

WHAKAAWEAWE PŪTEA - FUNDING IMPACT STATEMENT

This Funding Impact Statement provides information about Council's sources of Revenue from Rates, how these are calculated and where the liability will be applied. It is prepared in accordance with Council's Revenue and Financing Policy.

Various sections of the Local Government (Rating) Act 2002 ("Rating Act") and the Local Government Act 2002, that the Council sets its rates under, require particular information to be identified in Council's Funding Impact Statement. This includes the following:

- The basis for setting the general rate, i.e. land, annual or capital value (Rating Act, section 13).
- Any category or categories that will be used for setting the general rate differentially (Rating Act, section 14).
- The activity or activities for which a targeted rate will be set (Rating Act, section 16).
- The category or categories that will be used to establish rateable land for a targeted rate (Rating Act, section 17).
- For each category, any factor that will be used to calculate liability for a targeted rate (Rating Act, section 18).
- Council's intention to set a targeted rate for the quantity of water supplied (Rating Act, section 19).
- If the targeted rate is set differentially, the total revenue sought from each category of rateable land or the relationship between the rates set on rateable land for each category (Local Government Act 2002, Sch 10, cl 15(4)(d)).
- Whether lump sum contributions will be invited in respect of the targeted rate (Local Government Act 2002, Sch 10, cl 15(4)(e)).

- Examples of the impact of the general rate and targeted rate rating proposals on the rates assessed on different categories of rateable land with a range of property values for the first year of the plan (Local Government Act 2002, Sch 10, cl 15(5)).

DIFFERENTIAL RATING FACTORS

The Local Government (Rating) Act 2002 provides for rates being charged at different rates in the dollar for different categories of rateable land. The categories must be defined using the matters in Schedule 2 of the Rating Act.

Council can use these provisions to set rates on a differential basis, with the different categories defined based on such matters as the rateable value of land, the uses of land within the district, and the differing provision and consumption of Council services relative to other categories of ratepayers in the district.

For the year ending 30 June 2023 Council will utilise a General Rate assessed on the Capital Value of rateable land, applying Differential Factors to rating categories that are defined based on land use. Council will also utilise a Uniform Annual General Charge (UAGC) which will be assessed as a fixed amount per Separately Used or Inhabited Part (SUIP) of a Rating Unit.

The Land Use Categories for Rating Purposes and the differential factors to be applied to the General Rate (Capital Value) for the year commencing 1 July 2022 are detailed in the table below.

Targeted Rates assessed on a fixed amount per Rating Unit, SUIP or connection will be applied for water utilities and waste management and where applicable will be assessed by location. Water by meter rates will apply where metered water is supplied.

DIFFERENTIAL CATEGORIES

For the year 1 July 2022 to 30 June 2023 the following Land Use Categories and Differential Factors will apply to the General Rate assessed by Capital Value

	CATEGORY	DIFFERENTIAL FACTOR
i.	COMMERCIAL	1.6
ii.	FORESTRY	4.0
iii.	RESIDENTIAL A – Capital Value less than \$400,000	1.0
iv.	RESIDENTIAL B – Capital Value greater than or equal to \$400,000 and less than \$600,000	0.8
v.	RESIDENTIAL C – Capital Value greater than or equal to \$600,000	0.7
vi.	RURAL	0.7

Rates per unit in the following paragraphs are per \$000's of rateable value unless otherwise stated. Amounts shown are inclusive of GST at 15%, with comparative totals to the year ending 30 June 2022.

GENERAL RATE

Council will assess a general rate based on the capital value of all rateable land in the district, set differentially according to the use to which the land is put and the capital value of the land.

The rates (per dollars (\$000's) of capital value) for 2022/23 are:

	DIFFERENTIAL CATEGORY	RATE PER \$1,000 OF CAPITAL VALUE (INCL. GST) (\$)	REVENUE GENERATED (INCL. GST) (\$)
i.	COMMERCIAL	4.7807	923,627
ii.	FORESTRY	11.9517	2,495,052
iii.	RESIDENTIAL A - Capital Value less than \$400,000	2.9879	1,605,831
iv.	RESIDENTIAL B - Capital Value greater than or equal to \$400,000 and less than \$600,000	2.3903	508,132
v.	RESIDENTIAL C - Capital Value greater than \$600,000	2.0915	893,134
vi.	RURAL	2.0915	5,031,164

The general rate will raise \$11,456,939 (including GST) in 2022/23 compared to \$10,399,601 in 2021/2022

