will require some big planning and investment decisions to be made. Alongside this document, we have reviewed our Infrastructure Strategy, which focuses on the critical assets of water, stormwater, wastewater and transport connections for the next 30 years. You can find out more detail on how we're proposing to manage and fund our key infrastructure in the draft Infrastructure Strategy.

Making room to grow

Our current growth estimate is a population of 45,000 by 2050 – representing an increase of approximately 5,770 people from today. The increase in residents wanting to call the Whakatāne District home then creates a demand for more infrastructure, jobs and places to live. Over the next 30 years, the district will need an additional 4,000 homes. That is roughly the same as two-thirds of the current Whakatāne township and we will need to ensure we cater to various housing types, including affordable housing and retirement homes. To accommodate growth, available land must be appropriately zoned for residential development and supporting infrastructure like leisure, health, education facilities and job opportunities. Currently, the district has 98 hectares of residential zoned land, but rezoning requires changes to the District Plan. Central government expects zoning decisions to align with regional spatial plans developed with neighbouring councils for better coordination at a regional level. Funding infrastructure like roads, parks and playgrounds falls to current ratepayers and developers, with costs ranging from tens to hundreds of millions of dollars. Many councils in New Zealand, especially those with smaller or lower socio-economic populations, struggle to afford these expenses. An important part of our work in the next 10 years will be the development of the Eastern Bay of Plenty Spatial Plan and a review of the District Plan, which sets the rules for where and how we can grow.

Keeping strategic property options open

It's important we continue to develop and support a vibrant district and look for opportunities to facilitate economic regeneration. There are times when Council is required to purchase property to support this. In some circumstances, property becomes available to purchase earlier than budgeted, or when urgent decisions are needed. We're planning to introduce a property purchase fund, which will allow Council to be agile and purchase property in these circumstances.

Building resilience and adapting to change

It's important that we respond to the impacts of climate change on the Whakatāne District and look for opportunities to build resilience. The impacts of climate change are being felt across our communities and reaching into homes, neighbourhoods and businesses with increasing weather and natural hazard emergencies. We aim to strengthen our ability to bounce back from challenges and adapt to change, but collaboration is essential for success. We've had a Climate Change project underway since 2017. In 2019, the Council adopted a set of Climate Principles and in 2020, Council adopted the first Climate Change Strategy and Action Plans. During the past year, we've been reviewing what's worked, what's changed and where we need to head to next to make sure we're responding as best we can to our changing climate and its impacts. Alongside this Long Term Plan, we're asking you for feedback on our draft Climate Change Strategy. Visit [whakatane.govt.nz/ltp](https://www.whakatane.govt.nz/ltp) to tell us what you think.



Integrating design into Whakatāne CBD floodwall works

The Bay of Plenty Regional Council's Project Future Proof is a multi-stage project to upgrade flood defences (stopbanks and floodwalls) along the Whakatāne CBD stretches of the Whakatāne River. Stage one of the project, from the McAlister Street pump station to the Whakatāne i-SITE, is now underway. This will see an 800mm increase in floodwall heights, creating a 1.7-1.8m barrier separating the Whakatāne township from the river, impacting amenity, views, and river access. It's important that design is integrated at the time of construction to avoid significant cost increases that would come if this work was to be retrofitted. We'll work closely with the Regional Council and iwi, hapū and whānau to develop an urban design response that nurtures the mana and mauri of the river, and ensures continued enjoyment and interaction with the river. This includes a design that maintains an uninterrupted and fully accessible shared-use pathway. We've allocated \$6 million in this draft Long Term Plan to invest in this project; however, community engagement on design options and costs will be carried out before Council makes decisions. Additionally, we'll seek external funding to support this.







Activities and levels of service you can expect

Ngā mahi me ngā taumata ratonga me mahi rā ka tika

We need to make a commitment to you about the level of service you can expect from us for each of these activities. We've thought carefully about each activity and whether we reduce, maintain or improve the level of service. The key thing to remember here is that simply maintaining a level of service means we still need to increase our spending each year. This is because we need to meet inflationary increases and make improvements to our assets like roads and footpaths.

LEVELS OF SERVICE KEY	
	Increase
	Maintain

ECONOMIC DEVELOPMENT	
	Economic development
	Strategic property
DEMOCRACY	
	Governance
	Community support/grants
	Community Boards
ARTS AND CULTURE	
	Libraries and Galleries
	Museums and Archives
DISTRICT PARTNERSHIPS	
	Community development
	Community/road safety
	Māori relationships
AQUATIC CENTRES	
	Aquatic centres
EVENTS AND TOURISM	
	Visitor information
	Marketing and events
CLIMATE CHANGE & RESILIENCE	
	Climate change
	Emergency management

STORMWATER	
	Stormwater drainage
WATER SUPPLY	
	Water supply
WASTE WATER	
	Trade waste
	Waste water
PORTS AND HARBOUR	
	Harbour - Whakatāne / Thornton / Ōhope
CCO AIRPORTS	
	Whakatāne Airport
PARKS AND RESERVES	
	Parks, reserves and gardens
	Cemeteries
WHAKATĀNE HOLIDAY PARK	
	Whakatāne Holiday Park
TRANSPORT CONNECTIONS	
	Parking enforcement
	Transport network connections
	Shared use pathways

BUILDING AND RESOURCE MANAGEMENT	
	Building services
	Resource consents
	Resource management policy
WASTE MANAGEMENT	
	Waste disposal
	Waste minimisation
COMMUNITY REGULATION	
	Animal control
	Regulation monitoring
	Liquor licensing
	Environmental health
COMMUNITY FACILITIES	
	Halls
	Public conveniences

PROJECTS IN THE PIPELINE

Ētahi hinonga e mahi tonu nei

We have several ongoing key projects and we're planning some new ones. Here's a snapshot:

Shaw Road - Mill Road roundabout connection

Recent residential development on Shaw Road, and further expected growth, will put increased demand on the State Highway 30 connections. Waka Kotahi is proposing to construct a new roundabout at the Mill Road/SH30 intersection. We're proposing to move the Shaw Road/SH30 intersection to join the new Mill Road/SH30 roundabout, to provide a safe, future-proofed connection. The proposal includes a planning stage in the 2024-2027 period and construction beyond 2027.

Murupara water treatment upgrades

We've made provision to design and build a new water treatment plant to produce safe and compliant drinking water for Murupara. To do this, we'll be working with Ngāti Manawa and community partners to develop a robust long-term treatment solution.

Awatapu Wetland Project

We're working with the Ōtamakaokao Kaitiaki Trust and community representatives to develop a wetland at the southern leg of the Awatapu Lagoon, to enhance the environment in this area.

Accessible play spaces

This project is to make improvements to existing play spaces to enable them to be inclusive, provide equal possibilities and accessible features for all users to play and interact.

Town and rural communities regeneration fund

When communities develop local plans and strategies they often seek funding from Council for new projects or to improve existing Council assets such as parks, pathways and lighting. We've allocated additional funding in this Long Term Plan to ensure Council can respond quickly to support improvements in and around Kōpeopeo, Tāneatua, Murupara, Minginui and Matatā as community plans and needs arise. Alongside this, we've worked with Ngāti Manawa and Ngāti Whare to secure Better Off Funding from the government to support strategic planning for the revitalisation of Murupara and Minginui.

