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# FROM THE MAYOR



As we move further into the new era of local government planning, it is evident that the Annual Plans that are produced in the two years between the adoption of the ten year Long Term Council Community Plan and its full review after three years, are a fine tuning exercise.

We adopted our Franklin District Council Community Plan 2006-16 last year. Within this year's Plan we have kept to the Long Term Plan with only a few minor changes. Due to growth and prudent financial management, we have reduced the district wide rate increase to 2.8% - down from the 7.16% signalled in the Long Term Plan. It is disappointing that this will be confused by the District revaluation which saw a massive 68% average increase in the capital value. As a result of revaluation, some of you will have increases in excess of 2.8% and some less than 2.8% depending on the percentage increase in the capital value of your property.

There were four key proposals in the draft Annual Plan that Council has adopted for implementation in coming years. These are:

- Pukekohe eastern arterial;
- Pukekohe wastewater treatment plant upgrade;
- Clarks, Glenbrook and Waiau Beaches water supply;
- Policy on development or financial contributions.

Each of the three projects and the Development Contributions Policy have a significant part to play in the ongoing growth and development of our District. For Council it was particularly encouraging to get positive feedback on these particular proposals in the draft Annual Plan.

During the consultation process there was considerable input from the farming community regarding rates. Council recognises the importance of sustainable farming, market gardening and overall rural activity to the long term future of the District and is committed to a review of rating options in the coming year.

Finally, on behalf of the whole Franklin Team of Elected Members and staff, we would like to say thank you to those of you who took part in the process. In the end, the Annual Plan belongs to all of us.



Mark Ball  
Mayor





# REPRESENTING YOU

## COUNCILLORS



Sue Jackson  
NORTHERN WARD



Jill Morris  
NORTHERN WARD



John Rennie  
NORTHERN WARD



Daniel Lynch  
WAIUKU-AWHITU  
WARD



Lucie Rutherford  
WAIUKU-AWHITU  
WARD



Peter Sands  
WAIUKU-AWHITU  
WARD



Murray Kay  
PUKEKOHE WARD



Des Morrison  
PUKEKOHE WARD



Magan Ranchhod  
PUKEKOHE WARD



Geoff Axtens  
SOUTHERN WARD



Lionel Petersen  
SOUTHERN WARD



Dennis Robertson  
SOUTHERN WARD



At hearings held on May 28 to 31 Council considered 67 submissions to the 2007- 2008 Draft Annual Plan and heard the 43 submitters who wanted to speak to their submissions. Council met again on June 28 to adopt this Annual Plan for the 2007-2008 financial year.

The draft document contained four key proposals in addition to the draft Annual Plan proposal. These were:

Pukekohe Eastern Arterial Road

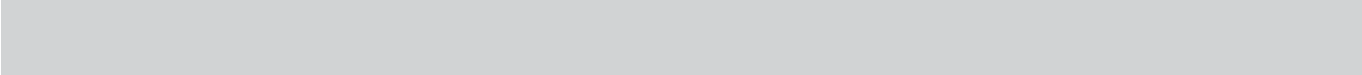
Pukekohe Wastewater Treatment Plant

Water Supply for Clarks, Waiau and Glenbrook Beaches

Policy on Development or Financial Contributions

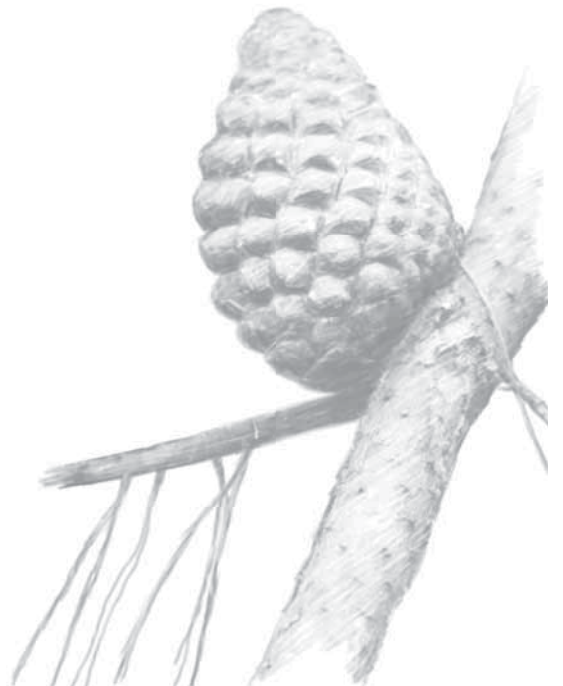
All of the proposals were adopted without significant change and now will be incorporated into the Franklin District Council Community Plan 2006-16.





# ANNUAL PLAN

## 2007-2008





# RATING + FINANCIAL OVERVIEW

## FINANCIAL OVERVIEW

Council's budgets and forecasts are separated into two distinct categories, Operating and Capital. Operating expenses include employee, contracting, interest and depreciation costs and must be funded year by year by operating revenues such as rates and fees and charges. Capital expenditure on the other hand consists of typically one off costs for assets (e.g. roads, pipes and buildings) that have useful lives of greater than a year. As these costs are normally substantial Council is usually unable to fully fund from existing resources and therefore relies on borrowed funds. This also achieves the spreading of the capital costs over the years of benefit.

It should be noted that Council does not normally borrow to fund operating expenditure. For a full description of the "what and how" Council considers when setting rates and charges or the funding of capital expenditure please refer to the Revenue and Financing Policy in Volume 2 of the Franklin District Council Community Plan 2006 - 2016.

Reliance on external loans to fund capital works are forecast at \$65.9million in 2007/2008 servicing an asset base of over \$1 billion. Resulting interest costs are also forecast at \$3.8 million and represents 7.3% of forecasted revenue (excluding Grants and Subsidies, Development Contributions and Vested Assets).

Growth funding from Development Contributions are forecast at \$8.4 million in 2007/2008 and represents 10.4% of total forecasted revenue.

While Council is forecasting a large operating surplus the majority stems from revenues related to fund capital costs. These include growth related assets, loan repayments and new subsidised roading works. Council does not operate to make profits.

The budgets and forecasts should be read in light of assumptions regarding the certainty of future events. Some of these assumptions can be found in the Significant Forecasting Assumptions contained in the Franklin District Council Community Plan 2006 - 2016.

## RATES

The District Wide Rates comprise of the General Rate (based on capital values), Uniform Annual General Rate (UAGC) (a fixed amount per rating unit) and the Roothing Rate (based on capital values). All ratepayers in the Franklin District are required to pay these rates, hence the term "District Wide Rates".