Matatā Wastewater Project

Te Nīaotanga o Mataatua o Te Arawa, the co-design Governance Group made up of Council Elected Members and hapū representatives, continues to work together to find a solution for the management of wastewater for Matatā. The project includes ongoing environmental monitoring to assess the effects on land and the lagoon from the current septic tank systems in Matatā. We're working with partners to prepare a cultural narrative and scientific analysis to support land-based options for the treatment and disposal of wastewater. The scheme will also enable further housing to be built in Matatā.

Maraetōtara Playground improvements

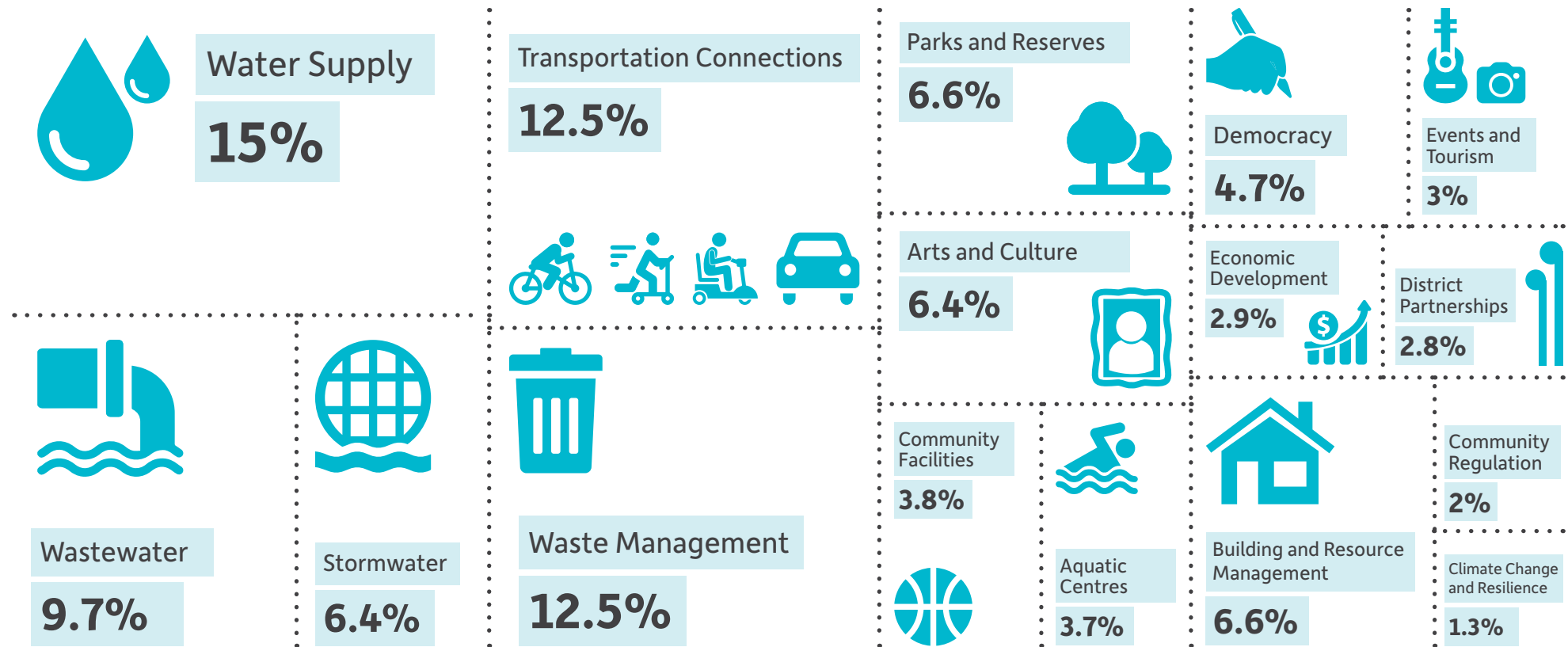
This project provides for the replacement of the existing main play structure and enhancements to the children's play space and surrounds.



Our finances *Ngā ahumoni*

How rates fund the services we provide *Ngā Tāke Kaunihera o ia ratonga*

This shows how rates are divided up to fund our activities. You can see that the bulk of spending is on essential services.



Our operating expenditure

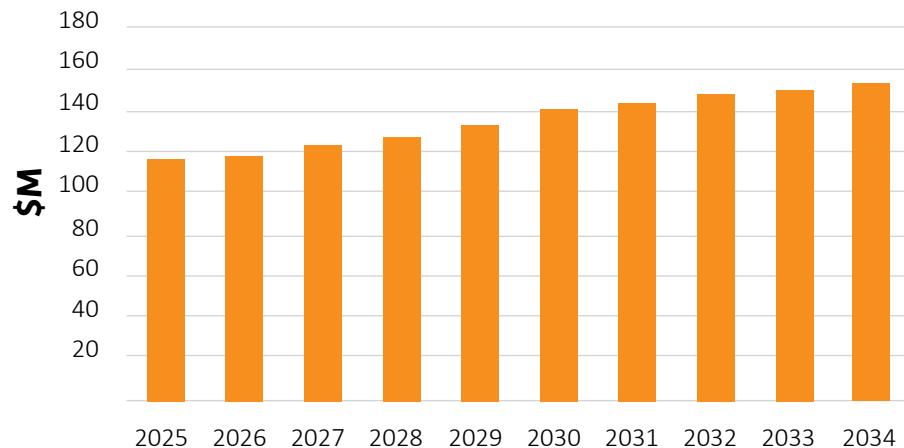
Te Whakapaunga utu Mahi

Our operating budget of

\$1.36 billion

covers the day-to-day costs of delivering our services over the life of the Long Term Plan.

Total operating expenditure trend



Examples of operating expenditure in this Long Term Plan



Personnel costs
\$340m



Direct costs
\$565m



Finance costs
\$140m



Asset depreciation
\$315m

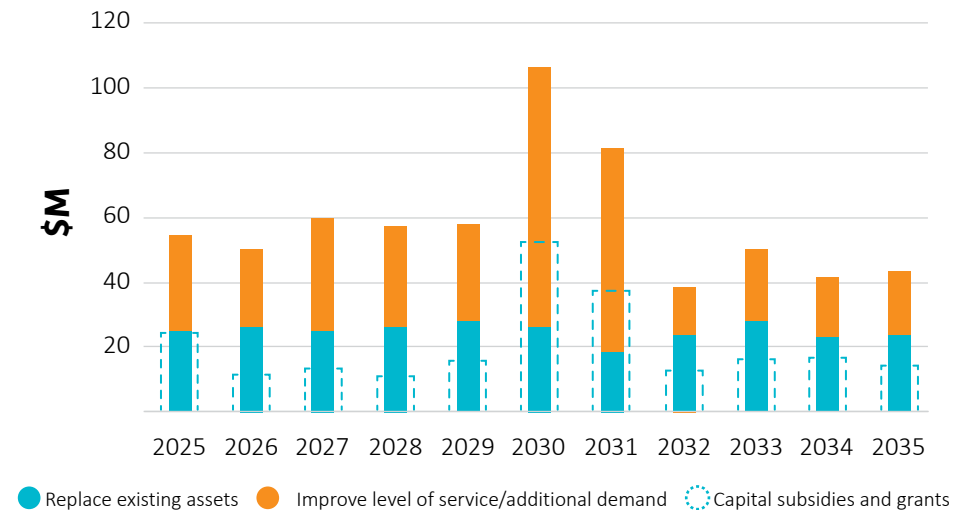
Our capital expenditure

Te Whakapaunga utu Rawa

Our capital budget of

\$618.2 million

represents our investment over the life of the Long Term Plan in maintaining the assets we already have, improving levels of service through new infrastructure and responding to demand.