A comparison of the District Wide Rate is shown in the table below:

Mechanism	RATING YEAR					
	2006		2007		2008	
	\$290 per rating unit		\$321 per rating unit		\$360 per rating unit	
	\$6.6M		\$7.5M		\$8.7M	
UAGC*	25.1%		25.8%		28.5%	
General Rate	\$10.7M	40.7%	\$11.7M	40.2%	\$11.2M	36.7%
Roothing Rate	\$9.0M	34.2%	\$9.9M	34.0%	\$10.6M	34.8%
<b>Total (incl GST)</b>	<b>\$26.3M</b>		<b>\$29.1M</b>		<b>\$30.5M</b>	

\* Uniform Annual General Charge

The UAGC will be \$360 (incl. GST) on each rating unit in the district in the 2007-2008 financial year. The UAGC is being used as a mechanism to reflect an availability of service charge on every rating unit. The increase is higher than the overall increase in general rates and reflects a shift in Council's view of what they consider the appropriate level of the "availability of service charge" should be.

The Roothing Rate is charged on capital value as it is considered that the capital development on the land is a more accurate indicator of the likely use of the District's roading network than the value of the land alone. The times two differential that had been applied to this rate for land in Iron and Steel Production or Maioro Mining zones has been removed now that analysis of this category's use and impact on the road network has shown that there is no longer a requirement for a higher rate over and above other categories of land.

The 30 rate models presented provide an indication of the effect of the changes that impact the rates proposed for the 2007/2008 year on various properties, with a comparison made to the current year (2006/2007). The key changes affecting property rates are as follows:

- District-wide Rates increase of 2.8% after taking into account growth in property numbers and value.
- Rates Revaluation was undertaken in 2006 and these new values will be used to calculate the rates for the first time in 2007/2008.
- Wastewater Rate increases from \$410 to \$430 and affects mostly urban properties in the District.
- Stormwater Rate increases by 29% to cover increases in capital related costs including interest, loan repayments and depreciation.
- Water Rate has a proposed increase from \$1.80 to \$1.90 per cubic meter.

A full list of rates can be found in the Funding Impact Statement on page 19. The 30 rate models should be used as a guide only. If you

would like to know how this Plan affects the rates for 2007/2008 on your property please contact the Rates Team direct on 237 1339.

**FEES AND CHARGES**

The following changes to Fees and Charges for 2007/2008 apply:

- **Building Fee:**  
Stormwater Engineering Assessment on building consents – staff costs new fee of \$95 per hour (excluding GST).
- **Regulatory Fee:**  
Seized appliances in the Metropolitan Zone from \$30 to \$60 and in the Rural Zone from \$70 to \$120 (including GST).  
  
Miscellaneous Environmental Health inspection charge from \$120 to \$170 (including GST).
- **Land Transport Fees:**

**Road Opening Notices (excl GST):**

	<b>Current Fee</b>	<b>Proposed Fee</b>
Isolated Openings	85.00	\$112.00
Trenching 0-99m	\$100.00	\$130.00
Trenching 100-499m	\$150.00	\$195.00
Trenching 500-999m	\$200.00	\$260.00
Trenching >1000m	\$300.00	\$390.00

(Note “trenching” includes any above ground installations or up-grades)

Additional cost for non-compliance shall be determined on the basis of actual costs with the following charge out rates:

Hourly Rate - \$95 per hour  
Travel Rate - \$1.10 per km

**Overweight Permits (excl GST)**

Currently no fees charged

Single	-	\$55.00 (three day turn-around)
Single	-	\$85.00 (24 hr turn-around)
12-month	-	\$55.00
Two-year	-	\$110.00

Feasibility (technical investigations) - Quote to be provided



# FUNDING IMPACT STATEMENT

Mechanism Activity	Rate Category (Sch 2)	Ref. Factors	Rate/Unit	Rate Basis	Proposed Revenue (incl GST)	LTCCP 2006-2016
Rate Category	ss 14,17	(Sch 3)	2008		2008	2008
<b>District Wide Rates</b>						
<b>General</b>						
All land (s13(2)(a) LG (Rating) Act 2002):			\$0.000729	CV	\$11,230,509	\$12,979,409
Uniform Annual General Charge (UAGC) (s15(1)(a) LG (Rating) Act 2002):			\$360	Rating Unit	\$8,732,880	\$8,105,367
<b>Roading</b>						
All other land	1	2	\$0.000690	CV	\$10,625,934	\$10,651,863
<b>Total District Wide Rates</b>					<b>\$30,589,324</b>	<b>\$31,736,639</b>
<b>Other Targeted Rates:</b>						
<b>Civic Activities</b>						
<b>Community Boards (s16(3)(b) LG (Rating Act) 2002):</b>						
Onewhero - Tuakau Community Board Area	6		\$24.19	per rating unit	\$84,948	\$84,948
Waiuku - Awhitu Community Board Area	6		\$14.37	"	\$91,923	\$91,923
<b>Community Centres (s16(4)(b) LG (Rating) Act 2002):</b>						
Te Kohanga Hall	6	3	\$0.000025	LV	\$2,485	\$2,485
Waikaretu Hall	6	3	\$0.000041	LV	\$2,330	\$2,330
Aka Aka Community Centre	1 & 6	7	\$22.50	per residential dwelling unit	\$3,983	\$3,990
Ararimu Community Centre	1 & 6	7	\$56.25	"	\$14,231	\$14,299
Awhitu Central Social Community Centre	1 & 6	7	\$35.00	"	\$2,415	\$2,224
Buckland Community Centre	1 & 6	7	\$22.50	"	\$8,348	\$8,256
Glenbrook/Glenbrook Beach Community Centre	1 & 6	7	\$45.00	"	\$23,580	\$23,801
Glen Murray Community Centre	1 & 6	7	\$33.75	"	\$3,071	\$3,044
Grahams Beach Community Centre	1 & 6	7	\$45.00	"	\$10,395	\$10,517
Hunua Community Centre	1 & 6	7	\$22.50	"	\$9,023	\$9,087
Karaka Community Centre	1 & 6	7	\$27.25	"	\$21,092	\$21,200
Karioitahi Community Centre	1 & 6	7	\$28.12	"	\$3,628	\$3,632
Mangatangi Community Centre	1 & 6	7	\$22.50	"	\$1,913	\$1,937
Mangatawhiri Community Centre	1 & 6	7	\$56.25	"	\$11,925	\$11,704
Matakawau War Memorial Community Centre	1 & 6	7	\$35.00	"	\$11,900	\$12,126
Mauku Victory Community Centre	1 & 6	7	\$30.37	"	\$6,499	\$6,164
Naike Community Centre	1 & 6	7	\$40.00	"	\$1,360	\$1,353
Opuatia Community Centre	1 & 6	7	\$22.50	"	\$1,688	\$1,707
Otaua Community Centre	1 & 6	7	\$33.75	"	\$5,535	\$5,570
Paparimu Community Centre	1 & 6	7	\$22.50	"	\$4,275	\$4,197
Pokeno Community Centre	1 & 6	7	\$22.50	"	\$9,270	\$9,340
Pollok Community Centre	1 & 6	7	\$22.50	"	\$2,273	\$2,214
Port Waikato Community Centre	1 & 6	7	\$22.50	"	\$9,720	\$9,871
Pukekawa Community Centre	1 & 6	7	\$22.50	"	\$8,145	\$8,026
Pukekohe East Community Centre	1 & 6	7	\$45.00	"	\$13,725	\$13,884
Pukekohe War Memorial Community Centre	1 & 6	7	\$35.00	"	\$204,969	\$204,969
Pukeoware Community Centre	1 & 6	7	\$56.25	"	\$9,225	\$9,398
Puni Community Centre	1 & 6	7	\$22.50	"	\$6,795	\$6,827