Examples of significant capital expenditure in this Long Term Plan



Three Waters
\$215m



Transportation (roading)
\$200m



Parks/community facilities
\$135m

USING DEBT WISELY

Te whakamahinga taurewa

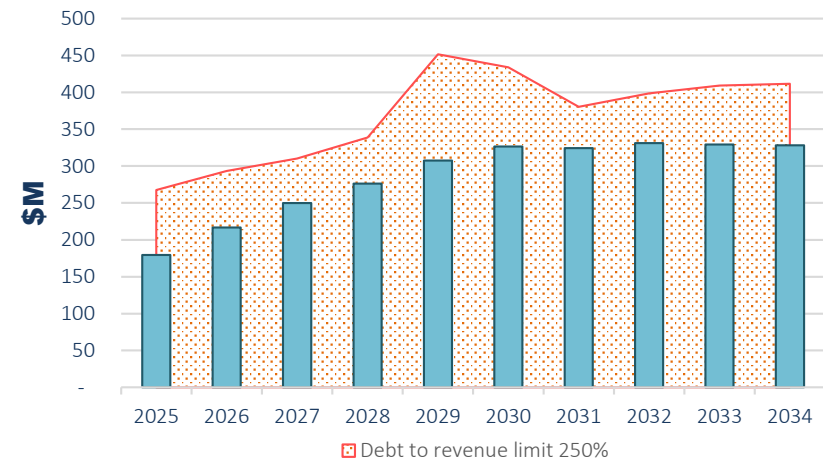
The Long Term Plan is underpinned by a Financial Strategy that outlines our overall approach to managing the Council’s finances, how we’ll we deliver Council services and fund the capital investments needed. The key objectives of the strategy are:

- Minimising the impact on ratepayers now and in the future
- Achieving community outcomes
- Ensuring financial prudence and sustainability
- Reflecting fairness and equity

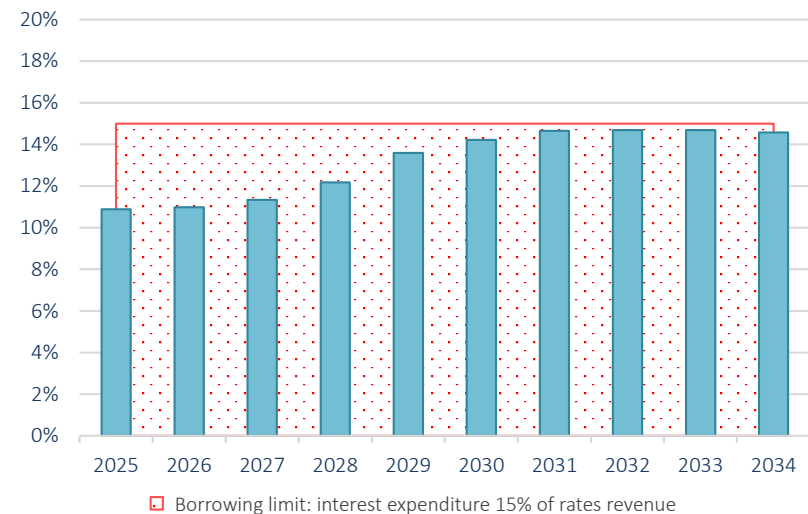
One of the key issues covered in our financial strategy is how and why we’ll use borrowings in the next 10 years. Borrowings are a key tool to deliver required infrastructure improvements to our district, and to help recognise that the cost of long-term assets should be met by ratepayers over the life of those assets. It’s important that we prudently manage the amount of borrowings, while enabling continued investment in community assets.

Now that Three Waters is back with Council, we have a capital works programme of \$620 million over the 10 years of our Long Term Plan. Capital works programmes include investments and upgrades to our key infrastructure such as roading and water networks. Of this \$620 million, we will invest \$365 million in Three Waters infrastructure to improve our services and meet increasing demands. We’d already forecast that we’d need to borrow \$180 million to complete this programme of work; however, we need to add an additional \$170 million of debt to achieve these results. The remaining \$270 million of the capital works programme will come from various sources including external funding, development contributions and depreciation of reserves.

Prudence benchmark:
Projected net debt compared to % revenue limit



Prudence benchmark:
Projected interest to % annual rates limit



The financial challenges we're up against *Ngā wero ahumoni*

In the past three years, we've done well by improving essential services and meeting community needs. However, as we plan for 2024-34, we're facing tougher financial challenges.

Inflationary pressures and starting from behind

The global economy is in a vastly different space, and the costs of delivering our services will continue to increase significantly in the next 10 years. We've seen unprecedented increases in inflation through what has been largely labelled the 'cost of living crisis', and with this has come interest rate increases and impacts to borrowing. Everything we do is costing more to deliver. While consumer inflation has risen as high as 7.5%, local government costs have inflated as high as 50% in some instances.

Responding to the increasing cost of compliance

We face the challenge of additional costs to maintain crucial services due to compliance demands from central government, for example, waste collection standards and resource consent management. These demands, through policy and legislation, while necessary, bring with them financial pressures on our resources. Balancing the books for the Long Term Plan becomes more difficult as we strive to meet these requirements without adding that burden to our communities.

Recognising the future demand for critical infrastructure investment

Over time, our critical infrastructure hasn't received the investment needed to keep it fit-for-purpose by today's standards. To meet the needs of Whakatāne District communities and make sure essential services keep working as they should, we need to spend some big dollars. However, the funding system we have to work within means we have a limited ability to borrow funds for these necessary investments.



Developing resilience to respond to climate change and weather events

Like many councils, we're grappling with the challenge of anticipating and responding to the unpredictable and volatile impact of climate change and extreme weather events. These pose a significant threat to our communities' wellbeing and infrastructure. It's imperative that we continue to consider the increasing need to allocate resources for adaptation and resilience measures.

Kōrero mai Let's talk



There are some specific key questions we would like your feedback on before we confirm the budget for the next 10 years.



Key question: How should we scale, stage and fund necessary upgrades to the Rex Morpeth Recreation Hub?

Me pēhea mātau e mahi, e whakapau moni anō hoki kia whakamohoa ai te Papa Rēhia a Rex Morpeth?

Rex Morpeth Recreation Hub, which includes Whakatāne War Memorial Hall, Rex Morpeth Park, Rugby Park, Whakatāne Aquatic and Fitness Centre, Whakatāne Arts and Craft Centre and a number of sports clubs, is one of the Whakatāne District's most loved and used community assets. The Rex Morpeth Recreation Hub is used by many people in our communities, as well as those from outside the district. Whakatāne War Memorial Hall is particularly important as it's the district's primary indoor sports court space, event and function venue, theatre and civil defence facility. While the Rex Morpeth Recreation Hub has served us well, significant maintenance and upgrades are now required to meet health and safety standards, meet existing and growing demands for indoor court and events space and to generate economic benefits for the wider district.

The redevelopment of the Rex Morpeth Recreation Hub is not a new project. Over the past decade, our communities voiced their support for a financial commitment to upgrade Whakatāne War Memorial Hall. In addition, improvements to the broader recreation precinct (Rex Morpeth Recreation Hub) were included in the most recent (2021-2031) Long Term Plan budget. We are now at a stage where these commitments must be delivered on to keep the facilities and hub open and functioning safely.