Mechanism Activity	Rate Category (Sch 2)	Ref. Factors (Sch 3)	Rate/Unit	Rate Basis	Proposed Revenue (incl GST)	LTCCP 2006-2016
Rate Category	ss 14,17	(Sch 3)	2008		2008	2008
Ramarama Community Centre	1 & 6	7	\$22.50	"	\$6,143	\$6,181
Te Toro Community Centre	1 & 6	7	\$22.50	"	\$3,983	\$4,082
Tuakau War Memorial Community Centre	1 & 6	7	\$56.25	"	\$79,369	\$79,369
Waiau Pa Community Centre	1 & 6	7	\$22.50	"	\$22,568	\$22,647
Waipipi Community Centre	1 & 6	7	\$22.50	"	\$4,365	\$4,428
Waiuku Community Centre & War Memorial Community Centre	1 & 6	7	\$22.50	"	\$66,735	\$66,735
Whangarata Community Centre	1 & 6	7	\$45.00	"	\$2,970	\$3,044
<b>Economic Development</b>						
<b>Pukekohe Town Centre Upgrade (s16(4)(b) LG (Rating Act) 2002):</b>						
Business land within the Ring Road	1,2 & 6	3	\$0.003883	LV	\$257,832	\$336,588
Business land adjacent to Ring Road	1,2 & 6	3	\$0.002310	LV	\$42,972	\$56,098
All other Business land within the former Pukekohe Borough	1,2 & 6	3	\$0.000581	LV	\$78,782	\$102,846
All non-Business land within the former Pukekohe Borough	1,2 & 6	3	\$0.000174	LV	\$193,374	\$252,441
<b>Tuakau Town Centre Redevelopment: (s16(4)(b) LG (Rating Act) 2002):</b>						
Business land on George St	1,2 & 6	3	\$0.004066	LV	\$25,073	\$26,325
Business land adjacent to George St (no frontage)	1,2 & 6	3	\$0.001585	LV	\$6,268	\$6,581
All other Business land within the Onewhero Ward north of the river	1,2 & 6	3	\$0.000510	LV	\$11,283	\$11,846
All non-Business within the former Tuakau Borough	1,2 & 6	3	\$0.000226	LV	\$51,399	\$53,966
All other non-Business land within the Onewhero Ward north of the river	1,2 & 6	3	\$0.000172	LV	\$31,341	\$32,906
<b>Waiuku Town Centre Redevelopment:</b>						
<b>Economic Development Mainstreets: (s16(3)(b) LG (Rating Act) 2002):</b>						
Business Outer	1 & 6	3	\$0.002079	LV	\$424,667	\$312,621
Business Inner	1 & 6	3	\$0.003120	LV	\$250,063	\$246,564
All Other Business zoned	1 & 6	3	\$0.001042	LV	\$150,306	\$90,350
<b>Economic Development: (s16(3)(b) LG (Rating Act) 2002):</b>						
All Business land	1 & 6	3	\$0.000863	LV	\$370,270	\$371,078
<b>Emergency Management (s16(3)(b) LG (Rating Act) 2002):</b>						
Awhitu Rural Fire Targeted Rate north of J Renall Road	1 & 6	7	\$16.88	per residential dwelling unit	\$11,925	\$11,925
<b>Land Drainage (s16(4)(b) LG (Rating Act) 2002):</b>						
Bell Road - Class C	6	10	\$43.54	per hectare	\$5,437	\$4,268
Horsehoe - Class B	6	10	\$45.08	"	\$4,692	\$3,624
Kaawa - Class A	6	10	\$61.31	"	\$6,167	\$1,900
Kaawa - Class B	6	10	\$30.65	"	\$3,053	\$941
Mangatawhiri - Compartment 1 Class C	6	10	\$9.97	"	\$965	\$760
Mangatawhiri - Compartment 1 Class D	6	10	\$3.32	"	\$244	\$192
Mangatawhiri - Compartment 1 Class E	6	10	\$1.99	"	\$46	\$36
Mangatawhiri - Compartment 2 Class B	6	10	\$30.35	"	\$3,870	\$0
Mangatawhiri - Compartment 2 Class C	6	10	\$20.23	"	\$751	\$0
Mangatawhiri - Compartment 2 Class D	6	10	\$6.74	"	\$174	\$0
Mangatawhiri - Compartment 2 Class E	6	10	\$4.05	"	\$35	\$0
Mangatawhiri - Compartment 3 Class B	6	10	\$0.00	"	\$0	\$0
Mangatawhiri - Compartment 3 Class C	6	10	\$0.00	"	\$0	\$0
Mangatawhiri - Compartment 3 Class D	6	10	\$0.00	"	\$0	\$0