Last year, master plan options for the Rex Morpeth Recreation Hub were shaped through input from key user groups and released for community feedback. Following extensive conversations with Whakatāne District communities, a detailed analysis was carried out. The analysis considered community feedback, functionality, accessibility, flexibility, community need and income opportunities. While no master plan has been agreed to at this time, approximate costings have been identified for redevelopment options.

You can find out more about this project at whakatane.govt.nz/ourpeopleourspace

Our proposal

Redevelopment of the Rex Morpeth Recreation Hub which includes:

- A multi-purpose facility with significant upgrades to Whakatāne War Memorial Hall, including the Little Theatre
- A sports pavilion to replace the existing Rugby Park grandstand
- An accessibility-friendly playground
- Increased carparking space
- Other required improvements over the Rex Morpeth Recreation Hub area

Any upgrades to the Rex Morpeth Recreation Hub will need to be delivered in stages to allow time to carry out detailed design and planning, seek feedback, obtain external funding and carry out construction works.

Typically, community facility developments like this attract a significant portion of external funding. We're proposing that funding comes from three sources; rates, development contributions (see supporting documents) and external funders. A plan will be developed to secure the levels of external funding required to progress through to the major redevelopment stage of the project.

OPTION 1

Carry out redevelopment of the Rex Morpeth Recreation Hub as soon as possible. This requires us to secure **35% external funding for major development works in 2028 and 2029**. The remainder would be funded through rates and development contributions. The total cost of the project is approximately \$105.7 million with \$47.9 million of this coming from subsidies and development contributions. The table below shows the weekly rating impact over time.

For the year ending 30 June	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	LTP 10yrs
Total project cost (\$M)	\$1.1	\$3.3	\$3.3	\$48.0	\$48.9	\$0.3	\$0.3	\$0.3	\$0.3	-	\$105.7
<i>How it will be funded</i>											
External subsidies (\$M)	-	-	-	\$16.8	\$17.1	-	-	-	-	-	\$33.9
Development contributions (\$M)	\$0.1	\$0.4	\$0.4	\$6.4	\$6.5	\$0.0	\$0.0	\$0.0	\$0.0	-	\$14.0
Ratepayer contributions (\$M) ^	\$0.9	\$2.8	\$2.9	\$24.8	\$25.3	\$0.2	\$0.3	\$0.3	\$0.3	-	\$57.8
Average weekly rates increase *	3c	15c	26c	99c	\$2.49	\$1.59	9c	10c	8c	6c	\$5.85

OPTION 2

Carry out redevelopment of the Rex Morpeth Recreation Hub as soon as possible. This requires us to secure **50% external funding for major development works in 2029 and 2030**. The remainder would be funded through rates and development contributions. The total cost of the project is approximately \$107.5 million with \$63.5 million of this coming from subsidies and development contributions. The table below shows the weekly rating impact over time.



For the year ending 30 June	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	LTP 10yrs
Total project cost (\$M)	\$1.1	\$2.2	\$2.2	\$2.3	\$48.9	\$49.7	\$0.3	\$0.3	\$0.3	\$0.3	\$107.5
<i>How it will be funded</i>											
External subsidies (\$M)	-	-	-	-	\$24.4	\$24.8	-	-	-	-	\$49.3
Development contributions (\$M)	\$0.1	\$0.3	\$0.3	\$0.3	\$6.5	\$6.6	\$0.0	\$0.0	\$0.0	\$0.0	\$14.2
Ratepayer contributions (\$M) ^	\$0.9	\$1.9	\$1.9	\$2.0	\$18.0	\$18.3	\$0.3	\$0.3	\$0.3	\$0.3	\$44.0
Average weekly rates increase *	3c	12c	17c	19c	77c	\$1.78	\$1.18	8c	7c	6c	\$4.45

NOTE: Sums may not precisely match the totals provided due to rounding. Every effort has been made to ensure accuracy.

^ Ratepayer contributions are a mix of additional debt and reserves to reflect the intergenerational benefit aligned to the funding by ratepayers now and in the future.

* GST inclusive – reflecting the average additional rates increase across all the properties in the district per week as a result of the project delivered under each option.

OPTION 3

Carry out necessary upgrades to the Rex Morpeth Recreation Hub, which consist of:

- Refurbishment of the Little Theatre
- Upgrades to the Whakatāne War Memorial Hall reception lounge, kitchens, hall flooring, toilets and mezzanine floor
- Seismic strengthening of the rugby grandstand and minor upgrades to the kitchen and changing facilities
- A new children’s play space similar in size to the existing playground
- Additional carparking

The total cost of this option is approximately \$12.5 million, with \$3.1 million of this coming from subsidies and development contributions. The table below shows the weekly rating impact over time.

For the year ending 30 June	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	LTP 10yrs
Total project cost (\$M)	\$0.2	\$5.4	\$5.5	\$1.5	-	-	-	-	-	-	\$12.5
<i>How it will be funded</i>											
External subsidies (\$M)	-	\$0.5	\$0.8	\$0.2	-	-	-	-	-	-	\$1.5
Development contributions (\$M)	\$0.0	\$0.7	\$0.7	\$0.2	-	-	-	-	-	-	\$1.6
Ratepayer contributions (\$M) ^	\$0.2	\$4.1	\$3.9	\$1.0	-	-	-	-	-	-	\$9.3
Average weekly rates increase *	1c	15c	37c	63c	79c	2c	2c	3c	2c	2c	\$2.05

NOTE: Sums may not precisely match the totals provided due to rounding. Every effort has been made to ensure accuracy.

^ Ratepayer contributions are a mix of additional debt and reserves to reflect the intergenerational benefit aligned to the funding by ratepayers now and in the future.

* GST inclusive – reflecting the average additional rates increase across all the properties in the district per week as a result of the project delivered under each option.



Key question: How should we manage foodwaste collection?

Me pēhea mātau e whakahaere i te kohikohinga para kai?

The government has indicated that Council will need to introduce kerbside foodwaste collections to urban properties by 1 January 2027. We want to get a head start and aim to start these services on 1 July 2026.

Foodwaste accounts for about 20% to 30% of what we put in our kerbside general waste bin. The cost of sending waste to landfill continues to rise, with central government Waste Levy and Emission Trading Scheme charges making up most of the cost. Waste accounts for around four percent of our total greenhouse gas emissions and organic waste in landfills (which includes foodwaste), is responsible for most of this. It makes sense to keep our foodwaste out of landfill and turn it into a reusable resource i.e. compost.

Removing foodwaste from your general waste bin reduces the volume, and also means we remove the bulk of the 'stinky' stuff, enabling us to move your collection from weekly to fortnightly. We will supply you with a bigger bin for this and a fortnightly collection will help to keep costs down.

Our trucks cover rural and urban properties when they service general waste bins. Therefore, we will need to move all properties to a fortnightly kerbside general waste collection when we make these changes. For rural properties that do not receive a foodwaste collection, free worm farms or compost bins will be supplied to owners who want them.



Key question: How should we manage foodwaste collection?

Me pēhea mātau e whakahaere i te kohikohinga para kai?

PREFERRED
OPTION



OPTION 1: Mixed foodwaste and greenwaste for urban properties only.

Rate increase per property (for those already receiving the greenwaste kerbside service) approx. \$35-45 per year.

This option would see a kerbside service introduced to urban properties that currently have greenwaste collections. This requires urban residents to put foodwaste in with their greenwaste. With this option, urban properties put their foodwaste in their current greenwaste bin, which will be collected weekly. A new 140 litre kerbside bin for fortnightly general waste collection would be introduced for all properties currently receiving kerbside collections and free worm farms or compost bins will be supplied to rural property owners who want them to help manage foodwaste.



OPTION 2: Separate foodwaste collection for urban properties only. Requires separate foodwaste bin.

Rate increase per property (for those already receiving kerbside services) approx. \$60-\$70 per year.

This option includes an additional foodwaste kerbside service provided to urban properties only. This would see the introduction of a new 23 litre kerbside bin for separate foodwaste collected weekly. Greenwaste collections for urban properties (240 litre bin) would not change and remain fortnightly. Again, a new 140 litre kerbside bin for fortnightly general waste collection would be introduced for all properties currently receiving kerbside collections and free worm farms or compost bins will be supplied to rural property owners who want them to help manage foodwaste.



OPTION 3: Separate foodwaste collection to all properties. Requires separate foodwaste bin.

Rate increase per property (for those already receiving kerbside services) approx. \$70-\$80 per year.

This option includes the introduction of a foodwaste kerbside service to all properties that currently receive kerbside services. This would see the introduction of a new 23 litre kerbside bin for separate foodwaste collected weekly. Greenwaste collections for urban properties (240 litre bin) would not change. A new 140 litre kerbside bin for fortnightly general waste collection would be introduced for all properties currently receiving kerbside collections.

Key question: How quickly should we close our funding gap?

Ka hia ngā tau me whakaiti mātau i te āputa tahua?

When we talk about the funding gap, we're referring to covering the costs to deliver our day-to-day services, renew existing assets, and cover the debt and interest payments associated with increasing demands to address historic under-investment in essential infrastructure assets. The starting position of this Long Term Plan means current rates are not covering our cost increases. We have been using borrowings to fund part of our asset renewals, which has been acceptable in the short-term; however, is not a sustainable option for the medium-to-long term. Under legislation we need to deliver a budget that is financially responsible and achievable. Our starting position reflects a funding gap of approximately \$14 million as a result of the combination of extraordinary cost escalations, and increased insurance and compliance costs. This is simply the reality of unforeseen and unprecedented increases, and not from financial mismanagement. We need to close the gap, and the question we're asking is, how quickly? If we recover the gap quickly, then we need to pay more in rates increases in the early years of this Long Term Plan. The catch is, the longer we take to repay, the greater the amount of interest we're paying on our debt borrowing, and the more people will need to pay in the future. Having debt isn't a bad thing – it means we can spread the cost of assets intergenerationally, meaning that people who will benefit from it in the future will also pay their share. We need to find a balance between paying now and paying later.

OPTION 1: Close the gap quickly (in one year) so we pay less in the future

This would see an additional cost to ratepayers of \$14.4 million added in year one, with a total average rates increase per property of 38.6%. There would be \$nil additional borrowing costs at the end of 10 years under this option.

For the year ending 30 June	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Weekly \$ increase *	\$31.70	\$6.21	\$5.82	\$4.48	\$5.86	\$4.54	\$2.76	\$3.91	\$3.55	\$2.67
% Increase (net of growth)	38.6%	5.4%	4.8%	3.6%	4.5%	3.3%	2.0%	2.7%	2.4%	1.8%
Additional debt (\$M)	-	-	-	-	-	-	-	-	-	-
Total debt (\$M)	\$167	\$195	\$221	\$243	\$271	\$291	\$288	\$295	\$293	\$292
Debt to Revenue	128%	134%	153%	161%	136%	161%	197%	186%	186%	183%

* GST inclusive - based on median rates per property across existing properties for financial year 2023/24 [Council's average total rating income increase percentage considers overall revenue including additional rates from new properties (growth), while the average (net of growth) is the average increase year on year for existing rateable properties across all the properties in the district that existed last year.]

Key question: How quickly should we close our funding gap? Ka hia ngā tau me whakaiti mātau i te āputa tahua?

OPTION 2: Close the gap in the short term (in three years) to avoid greater debt

This would see an additional cost to ratepayers of \$5.4 million added in year one, with a total average rates increase per property of 22.2%. There would be \$14.4 million additional borrowing costs at the end of 10 years under this option.

For the year ending 30 June	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Weekly \$ increase *	\$18.25	\$13.78	\$13.05	\$4.48	\$5.90	\$4.54	\$2.77	\$3.92	\$3.56	\$2.67
% Increase (net of growth)	22.2%	13.7%	11.4%	3.5%	4.5%	3.3%	1.9%	2.7%	2.4%	1.8%
Additional debt (\$M)	\$9.6	\$4.8								
Total debt (\$M)	\$177	\$210	\$235	\$257	\$286	\$305	\$303	\$310	\$308	\$307
Debt to Revenue	140%	147%	163%	171%	143%	168%	205%	194%	193%	191%

OPTION 3: Close the gap in the medium term (in six years) to ease the burden now

This would see an additional cost to ratepayers of \$2.4 million added in year one, with a total average rates increase per property of 17.1%. There would be \$36 million additional borrowing costs at the end of 10 years under this option.



For the year ending 30 June	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Weekly \$ increase *	\$14.09	\$10.57	\$9.95	\$8.53	\$9.85	\$8.32	\$2.77	\$3.92	\$3.55	\$2.66
% Increase (net of growth)	17.1%	11.0%	9.3%	7.3%	7.9%	6.2%	1.9%	2.7%	2.4%	1.7%
Additional debt (\$M)	\$12.0	\$9.6	\$7.2	\$4.8	\$2.4					
Total debt (\$M)	\$179	\$217	\$250	\$276	\$307	\$327	\$324	\$331	\$329	\$328
Debt to Revenue	172%	189%	206%	208%	172%	191%	217%	211%	204%	203%

* GST inclusive - based on median rates per property across existing properties for financial year 2023/24 [Council's average total rating income increase percentage considers overall revenue including additional rates from new properties (growth), while the average (net of growth) is the average increase year on year for existing rateable properties across all the properties in the district that existed last year.]

WHAT WILL OUR RATES LOOK LIKE?

Ngā Tāke Kaunihera



We've reviewed our Revenue and Financing Policy and rating system. The first step is to determine how the Council's activities will be funded. The second step is to determine how the rates will be structured.

The average rate revenue increase

We have outlined average rate increases for average value properties across the district. The average rate increases shown are based on Council's preferred Uniform Annual General Charge (UAGC) option of \$741.34 (GST exclusive in year 1), and the other preferred option to each of the previous questions.

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Weekly \$ increase *	\$14.09	\$10.57	\$9.95	\$8.53	\$9.85	\$8.32	\$2.77	\$3.92	\$3.55	\$2.66
% Increase (net of growth)	17.1%	11.0%	9.3%	7.3%	7.9%	6.2%	1.9%	2.7%	2.4%	1.7%

* GST Inclusive - Council's average total rating income increase percentage considers overall revenue including additional rates from new properties (growth), while the average (net of growth) is the average increase year on year for existing rateable properties across all the properties in the district that existed last year.

What does a 17.1% average rates increase across the district in year 1 mean?

A 17.1% increase in rates revenue (in year 1) doesn't mean everyone will receive a 17.1% increase on their rates bill. The average rate increase for 90% of residential properties can vary between 12% and 22%, especially because of the UAGC option preferred below. The increase for each property depends on the rates and services the property is charged for, and the type and value of the property.