Mechanism Activity	Rate Category (Sch 2)	Ref. Factors	Rate/Unit	Rate Basis	Proposed Revenue (incl GST)	LTCCP 2006-2016
Rate Category	ss 14,17	(Sch 3)	2008		2008	2008
Mangatawhiri - Compartment 4 Class B	6	10	\$27.24	"	\$10,878	\$10,569
Mangatawhiri - Compartment 4 Class C	6	10	\$18.16	"	\$383	\$372
Mangatawhiri - Compartment 4 Class D	6	10	\$6.05	"	\$80	\$78
Mangatawhiri - Compartment 4 Class E	6	10	\$3.63	"	\$21	\$20
Mangatawhiri - Compartment 4 Class F	6	10	\$2.42	"	\$1	\$1
Mangatawhiri - Compartment 5 Class D	6	10	\$115.99	"	\$2,747	\$2,264
Mangatawhiri - Compartment 6 Class D	6	10	\$5.55	"	\$99	\$53
Mangatawhiri - Compartment 6 Class E	6	10	\$3.33	"	\$117	\$63
Mangatawhiri - Compartment 6 Class F	6	10	\$2.22	"	\$578	\$311
Mangatawhiri - Compartment 7 Class F	6	10	\$3.63	"	\$798	\$539
Morrison Swamp - Class A	6	10	\$278.41	"	\$9,633	\$3,089
Morrison Swamp - Class B	6	10	\$208.81	"	\$3,633	\$1,165
Morrison Swamp - Class C	6	10	\$139.21	"	\$9,104	\$2,919
Morrison Swamp - Class D	6	10	\$69.60	"	\$787	\$252
Motokuraka	6	10	\$23.98	"	\$35,012	\$34,292
Ohairoa	6	10	\$0.00	"	\$0	\$0
Onepoto - Class A	6	10	\$63.24	"	\$1,474	\$1,126
Onepoto - Class B	6	10	\$47.43	"	\$1,442	\$1,102
Onepoto - Class C	6	10	\$31.62	"	\$41	\$31
Onewhero Downstream - Class A	6	10	\$66.89	"	\$8,021	\$8,020
Onewhero Downstream - Class B	6	10	\$48.16	"	\$332	\$332
Onewhero Downstream - Class C	6	10	\$18.73	"	\$401	\$401
Orton - Class A	6	10	\$26.73	"	\$4,174	\$3,008
Orton - Class B	6	10	\$16.04	"	\$703	\$507
Orton - Class C	6	10	\$10.69	"	\$247	\$178
Orton - Class D	6	10	\$5.35	"	\$17	\$12
Punga - Class A	6	10	\$37.77	"	\$1,821	\$1,442
Punga - Class B	6	10	\$28.11	"	\$1,172	\$929
Punga - Class C	6	10	\$18.74	"	\$832	\$659
Taramaire - Class B	6	10	\$25.83	"	\$7,676	\$7,305
Taramaire - Class C	6	10	\$17.22	"	\$1,359	\$1,293
Taramaire - Class D	6	10	\$5.74	"	\$243	\$231
Taramaire - Class E	6	10	\$3.44	"	\$346	\$329
Taramaire - Class F	6	10	\$2.30	"	\$479	\$455
Te Kohanga - Class A	6	10	\$16.44	"	\$9,934	\$5,969
Te Kohanga - Class B	6	10	\$5.48	"	\$653	\$393
Te Kohanga - Class C	6	10	\$2.74	"	\$20	\$12
Tickles - Class C	6	10	\$138.00	"	\$3,574	\$3,072
Tuakau Swamp - Class B	6	10	\$35.82	"	\$4,775	\$2,877
Tuakau Swamp - Class D	6	10	\$7.96	"	\$175	\$105
Waikato River - Class B	6	10	\$83.14	"	\$2,187	\$1,745
<b>Roading</b> (s16(3)(b) LG (Rating) Act 2002):						
Onewhero/Tuakau Ward south of the river	6	3	\$0.000309	LV	\$309,375	\$309,375
<b>Solid Waste</b> (s16(4)(b) LG (Rating) Act 2002):						
Tuakau	5 & 6	7 & 8	\$155	per portion of a rating unit	\$228,938	\$214,324
Pukekohe / Waiuku / Tuakau / Rural	5 & 6	7 & 8	\$12		\$228,984	\$245,424
Recycling Collection	5 & 6	7 & 8	\$35		\$434,080	\$462,569

Mechanism Activity	Rate Category (Sch 2)	Ref. Factors	Rate/Unit	Rate Basis	Proposed Revenue (incl GST)	LTCCP 2006-2016
Rate Category	ss 14,17	(Sch 3)	2008		2008	2008
<b>Stormwater</b> (s16(3)(b) LG (Rating) Act 2002): Urban stormwater catchment rating areas	6	2	\$0.000502	CV	\$2,442,902	\$2,277,388
<b>Wastewater</b>						
<b>Loan Rates:</b> (s16(3)(b) LG (Rating) Act 2002):						
Buckland Urban Sanitary Drainage area	6	3	\$0.000645	LV	\$19,116	\$18,550
Clarks Beach Urban Sanitary Drainage area	6	7 & 8	\$159.75	**	\$46,911	\$45,119
Glenbrook Urban Sanitary Drainage area	6	7 & 8	\$790.17	**	\$22,489	\$22,345
** per rating unit excluding those that have paid the lump sum contribution						
<b>User Rates:</b> (s16(4)(b) LG (Rating) Act 2002):						
Sewerage within scheme areas-connected	5 & 6	7 & 8	\$435	per portion of a rating unit	\$5,080,125	\$4,920,040
Sewerage within scheme areas-not connected	5 & 6	7 & 8	\$217.50		\$243,600	\$135,710
<b>Water Supply</b> (s19(2)(b) LG (Rating) Act 2002):						
Metered Supply up to 200 cubic metres per 6mths			\$1.90		\$6,181,067	\$6,137,677
Metered Supply over 200 cubic metres per 6mths			\$2.37	per cubic metre		
Bulk Supply - Pukekohe / Waiuku			\$3.50			
Minimum consumption charge			\$25	per 6 mths		
			<b>Total Other Targeted Rates</b>		<b>\$18,071,338</b>	<b>\$17,910,224</b>
			<b>Total Rates</b>		<b>\$48,660,662</b>	<b>\$49,646,863</b>
<b>OTHER FUNDING SOURCES:</b> (Revenue excluding GST)						
<b>Fees and Charges</b>					\$8,338,000	\$8,093,000
<b>Rates Penalty</b>					\$275,000	\$275,000
<b>Financial/Development Contributions</b>					\$8,365,000	\$8,365,000
<b>Income from Investments</b>					\$100,000	\$110,000
<b>Subsidies</b>					\$411,641	\$424,641
<b>Transfund</b>					\$11,185,450	\$10,511,550
<b>Loans</b>					\$15,834,234	\$11,888,942
<b>Proceeds from Sale of Assets</b>						

**BUSINESS RATES:** Business rates apply to all rateable properties zoned (or having underlying zoning of) business in the Franklin District Plan. Also all rateable properties zoned Iron and Steel Production or Maioro Mining, Motorway Service, Timber Process

**SEPARATELY USED AND INHABITED PART OF A RATING UNIT** includes any part of a rating unit capable of being used or inhabited separately from time to time. This would include, but not limited to, multiple business occupancy, mixed business and residential occupancy, multiple residential occupancy. In all cases one uniform charge would apply per separate occupancy.

**WAIUKU TOWN CENTRE REDEVELOPMENT RATE:** This rate was forecasted in the LTCCP to commence in the 2007/2008 year. However, further work and consultation is still required and this rate is now proposed to start in 2008/2009.

**NOTES:**

- The Onewhero Targeted Roading Rate is programmed to cease from 1 July 2011.
- The Awhitu Fire Targeted Rate ceases from 1 July 2008.



# FUNDING IMPACT STATEMENT

## **SCHEDULE 2**

### **MATTERS THAT MAY BE USED TO DEFINE CATEGORIES OF RATEABLE LAND**

1. The use to which the land is put.
2. The activities that are permitted, controlled, or discretionary for the area in which the land is situated, and the rules to which the land is subject under an operative district plan or regional plan under the Resource Management Act 1991.
3. The activities that are proposed to be permitted, controlled, or discretionary activities, and the proposed rules for the area in which the land is situated under a proposed district plan or proposed regional plan under the Resource Management Act 1991, but only if—
  - (a) no submissions in opposition have been made under clause 6 of Schedule 1 of that Act on those proposed activities or rules, and the time for making submissions has expired; or
  - (b) all submissions in opposition, and any appeals, have been determined, withdrawn, or dismissed.
4. The area of land within each rating unit.
5. The provision or availability to the land of a service provided by, or on behalf of, the local authority.
6. Where the land is situated.
7. The annual value of the land.
8. The capital value of the land.
9. The land value of the land.