General rates differential for high value properties

In 2012, we introduced a differential general rate system. This meant that properties with a capital value exceeding \$15 million were charged the same rate per dollar for the first \$15 million of the property's value. However, for every dollar beyond \$15 million, a lower rate (25% less), was applied. Initially, this affected two large industrial properties.

Since then, we've had two property valuation cycles. Between January 2019 and September 2022, the average house price in our district rose by approximately 60% from \$486,000 to \$744,000. Consequently, many high-value properties, including those already subject to the differential, have seen valuation increases exceeding 60%. As a result, the number of properties subject to the differential has increased from two to about 50.

As part of our review for this Long Term Plan, we propose raising the threshold for the differential from \$15 million to \$30 million. This means roughly 15 properties, mainly in commercial, industrial, horticultural, and farming sectors, will remain in the high-value category. Some of these properties also have a separate targeted district growth rate applied specifically to certain commercial and industrial properties.

This proposed change doesn't alter the total amount of rates collected by the Council. Instead, it means the approximately 50 properties won't receive the 25% lower differential for every dollar of their property value over \$15 million. Instead, they'll only receive it for each dollar over \$30 million. The removal of this lower differential translates into a rate reduction this year for approximately 16,000 properties with capital values below \$15 million.

Key question: How should we distribute rates increases across the properties in our district?

Me pēhea mātau e tuari i ngā tāke kaunihera puta noa i te rohe?

Your rates are divided into two main groups: targeted rates and general rates. Targeted rates are paid by a specific group of ratepayers who receive a specific service e.g. urban kerbside rubbish collection. General rates are split into two portions – one portion is based on your property’s capital value, how you use the property (residential, business, farm, short-term accommodation) and whether your property’s location is urban or rural. The other portion is a fixed charge known as the Uniform Annual General Charge (UAGC) which is a flat rate that every property pays regardless of its capital value or location.

The fixed charge UAGC helps to equally spread the cost of providing Council services that have benefit across the district, while the general rate helps to spread the cost of providing services in a more equitable manner. The capital value is broadly used as an indicator of ability to pay i.e. the higher the capital value, the greater the ability to pay. Charging a higher UAGC increases the overall rates on lower value properties and decreases the overall rates on higher value properties. Moving the UAGC number down means that those in lower-value properties are likely to pay a lesser amount in total.

Councils need to decide what proportion of the general rate is fixed (UAGC), and what proportion is based on your property’s capital value. Legislation allows councils to change the amount of UAGC, as long as the UAGC plus other targeted rates does not exceed 30% of the total rates revenue. We had originally planned for the fixed portion, including UAGC, to be set at 24% (\$782.89 GST excl). We’re considering lowering the UAGC in response to cost of living increases and to better reflect the ability for people who own lower-value properties to pay. Fundamentally, Council believes that the rates burden should be spread equitably across all rateable properties and this proposal helps achieve that.

Council can and does revisit the UAGC calculation every year.

The average rates increase across all the properties in year 1 would be the same under each option below; however, you will see in the tables each option has a different impact on the indicative properties we measure.



**OPTION 1: (Status quo) – 24%
UAGC - \$927.50 (GST exclusive) in year 1**

Indicative Property Types	Capital value (\$)	Total 2024/25	Increase (%)	Increase (\$pw)
Residential				
Whakatāne urban low	400,000	4,332.50	23.5%	15.87
Whakatāne urban average	730,000	5,094.73	20.6%	16.71
Whakatāne urban high	1,975,000	7,970.43	14.9%	19.89
Ōhope average	1,275,000	5,966.28	17.7%	17.27
Ōhope high	2,210,000	7,879.17	14.4%	19.09
Edgecumbe average	560,000	4,826.87	21.7%	16.55
Matatā average	640,000	4,208.09	21.7%	14.44
Murupara average	185,000	3,242.44	18.3%	9.65
Tāneatua average	345,000	4,075.27	26.0%	16.18
Te Teko average	235,000	2,929.79	29.7%	12.90
Rural average	340,000	2,229.40	21.3%	7.54
Lifestyle average	940,000	4,037.04	19.7%	12.79
Commercial				
Commercial low	1,050,000	8,797.02	26.1%	34.98
Commercial average	14,100,000	81,686.03	19.4%	255.21
Commercial high	25,950,000	126,479.44	26.6%	510.36
Industrial				
Industrial low	2,510,000	16,447.14	25.4%	64.14
Industrial average	37,850,000	193,286.00	26.1%	768.26
Industrial high	119,000,000	396,291.48	18.7%	1,199.73
Farming and Horticulture				
Farming – Dairy low	385,000	1,683.51	37.3%	12.08
Farming – Dairy average	3,390,000	7,798.31	15.0%	22.46
Farming – Dairy high	53,100,000	82,116.45	10.2%	161.02
Farming – Pastoral average	3,110,000	6,447.19	6.5%	8.04
Farming – Other average	1,970,000	4,425.42	7.0%	5.95
Horticultural low	465,000	1,815.09	35.4%	12.35
Horticultural average	2,220,000	5,134.12	10.2%	10.02
Horticultural high	41,050,000	65,377.76	11.1%	139.72

**OPTION 2: 20% UAGC - \$741.31 (GST exclusive)
in year 1**



Indicative Property Types	Capital value (\$)	Total 2024/25	Increase (%)	Increase (\$pw)
Residential				
Whakatāne urban low	400,000	4,207.69	20.0%	13.46
Whakatāne urban average	730,000	5,037.02	19.2%	15.60
Whakatāne urban high	1,975,000	8,165.89	17.7%	23.65
Ōhope average	1,275,000	6,019.40	18.8%	18.29
Ōhope high	2,210,000	8,122.42	17.9%	23.77
Edgecumbe average	560,000	4,729.84	19.3%	14.68
Matatā average	640,000	4,127.32	19.4%	12.89
Murupara average	185,000	3,046.60	11.2%	5.89
Tāneatua average	345,000	3,906.45	20.8%	12.93
Te Teko average	235,000	2,766.66	22.5%	9.76
Rural average	340,000	2,087.63	13.6%	4.81
Lifestyle average	940,000	4,017.28	19.1%	12.41
Commercial				
Commercial low	1,050,000	8,804.38	26.2%	35.12
Commercial average	14,100,000	84,347.08	23.3%	306.38
Commercial high	25,950,000	131,550.14	31.6%	607.87
Industrial				
Industrial low	2,510,000	16,751.39	27.8%	69.99
Industrial average	37,850,000	200,377.46	30.7%	904.64
Industrial high	119,000,000	415,754.38	24.5%	1,574.02
Farming and Horticulture				
Farming – Dairy low	385,000	1,683.51	29.4%	9.52
Farming – Dairy average	3,390,000	7,798.31	21.1%	31.66
Farming – Dairy high	53,100,000	82,116.45	21.7%	342.03
Farming – Pastoral average	3,110,000	6,447.19	12.6%	15.60
Farming – Other average	1,970,000	4,425.42	11.3%	9.60
Horticultural low	465,000	1,815.09	35.4%	12.35
Horticultural average	2,220,000	5,134.12	10.2%	10.02
Horticultural high	41,050,000	65,377.76	11.1%	139.72