## **SCHEDULE 3**

### **FACTORS THAT MAY BE USED IN CALCULATING LIABILITY FOR TARGETED RATES**

1. The annual value of the rating unit.
2. The capital value of the rating unit.
3. The land value of the rating unit.
4. The value of improvements to the rating unit.
5. The area of land within the rating unit.
6. The area of land within the rating unit that is sealed, paved, or built on.
7. The number of separately used or inhabited parts of the rating unit.
8. The extent of provision of any service to the rating unit by the local authority, including any limits or conditions that apply to the provision of the service.
9. The number or nature of connections from the land within each rating unit to any local authority reticulation system.
10. The area of land within the rating unit that is protected by any amenity or facility that is provided by the local authority.
11. The area of floor space of buildings within the rating unit.
12. The number of water closets and urinals within the rating unit.

# RATING MODELS

<b>PROPERTY 1</b>			<b>PROPERTY 2</b>			<b>PROPERTY 3</b>		
<b>AWHITU PENINSULA FARM</b>			<b>BEACHFRONT PROPERTY - CLARKS BEACH</b>			<b>BEACHFRONT PROPERTY - PENINSULA</b>		
95.3490 Hectares			0.0878 Hectares			0.1012 Hectares		
YEAR OF VALUATION	2003	2006	2003	2006	2003	2006	2003	2006
CAPITAL VALUE	\$1,075,000	\$1,900,000	\$455,000	\$750,000	\$346,000	\$720,000	\$346,000	\$720,000
LAND VALUE	\$870,000	\$1,650,000	\$285,000	\$710,000	\$230,000	\$580,000	\$230,000	\$580,000
RATE TYPE	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET
GENERAL RATES	1,411	1,385	597	547	454	525	454	525
UAGC	321	360	321	360	321	360	321	360
ROADING	1,184	1,311	501	517	381	497	381	497
<b>SUB-TOTAL</b>	<b>2,916</b>	<b>3,056</b>	<b>1,419</b>	<b>1,424</b>	<b>1,156</b>	<b>1,382</b>	<b>1,156</b>	<b>1,382</b>
% mvmt		4.8%		0.3%		19.5%		19.5%
STORMWATER	-	-	321	376	-	-	-	-
EC DEV & MAINSTREETS	-	-	-	-	-	-	-	-
OTHER TARGETED RATES	54	54	23	23	77	76	77	76
SEWERAGE RATES	-	-	570	595	-	-	-	-
REFUSE RATES	12	12	12	12	12	12	12	12
<b>TOTAL RATES</b>	<b>2,982</b>	<b>3,122</b>	<b>2,345</b>	<b>2,430</b>	<b>1,245</b>	<b>1,470</b>	<b>1,245</b>	<b>1,470</b>
Movement	139	4.7%	85	3.6%	225	18.1%	225	18.1%

<b>PROPERTY 4</b>			<b>PROPERTY 5</b>			<b>PROPERTY 6</b>		
<b>CLARKS BEACH PROPERTY</b>			<b>ORUA BAY RESIDENTIAL - AWHITU</b>			<b>DAIRY FARM - PATUMAHOE</b>		
0.0814 Hectares			0.1012 Hectares			67.9681 Hectares		
YEAR OF VALUATION	2003	2006	2003	2006	2003	2006	2003	2006
CAPITAL VALUE	\$265,000	\$410,000	\$191,000	\$365,000	\$3,350,000	\$6,200,000	\$3,350,000	\$6,200,000
LAND VALUE	\$105,000	\$235,000	\$105,000	\$265,000	\$3,100,000	\$5,900,000	\$3,100,000	\$5,900,000
RATE TYPE	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET
GENERAL RATES	348	299	251	266	4,399	4,520	4,399	4,520
UAGC	321	360	321	360	321	360	321	360
ROADING	292	283	210	252	3,688	4,277	3,688	4,277
<b>SUB-TOTAL</b>	<b>961</b>	<b>942</b>	<b>782</b>	<b>878</b>	<b>8,408</b>	<b>9,157</b>	<b>8,408</b>	<b>9,157</b>
% mvmt		(2.0%)		12.3%		8.9%		8.9%
STORMWATER	187	206	-	-	-	-	-	-
EC DEV & MAINSTREETS	-	-	-	-	-	-	-	-
OTHER TARGETED RATES	23	23	67	66	27	27	27	27
SEWERAGE RATES	410	435	-	-	-	-	-	-
REFUSE RATES	12	12	12	12	12	12	12	12
<b>TOTAL RATES</b>	<b>1,592</b>	<b>1,617</b>	<b>861</b>	<b>956</b>	<b>8,447</b>	<b>9,196</b>	<b>8,447</b>	<b>9,196</b>
Movement	25	1.6%	95	11.1%	749	8.9%	749	8.9%

# RATING MODELS

<b>PROPERTY 7</b>			<b>PROPERTY 8</b>			<b>PROPERTY 9</b>		
<b>KARAKA - LIFESTYLE BLOCK</b>			<b>MARKET GARDEN PROPERTY - PATUMAHOE</b>			<b>RURAL BUSINESS - PATUMAHOE</b>		
3.5789 Hectares			13.6519 Hectares			0.0991 Hectares		
YEAR OF VALUATION	<b>2003</b>	<b>2006</b>	<b>2003</b>	<b>2006</b>	<b>2003</b>	<b>2006</b>	<b>2003</b>	<b>2006</b>
CAPITAL VALUE	\$720,000	\$1,125,000	\$631,000	\$1,250,000	\$235,000	\$375,000		
LAND VALUE	\$440,000	\$770,000	\$570,000	\$1,150,000	\$80,000	\$200,000		
<b>RATE TYPE</b>	<b>2006/2007 ACTUAL</b>	<b>2007/2008 BUDGET</b>	<b>2006/2007 ACTUAL</b>	<b>2007/2008 BUDGET</b>	<b>2006/2007 ACTUAL</b>	<b>2007/2008 BUDGET</b>		
GENERAL RATES	945	820	829	911	309	273		
UAGC	321	360	321	360	321	360		
ROADING	793	776	695	862	259	259		
<b>SUB-TOTAL</b>	<b>2,059</b>	<b>1,956</b>	<b>1,844</b>	<b>2,134</b>	<b>888</b>	<b>892</b>		
% mvmt		(5.0%)		15.7%		0.4%		
STORMWATER	-	-	-	-	166	188		
EC DEV & MAINSTREETS	-	-	-	-	309	381		
OTHER TARGETED RATES	27	27	-	-	-	-		
SEWERAGE RATES	-	-	-	-	410	435		
REFUSE RATES	12	12	24	24	12	12		
<b>TOTAL RATES</b>	<b>2,098</b>	<b>1,995</b>	<b>1,868</b>	<b>2,158</b>	<b>1,786</b>	<b>1,908</b>		
Movement	(103)	(4.9%)	289	15.5%	123	6.9%		