OPTION 3: 16% UAGC - \$559.13 (GST exclusive) in year 1

Indicative Property Types	Capital value (\$)	Total 2024/25	Increase (%)	Increase (\$pw)
Residential				
Whakatāne urban low	400,000	4,073.09	16.1%	10.88
Whakatāne urban average	730,000	4,970.98	17.6%	14.33
Whakatāne urban high	1,975,000	8,358.49	20.5%	27.36
Ōhope average	1,275,000	6,066.57	19.7%	19.19
Ōhope high	2,210,000	8,363.84	21.5%	28.41
Edgumbe average	560,000	4,633.24	16.8%	12.83
Matatā average	640,000	4,047.34	17.1%	11.35
Murupara average	185,000	2,894.65	5.6%	2.96
Tāneatua average	345,000	3,793.24	17.3%	10.75
Te Teko average	235,000	2,602.54	15.2%	6.61
Rural average	340,000	1,945.33	5.9%	2.07
Lifestyle average	940,000	3,999.62	18.6%	12.07
Commercial				
Commercial low	1,050,000	8,804.81	26.2%	35.13
Commercial average	14,100,000	87,058.58	27.3%	358.53
Commercial high	25,950,000	136,723.43	36.8%	707.36
Industrial				
Industrial low	2,510,000	17,055.13	30.1%	75.83
Industrial average	37,850,000	207,615.22	35.4%	1,043.83
Industrial high	119,000,000	435,640.79	30.5%	1,956.45
Farming and Horticulture				
Farming – Dairy low	385,000	1,683.51	15.1%	4.89
Farming – Dairy average	3,390,000	7,798.31	27.4%	41.11
Farming – Dairy high	53,100,000	82,116.45	21.4%	337.40
Farming – Pastoral average	3,110,000	6,447.19	19.7%	24.47
Farming – Other average	1,970,000	4,425.42	15.7%	13.38
Horticultural low	465,000	1,815.09	15.7%	5.48
Horticultural average	2,220,000	5,134.12	19.7%	19.42
Horticultural high	41,050,000	65,377.76	22.3%	280.75

Rates relief

Homeowners on a low income can apply for rates rebate from central government of up to \$750 per year, or may be able to apply for council remission or postponement of rates through Councils's rating policies.

Indicative property rates

2024/25 PROPOSED RATES	RATING CATEGORIES												GST INCLUSIVE		
INDICATIVE	Capital value \$	General Rates	UAGC	District Growth	Comm. Boards	Events / Tourism EPIC	Transport (roading)	Storm-water	Waste-water	Water supply	Waste management	Total 2024/25	Total 2023/24	Increase (%)	Increase (\$pw)
Residential															
Whakatāne urban low	400,000	545.48	743.31		26.14		205.01	303.99	525.14	850.63	459.16	4,207.69	3,507.51	20.0%	13.46
Whakatāne urban average	730,000	995.51	743.31		26.14		336.24	443.89	525.14	850.63	459.16	5,037.02	4,225.85	19.2%	15.60
Whakatāne urban high	1,975,000	2,693.32	743.31		26.14		831.37	971.70	525.14	850.63	459.16	8,165.89	6,935.96	17.7%	23.65
Ōhope average	1,275,000	1,738.73	743.31		26.14		552.99	335.47	525.14	850.63	461.85	6,019.40	5,068.49	18.8%	18.29
Ōhope high	2,210,000	3,013.80	743.31		26.14		924.83	517.27	525.14	850.63	461.85	8,122.42	6,886.52	17.9%	23.77
Edgecumbe average	560,000	763.68	743.31		23.18		268.64	479.16	525.14	850.63	459.16	4,729.84	3,966.26	19.3%	14.68
Matatā average	640,000	872.77	743.31		23.18		300.45	339.47		850.63	459.16	4,127.32	3,457.05	19.4%	12.89
Murupara average	185,000	252.29	743.31		54.78		119.50	24.80	337.93	657.45	459.16	3,046.60	2,740.57	11.2%	5.89
Tāneatua average	345,000	470.48	743.31		44.65		183.13	120.41	525.14	850.63	459.16	3,906.45	3,234.13	20.8%	12.93
Te Teko average	235,000	320.47	743.31		23.18		139.39	99.17		621.11	459.16	2,766.66	2,259.04	22.5%	9.76
Rural average	340,000	463.66	743.31		23.18		181.14				404.04	2,087.63	1,837.45	13.6%	4.81
Lifestyle average	940,000	1,281.89	743.31		23.18		419.76			621.11	404.04	4,017.28	3,372.10	19.1%	12.41
Commercial															
Commercial low	1,050,000	1,431.89	743.31	2,097.59	26.14		463.51	1,113.73	525.14	850.63	404.04	8,804.38	6,978.12	26.2%	35.12
Commercial average	14,100,000	19,228.29	743.31	20,402.48	26.14	8,550.68	5,653.37	13,285.23	4,201.11	850.63	404.04	84,347.08	68,415.17	23.3%	306.38
Commercial high	25,950,000	35,388.23	743.31	37,024.16	26.14		10,366.01	24,337.52	5,251.39	850.63	404.04	131,550.14	99,940.90	31.6%	607.87
Industrial															
Industrial low	2,510,000	3,422.91	743.31	4,145.50	26.14		1,044.13	2,475.44	1,050.28	850.63	808.09	16,751.39	13,111.94	27.8%	69.99
Industrial average	37,850,000	48,940.08	743.31	53,715.98	26.14		15,098.54	35,436.45	19,430.14	850.63		200,377.46	153,336.31	30.7%	904.64
Industrial high	119,000,000	131,938.78	743.31	84,083.86	23.18		47,371.16	70,083.16	26,256.95	621.11	404.04	415,754.38	333,905.59	24.5%	1,574.02
Farming and Horticulture															
Farming – Dairy low	385,000	525.03	743.31		23.18		199.04				404.04	2,178.79	1,683.51	29.4%	9.52
Farming – Dairy average	3,390,000	4,622.97	743.31		23.18		1,394.10			621.11	808.09	9,444.67	7,798.31	21.1%	31.66
Farming – Dairy high	53,100,000	64,537.50	743.31		23.18		21,163.33				404.04	99,902.05	82,116.45	21.7%	342.03
Farming – Pastoral average	3,110,000	4,241.13	743.31		44.65		1,282.75					7,258.62	6,447.19	12.6%	15.60
Farming – Other average	1,970,000	2,686.51	743.31		23.18		829.38					4,924.74	4,425.42	11.3%	9.60
Horticultural low	465,000	634.12	743.31		23.18		230.86				404.04	2,340.84	1,815.09	29.0%	10.11
Horticultural average	2,220,000	3,027.43	743.31		23.18		928.80				404.04	5,895.77	5,134.12	14.8%	14.65
Horticultural high	41,050,000	52,212.98	743.31		23.18		16,371.15				404.04	80,217.86	65,377.76	22.7%	285.39

OTHER KEY DOCUMENTS WE WANT YOUR FEEDBACK ON

Kei te kimi whakahoki kōrero mātau ki ētahi atu tuhinga matua

These documents are being reviewed alongside the development of our Long Term Plan. The budgets in the Long Term Plan have been developed according to these draft policies. If the policies change as a result of consultation, we may need to make some changes to the Long Term Plan budgets.