<b>PROPERTY 10</b>			<b>PROPERTY 11</b>			<b>PROPERTY 12</b>		
<b>WAIUKU - AVERAGE VALUE PROPERTY</b>			<b>WAIUKU - HIGH VALUE PROPERTY</b>			<b>WAIUKU - LOW VALUE PROPERTY</b>		
0.0943 Hectares			0.1740 Hectares			0.0706 Hectares		
YEAR OF VALUATION	<b>2003</b>	<b>2006</b>	<b>2003</b>	<b>2006</b>	<b>2003</b>	<b>2006</b>	<b>2003</b>	<b>2006</b>
CAPITAL VALUE	\$174,000	\$305,000	\$350,000	\$600,000	\$122,000	\$230,000		
LAND VALUE	\$54,000	\$143,000	\$95,000	\$300,000	\$36,000	\$95,000		
<b>RATE TYPE</b>	<b>2006/2007 ACTUAL</b>	<b>2007/2008 BUDGET</b>	<b>2006/2007 ACTUAL</b>	<b>2007/2008 BUDGET</b>	<b>2006/2007 ACTUAL</b>	<b>2007/2008 BUDGET</b>		
GENERAL RATES	228	222	460	437	160	168		
UAGC	321	360	321	360	321	360		
ROADING	192	210	385	414	134	159		
<b>SUB-TOTAL</b>	<b>741</b>	<b>793</b>	<b>1,166</b>	<b>1,211</b>	<b>616</b>	<b>686</b>		
% mvmt		7.0%		3.9%		11.5%		
STORMWATER	123	153	247	301	86	115		
EC DEV & MAINSTREETS	-	-	-	-	-	-		
OTHER TARGETED RATES	37	37	37	37	37	37		
SEWERAGE RATES	410	435	410	435	410	435		
REFUSE RATES	47	47	47	47	47	47		
<b>TOTAL RATES</b>	<b>1,358</b>	<b>1,465</b>	<b>1,907</b>	<b>2,031</b>	<b>1,196</b>	<b>1,321</b>		
Movement	106	7.8%	124	6.5%	125	10.4%		

# RATING MODELS

<b>PROPERTY 13</b>			<b>PROPERTY 14</b>			<b>PROPERTY 15</b>		
<b>WAIUKU BUSINESS (INNER)</b>			<b>WAIUKU - HORTICULTURE</b>			<b>LIFESTYLE - POKENO</b>		
0.0326 Hectares			7.4880 Hectares			10.274 Hectares		
YEAR OF VALUATION	2003	2006	2003	2006	2003	2006	2003	2006
CAPITAL VALUE	\$352,000	\$670,000	\$600,000	\$910,000	\$505,000	\$800,000	\$505,000	\$800,000
LAND VALUE	\$92,000	\$185,000	\$290,000	\$520,000	\$300,000	\$510,000	\$300,000	\$510,000
RATE TYPE	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET
GENERAL RATES	462	488	788	663	663	583	663	583
UAGC	321	360	321	360	321	360	321	360
ROADING	388	462	661	628	556	552	556	552
<b>SUB-TOTAL</b>	<b>1,171</b>	<b>1,311</b>	<b>1,769</b>	<b>1,651</b>	<b>1,540</b>	<b>1,495</b>	<b>1,540</b>	<b>1,495</b>
% mvmt		12.0%		(6.7%)		(2.9%)		(2.9%)
STORMWATER	249	336	424	457	-	-	-	-
EC DEV & MAINSTREETS	750	737	-	-	-	-	-	-
OTHER TARGETED RATES	15	14	37	37	23	23	23	23
SEWERAGE RATES	1,230	1,305	-	-	-	-	-	-
REFUSE RATES	141	141	12	12	12	12	12	12
<b>TOTAL RATES</b>	<b>3,556</b>	<b>3,844</b>	<b>2,242</b>	<b>2,157</b>	<b>1,575</b>	<b>1,530</b>	<b>1,575</b>	<b>1,530</b>
Movement	288	8.1%	(86)	(3.8%)	(45)	(2.9%)	(45)	(2.9%)

<b>PROPERTY 16</b>			<b>PROPERTY 17</b>			<b>PROPERTY 18</b>		
<b>PUKEKOHE - AVERAGE VALUE PROPERTY</b>			<b>PUKEKOHE - HIGH VALUE PROPERTY</b>			<b>PUKEKOHE - LOW VALUE PROPERTY</b>		
0.0825 Hectares			0.1354 Hectares			0.0759 Hectares		
YEAR OF VALUATION	2003	2006	2003	2006	2003	2006	2003	2006
CAPITAL VALUE	\$210,000	\$350,000	\$515,000	\$700,000	\$165,000	\$220,000	\$165,000	\$220,000
LAND VALUE	\$70,000	\$170,000	\$180,000	\$360,000	\$40,000	\$96,000	\$40,000	\$96,000
RATE TYPE	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET	2006/2007 ACTUAL	2007/2008 BUDGET
GENERAL RATES	276	255	676	510	217	160	217	160
UAGC	321	360	321	360	321	360	321	360
ROADING	231	241	567	483	182	152	182	152
<b>SUB-TOTAL</b>	<b>828</b>	<b>857</b>	<b>1,564</b>	<b>1,353</b>	<b>719</b>	<b>672</b>	<b>719</b>	<b>672</b>
% mvmt		3.5%		(13.5%)		(6.6%)		(6.6%)
STORMWATER	148	176	364	351	116	110	116	110
EC DEV & MAINSTREETS	30	30	76	63	17	17	17	17
OTHER TARGETED RATES	35	35	35	35	35	35	35	35
SEWERAGE RATES	410	435	410	435	410	435	410	435
REFUSE RATES	47	47	47	47	47	47	47	47
<b>TOTAL RATES</b>	<b>1,498</b>	<b>1,579</b>	<b>2,496</b>	<b>2,284</b>	<b>1,345</b>	<b>1,316</b>	<b>1,345</b>	<b>1,316</b>
Movement	81	5.4%	(212)	(8.5%)	(28)	(2.1%)	(28)	(2.1%)

# RATING MODELS

	<b>PROPERTY 19</b> <b>PUKEKOHE BUSINESS -</b> <b>KING ST (INNER)</b>  0.0480 Hectares		<b>PROPERTY 20</b> <b>PUKEKOHE BUSINESS -</b> <b>MANUKAU RD (OUTER)</b>  0.5682 Hectares		<b>PROPERTY 21</b> <b>RURAL MULTI-UNIT -</b> <b>BUCKLAND</b>  Apportionment	
YEAR OF VALUATION	<b>2003</b>	<b>2006</b>	<b>2003</b>	<b>2006</b>	<b>2003</b>	<b>2006</b>
CAPITAL VALUE	\$525,000	\$770,000	\$1,015,000	\$1,900,000	\$217,000	\$310,000
LAND VALUE	\$170,000	\$335,000	\$315,000	\$790,000	\$92,000	\$165,000
<b>RATE TYPE</b>	<b>2006/2007</b> <b>ACTUAL</b>	<b>2007/2008</b> <b>BUDGET</b>	<b>2006/2007</b> <b>ACTUAL</b>	<b>2007/2008</b> <b>BUDGET</b>	<b>2006/2007</b> <b>ACTUAL</b>	<b>2007/2008</b> <b>BUDGET</b>
GENERAL RATES	689	561	1,333	1,385	285	226
UAGC	321	360	321	360	321	360
ROADING	578	531	1,118	1,311	239	214
<b>SUB-TOTAL</b>	<b>1,588</b>	<b>1,453</b>	<b>2,771</b>	<b>3,056</b>	<b>845</b>	<b>800</b>
% mvmt		(8.6%)		10.3%		(5.3%)
STORMWATER	371	386	717	954	-	-
EC DEV & MAINSTREETS	2,827	2,635	2,435	2,783	-	-
OTHER TARGETED RATES	-	-	-	-	23	23
SEWERAGE RATES	820	870	1,640	1,740	551	541
REFUSE RATES	94	94	188	188	47	47
<b>TOTAL RATES</b>	<b>5,700</b>	<b>5,437</b>	<b>7,751</b>	<b>8,720</b>	<b>1,465</b>	<b>1,411</b>
Movement	(263)	(4.6%)	969	12.5%	(55)	(3.7%)

	<b>PROPERTY 22</b> <b>PASTORAL FARM -</b> <b>ONEWHERO</b>  151.820		<b>PROPERTY 23</b> <b>PASTORAL FARM (LARGE) -</b> <b>ONEWHERO</b>  471.2349 Hectares		<b>PROPERTY 24</b> <b>PORT WAIKATO</b>  0.0809 Hectares	
YEAR OF VALUATION	<b>2003</b>	<b>2006</b>	<b>2003</b>	<b>2006</b>	<b>2003</b>	<b>2006</b>
CAPITAL VALUE	\$1,090,000	\$1,875,000	\$1,800,000	\$3,600,000	\$174,000	\$350,000
LAND VALUE	\$780,000	\$1,475,000	\$1,550,000	\$3,300,000	\$110,000	\$275,000
<b>RATE TYPE</b>	<b>2006/2007</b> <b>ACTUAL</b>	<b>2007/2008</b> <b>BUDGET</b>	<b>2006/2007</b> <b>ACTUAL</b>	<b>2007/2008</b> <b>BUDGET</b>	<b>2006/2007</b> <b>ACTUAL</b>	<b>2007/2008</b> <b>BUDGET</b>
GENERAL RATES	1,431	1,367	2,363	2,625	228	255
UAGC	321	360	321	360	321	360
ROADING	1,200	1,293	1,982	2,483	192	241
<b>SUB-TOTAL</b>	<b>2,952</b>	<b>3,020</b>	<b>4,666</b>	<b>5,468</b>	<b>741</b>	<b>857</b>
% mvmt		2.3%		17.2%		15.6%
STORMWATER	-	-	-	-	-	-
EC DEV & MAINSTREETS	-	-	-	-	-	-
OTHER TARGETED RATES	527	519	943	1,043	113	132
SEWERAGE RATES	-	-	-	-	-	-
REFUSE RATES	-	-	-	-	12	12
<b>TOTAL RATES</b>	<b>3,479</b>	<b>3,540</b>	<b>5,609</b>	<b>6,511</b>	<b>866</b>	<b>1,000</b>
Movement	61	1.7%	902	16.1%	134	15.5%

# RATING MODELS

<b>PROPERTY 25</b>			<b>PROPERTY 26</b>			<b>PROPERTY 27</b>		
<b>TUAKAU - AVERAGE VALUE</b>			<b>TUAKAU - HIGH VALUE</b>			<b>BOMBAY - GLASSHOUSE</b>		
<b>PROPERTY</b>			<b>PROPERTY</b>			<b>PROPERTY</b>		
0.0689 Hectares			0.2818 Hectares			11.9150 hectares		
YEAR OF VALUATION	2003	2006	2003	2006	2003	2006	2003	2006
CAPITAL VALUE	\$148,000	\$275,000	\$330,000	\$550,000	\$5,330,000	\$7,630,000	\$5,330,000	\$7,630,000
LAND VALUE	\$58,000	\$150,000	\$130,000	\$370,000	\$530,000	\$1,380,000	\$530,000	\$1,380,000
RATE TYPE	2006/2007	2007/2008	2006/2007	2007/2008	2006/2007	2007/2008	2006/2007	2007/2008
	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
GENERAL RATES	194	200	433	401	6,998	5,563	6,998	5,563
UAGC	321	360	321	360	321	360	321	360
ROADING	163	190	363	379	5,868	5,263	5,868	5,263
<b>SUB-TOTAL</b>	<b>678</b>	<b>750</b>	<b>1,118</b>	<b>1,140</b>	<b>13,188</b>	<b>11,186</b>	<b>13,188</b>	<b>11,186</b>
% mvmt		10.6%		2.0%		(15.2%)		(15.2%)
STORMWATER	104	138	233	276	-	-	-	-
EC DEV & MAINSTREETS	40	34	89	84	-	-	-	-
OTHER TARGETED RATES	81	80	138	137	-	-	-	-
SEWERAGE RATES	410	435	820	870	-	-	-	-
REFUSE RATES	197	202	394	404	12	12	12	12
<b>TOTAL RATES</b>	<b>1,511</b>	<b>1,640</b>	<b>2,792</b>	<b>2,911</b>	<b>13,200</b>	<b>11,198</b>	<b>13,200</b>	<b>11,198</b>
Movement	129	8.5%	119	4.3%	(2,002)	(15.2%)	(2,002)	(15.2%)