- Draft Development Contributions Policy
- Draft Rates Remission and Postponement Policies - All Land
- Draft Rates Remission and Postponement Policies - Māori Freehold Land
- Draft Revenue and Financing Policy
- Draft Fees and Charges Schedule 2024/25

Other supporting documents

- Draft Financial Strategy 2024-34
- Draft Infrastructure Strategy 2024-54
- Draft Significant Forecasting Assumptions 2024-34
- Draft Groups of Activities Summaries 2024-34
- Our Finances - Draft Financial Information 2024-34

Key proposals

Fees and Charges Schedule

This document lists our proposed fees and charges for 2024-25. Fees and charges allow us to pass on some costs directly to those who benefit from the services and facilities they use. This reduces the amount of funding that needs to be collected through rates. Key proposed changes include:

- The introduction of fees to the Murupara Transfer Station to align with fees at Whakatāne Refuse Transfer Station and create an equitable charging system across the district.
- Minor changes across services to reflect inflation
- Changes to Airport fees (Note: Separate consultation was carried out with the Airport Users Group)

Development Contributions Policy

The purpose of the Development Contributions Policy is to enable monetary (or land) contributions to be charged to developers at the time of obtaining a resource consent, when a building consent is issued or when an application for a service connection is granted. The principle underlying development contributions is that developers should meet the costs attributable to growth.

Rates Remission and Postponement Policies (x2)

These policies define the circumstances in which the Council may remit or postpone rates. Remission of rates involves reducing the amount owing or waiving collection of rates altogether. Postponement of rates means that the payment of rates is not waived in the first instance, but delayed for a certain time or until certain events occur. The review has suggested that these policies be retained in their current form, but some changes are being proposed.

Revenue and Financing Policy

The Revenue and Financing Policy sets out the Council's funding approach and describes how each of the Council's activities will be funded including the rationale for the use of each funding method. The aim of the policy is to promote consistent, prudent, effective and sustainable financial management of the Council and to ensure activities are funded from the most appropriate source. This policy is a legislative requirement. The review forms an integral basis for the development of the Long Term Plan 2024-34 and reflects the Council's view on who benefits from activities and how they should pay.

So what do you think? He aha ō whakaaro?

Making a submission is easy – there are heaps of ways you can let us know what you think about this plan



Online

The easiest way to let us know what you think is to complete our online submission form. To complete the submission form and survey online, go to [whakatane.govt.nz/ltp](https://www.whakatane.govt.nz/ltp). You can also provide comments via our Facebook page, by emailing us at koreromai@whakatane.govt.nz, or by leaving a quick comment on our website.



In writing

Fill in the submission form on the next page. Post your completed submission form to the Council, or drop it to one of our offices. Additional forms are available from libraries, Council offices and on our website.



In person

You can present your thoughts to the Council by speaking to your submission in person. If you'd like to do this, put in a submission outlining the key points you'll refer to. On your submission form, make sure you select the option to speak to your submission.

Keen to kōrero?

Your Elected Members and Council staff will be out and about at events throughout the district during consultation. We'd love you to come and kōrero to find out more about what's planned. You can check out our events calendar on our website.



What happens next?

He aha e whai ake nei?



12 MARCH – 12 APRIL 2024 **You tell us what you think**

You can submit your feedback to us during this time.



8 – 10 MAY 2024 **We consider your feedback**

Your Mayor and Councillors meet to consider all the submissions received and make decisions about changes to the proposed budgets and projects.



18 – 19 APRIL 2024 **You present your submission to us (optional)**

Your Mayor and Councillors meet to listen to your submission if you want to present it in person.



28 JUNE 2024 **We make final decisions and adopt the final Long Term Plan**

Your Mayor and Councillors meet to formally approve the Long Term Plan 2024-34 – including any changes made as a result of the submissions received. Once adopted, the document will be available on our website, at libraries and Council offices.

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Whakatāne District Council
Private Bag 1002
Whakatāne 3158



WHAKATĀNE DISTRICT COUNCIL LONG TERM PLAN 2024-34 SUBMISSION FORM

This submission form is not a stand-alone document.

Find the Long Term Plan Consultation Document at whakatane.govt.nz/ltp for more information.



**Tell us what you think
about the big issues and
key questions before
5pm Friday, 12 April 2024.**

Online: whakatane.govt.nz/ltp
Email: submissions@whakatane.govt.nz

Post: Whakatāne District Council,
Private Bag 1002, Whakatāne 3158

Deliver: 14 Commerce Street, Whakatāne;
or Service Centre, Pine Drive, Murupara



FREEPOST

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put in a postbox

Would you like us to let you know about the final decisions?

If you'd like to know the final decisions following consultation, please provide your details below – we will only use this information to communicate with you about your submission. Information about the final decisions will also be available on our website.

First name:

Surname:

Organisation (if on behalf):

Email address:

Postal address:

Do you want to present your feedback at a formal hearing or meet the Councillors to chat about your thoughts? If so, get in touch by 5pm, Friday 12 April.

Email info@whakatane.govt.nz or phone us on 07 306 0500.

Your privacy is important to us: Please note, the information on this page will only be used to communicate with you about your submission. The information on the next page (including your name, town and organisation if you choose to include it) forms part of your submission and may be made available to the public through a Council agenda. The Council may also pass your submission on if it relates to another process or to another Council.

WHAKATĀNE DISTRICT COUNCIL LONG TERM PLAN 2024-34 - SUBMISSION FORM

Name* :

Town/area of the district* :

Organisation (if on behalf):

**Privacy note: The information on this page (including fields above) forms part of your submission and will be made publicly available on a Council meeting agenda. Please leave any fields blank if you do not want this to be available on a public meeting agenda.*

<p>How should we scale, fund and stage necessary upgrades to the Rex Morpeth Recreation Hub?</p>	<p><input type="checkbox"/> Option 1: Carry out redevelopment of the Rex Morpeth Recreation Hub as soon as possible. This requires us to secure 35% external funding for major development works in 2028 and 2029.</p> <p><input type="checkbox"/> Option 2: Carry out redevelopment of the Rex Morpeth Recreation Hub as soon as possible. This requires us to secure 50% external funding for major development works in 2029 and 2030.</p> <p><input type="checkbox"/> Option 3: Carry out necessary upgrades to the Rex Morpeth Recreation Hub</p> <p><i>Please refer to pages 24-26 of the Consultation Document for approximate costs and ratepayer contributions.</i></p>	<p><i>Your thoughts</i></p>
<p>How should we manage foodwaste collection?</p>	<p><input type="checkbox"/> Option 1: Mixed foodwaste and greenwaste for urban properties only.</p> <p><input type="checkbox"/> Option 2: Separate foodwaste collection for urban properties only.</p> <p><input type="checkbox"/> Option 3: Separate foodwaste collection to all properties.</p>	<p><i>Your thoughts</i></p>
<p>How quickly should we close our funding gap?</p>	<p><input type="checkbox"/> Option 1: Close the gap quickly (in one year) so we pay less in the future.</p> <p><input type="checkbox"/> Option 2: Close the gap in the short term (in three years) to avoid greater debt.</p> <p><input type="checkbox"/> Option 3: Close the gap in the medium term (in six years) to ease the burden now.</p>	<p><i>Your thoughts</i></p>
<p>How should we distribute rates increases across the properties in our district?</p>	<p><input type="checkbox"/> Option 1: (Status quo) – 24% UAGC – \$927.50 (GST exclusive) in year 1.</p> <p><input type="checkbox"/> Option 2: 20% UAGC – \$741.31 (GST exclusive) in year 1.</p> <p><input type="checkbox"/> Option 3: 16% UAGC – \$559.13 (GST exclusive) in year 1.</p>	<p><i>Your thoughts</i></p>

Need more space for your feedback?

Please add more pages and make sure your name and organisation (if relevant) are at the top of each page.