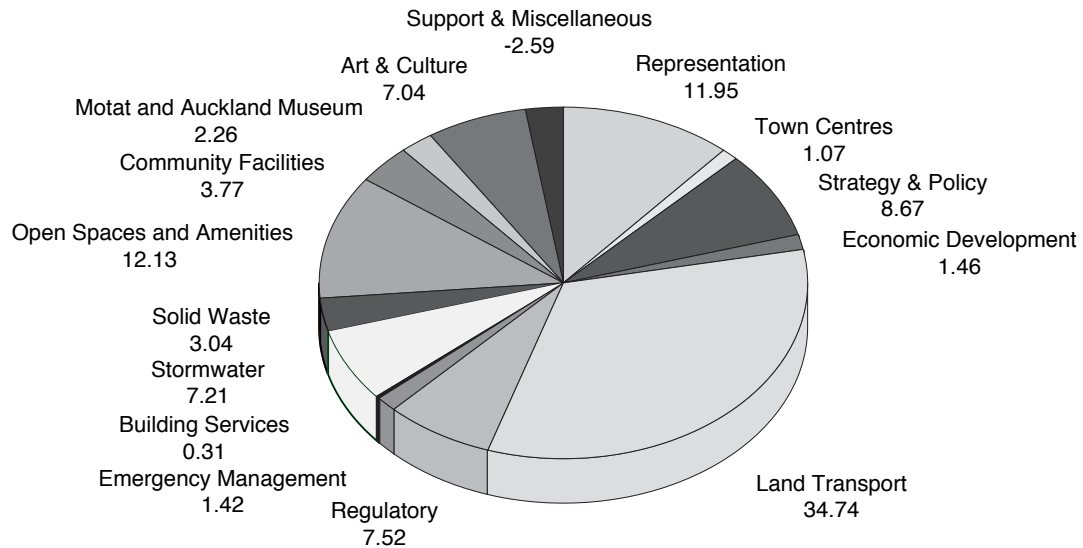
<b>PROPERTY 28</b>			<b>PROPERTY 29</b>			<b>PROPERTY 30</b>		
<b>TUAKAU BUSINESS</b>			<b>EAST COAST ROAD PROPERTY</b>			<b>LIFESTYLE BLOCK - HUNUA</b>		
0.1209 Hectares			0.1085 Hectares			4.1050 Hectares		
YEAR OF VALUATION	2003	2006	2003	2006	2003	2006	2003	2006
CAPITAL VALUE	\$129,000	\$235,000	\$230,000	\$390,000	\$455,000	\$720,000	\$455,000	\$720,000
LAND VALUE	\$47,000	\$140,000	\$120,000	\$300,000	\$250,000	\$450,000	\$250,000	\$450,000
RATE TYPE	2006/2007	2007/2008	2006/2007	2007/2008	2006/2007	2007/2008	2006/2007	2007/2008
	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
GENERAL RATES	169	171	302	284	597	525	597	525
UAGC	321	360	321	360	321	360	321	360
ROADING	142	162	253	269	501	497	501	497
<b>SUB-TOTAL</b>	<b>632</b>	<b>693</b>	<b>876</b>	<b>913</b>	<b>1,419</b>	<b>1,382</b>	<b>1,419</b>	<b>1,382</b>
% mvmt		9.6%		4.2%		(2.7%)		(2.7%)
STORMWATER	91	118	-	-	-	-	-	-
EC DEV & MAINSTREETS	607	634	-	-	-	-	-	-
OTHER TARGETED RATES	81	80	-	-	56	56	56	56
SEWERAGE RATES	410	435	-	-	-	-	-	-
REFUSE RATES	197	202	12	12	12	12	12	12
<b>TOTAL RATES</b>	<b>2,019</b>	<b>2,163</b>	<b>888</b>	<b>925</b>	<b>1,488</b>	<b>1,450</b>	<b>1,488</b>	<b>1,450</b>
Movement	143	7.1%	37	4.2%	(38)	(2.5%)	(38)	(2.5%)

# SUMMARY FINANCIAL STATEMENTS

## INCOME STATEMENT

INCOME STATEMENT	Community Plan		Forecast
	2007	2008	2008
For the Years Ending 30 June			
	\$'000		
<b>REVENUE</b>			
District Wide Rates	25,840	28,210	27,191
Targeted Rates	14,279	15,824	16,063
User Fees	7,881	8,203	8,713
Grants & Subsidies	10,329	10,937	11,597
Development Contributions	8,155	8,365	8,365
Assets Vested in Council	8,503	8,708	8,708
<b>TOTAL REVENUE</b>	<b>74,987</b>	<b>80,247</b>	<b>80,637</b>
Operating Expenditure	37,150	39,036	39,183
Depreciation	13,455	15,361	14,041
External Interest	2,957	4,366	3,815
<b>TOTAL EXPENDITURE</b>	<b>53,562</b>	<b>58,763</b>	<b>57,039</b>
<b>OPERATING SURPLUS</b>	<b>21,425</b>	<b>21,484</b>	<b>23,598</b>
<b>APPLIED TO:</b>			
<b>Development Contributions</b>	8,155	8,365	8,365
Asset Vested in Council	8,503	8,708	8,708
Loan Repayments	1,332	1,694	1,846
Capital/Operating Reserves	3,435	2,717	4,679
	<b>21,425</b>	<b>21,484</b>	<b>23,598</b>

## APPLICATION OF THE DISTRICT WIDE RATE DOLLAR - 2008



## BALANCE SHEET

Balance Sheet	Community Plan	Annual Plan
Plan as at 30 June	2008	2008
	\$000	
Total Current Assets	4,137	7,337
Total Non Current Assets	1,047,920	1,187,182
<b>TOTAL ASSETS</b>	<b>1,052,057</b>	<b>1,194,519</b>
Total Current Liabilities	25,681	36,348
Public Debt	48,318	39,394
<b>TOTAL LIABILITIES</b>	<b>73,999</b>	<b>75,742</b>
<b>NET ASSETS</b>	<b>978,058</b>	<b>1,118,777</b>
<b>EQUITY</b>		
Accumulated Funds	356,365	368,687
Asset Revaluation Reserves	621,693	750,090
<b>RATEPAYER EQUITY</b>	<b>978,058</b>	<b>1,118,777</b>

Statement of Movement in Equity	Community Plan	Annual Plan
Plan For the Years Ending 30 June	2008	2008
Equity at start of the year	923,200	1,062,783
Net Surplus	21,484	23,598
Asset Revaluations	33,374	32,396
<b>Equity at end of the year</b>	<b>978,058</b>	<b>1,118,777</b>

## STATEMENT OF CASH FLOWS

Statement of Cash Flows For the Years Ending 30 June	Community Plan 2008	Annual Plan 2008
Cash Flows from Operating Activities will be provided from:	71,539	72,029
Cash will be applied to:	42,668	43,374
<b>Operating Activities</b>	<b>28,871</b>	<b>28,655</b>
Cash Flows from Investing Activities will be provided from:	180	180
Cash will be applied to:	38,988	55,340
<b>Net Cash Inflow (outflow) from Investing</b>	<b>(38,808)</b>	<b>(55,160)</b>
Cash Flows from Financing Activities will be provided from:	21,400	32,500
Cash will be applied to:	11,430	6,030
<b>Net Cash Inflow (outflow) from Financing</b>	<b>9,970</b>	<b>26,470</b>
<b>Net Increase (Decrease) in cash Held</b>	<b>33</b>	<b>(35)</b>
Opening Cash and Bank Balances	66	66
<b>Closing Cash &amp; Bank</b>	<b>99</b>	<b>31</b>
Represented by:		
Cash at Bank	99	31
<b>Closing Cash &amp; Bank</b>	<b>99</b>	<b>31</b>



## CAPITAL WORKS PROGRAMME

CAPITAL WORKS PROGRAMME For the Years Ending 30 June	Community Plan		Annual Plan
	2007	2008	2008
Transport	16,035	15,625	20,982
Town Centre Redevelopment	3,100	1,850	2,868
Land Drainage	120	120	138
Regulatory	713	0	0
Solid Waste	363	50	60
Stormwater	7,655	6,800	9,040
Wastewater	6,485	7,481	10,575
Water Supply	5,666	3,252	6,402
Community Centres	816	102	102
Pensioner Housing	218	150	150
Recreation Centre and Pools	304	171	271
Open Spaces & Amenities	2,631	1,507	3,482
Franklin Centre	7,676	0	0
Property Management	760	300	415
Information Management	1,045	650	755
	<b>53,587</b>	<b>38,058</b>	<b>55,240</b>
Funding:			
Asset Renewals	12,136	7,684	10,772
Development Contributions	19,638	13,422	21,516
Level of Service (Loan)	15,664	10,383	15,835
Subsidy	5,874	6,294	6,842
Other Capital Reserves	275	275	275
	<b>53,587</b>	<b>38,058</b>	<b>55,240</b>