Revenue from the General Rate will be used to fund the following Groups of Activities:

GROUP OF ACTIVITIES	REVENUE GENERATED (INCL. GST) (\$)
COMMUNITY FACILITIES	\$2,645,731
CORPORATE FUNCTIONS	-\$385,243*
LEADERSHIP AND GOVERNANCE	\$2,404,006
PLANNING & REGULATORY	\$1,469,188
STORMWATER	\$36,050
TRANSPORTATION	\$4,712,388
WASTE MANAGEMENT	\$136,482
WASTEWATER	\$261,931
WATER SUPPLY	\$176,407

*Most of the Corporate Functions Group is recovered via internal overhead and internal rent from other activities. The remaining credit relates to investment revenue that remains attributable to this Group. This is offset against general rates.

UNIFORM ANNUAL GENERAL CHARGE

Council will assess a uniform annual general charge (UAGC) as a fixed amount per separately used or inhabited part of a rating unit within the district. The total amount of the UAGC is determined by the rates allocated to specific activities. Certain activities are funded partially by the UAGC and partially by the General Rate assessed by Capital Value. In doing so Council seeks to establish an appropriate allocation such that all ratepayers make a minimum contribution to these activities that are provided to benefit the whole community. These activities and the amount to be rated via the UAGC in 2022/23 are detailed in the table below:

ACTIVITY	PROPORTION ALLOCATED THROUGH UAGC %	REVENUE GENERATED (INCL. GST) (\$)
COMMERCIAL PROPERTY	50%	44,556
ENTERPRISE BUILDING	50%	22,211
COUNCIL ADMINISTRATION AND DEMOCRACY SERVICES	50%	1,446,504
MĀORI RELATIONSHIPS	50%	128,077
VISITOR INFORMATION CENTRE	50%	35,654
ECONOMIC DEVELOPMENT	15%	97,903
GAIETY THEATRE	15%	1,687
DIGITAL HUB	15%	11,125
COMMUNITY CENTRE	15%	64,930
COMMUNITY SUPPORT	50%	201,861
LIBRARY	25%	337,682

The UAGC for 2022/23 is \$459.50 (incl. GST) [2021/22: \$433.80], raising \$2,390,190 (incl. GST) [2021/22: \$2,252,627].

TARGETED RATE – WATER SUPPLY (FIXED CHARGE)

Council will assess a targeted rate to fund water supply, set differentially according to where land is situated and the provision, or availability to the land of a service provided by, or on behalf of Council as a fixed amount per separately used or inhabited part of a rating unit. These amounts represent 90% of the total amount for Water Supply to be funded by rates. The remaining 10% is allocated to the General Rate, assessed by Capital Value. This allocation reflects that while there is primarily a private benefit derived from this activity, there is benefit to the whole community in providing clean safe drinking water.

The rates for 2021/2022 are:

	DIFFERENTIAL CATEGORY	BASIS FOR LIABILITY	CHARGE (INCL. GST) (\$)	REVENUE GENERATED (INCL. GST) (\$)
i.	WAIROA TOWNSHIP/WAIROA WARD SUPPLY AREA (including Frasertown and Wairoa Environs): CONNECTED Water Charge Wairoa Frasertown Water Supply Peri Urban Water Supply	Per separately used or inhabited part of a rating unit	711.60	1,318,996 64,040 101,753
ii.	WAIROA TOWNSHIP SUPPLY AREA (including Frasertown and Wairoa Environs): NOT CONNECTED BUT AVAILABLE <i>being a property to which water can be supplied but is not supplied (being a property within 100 metres of any part of the water reticulation system)</i>		355.80	38,068
iii.	MAHANGA SUPPLY AREA (Mahanga water supply): CONNECTED		510.30	32,146
iv.	MAHANGA SUPPLY AREA: NOT CONNECTED BUT AVAILABLE <i>being a property to which water can be supplied but is not supplied (being a property within 100 metres of any part of the water reticulation system)</i>		255.10	255
v.	TUAI SUPPLY AREA: CONNECTED		563.50	32,119
vi.	TUAI SUPPLY AREA: NOT CONNECTED BUT AVAILABLE <i>being a property to which water can be supplied but is not supplied (being a property within 100 metres of any part of the water reticulation system)</i>		281.7	281

The water supply (fixed amount) targeted rate will raise \$1,587,660 in the year ending 30 June 2023 [2021-22: \$1,490,070]. Water supply rates will be used to fund the water supply activities in the Wairoa Township, Frasertown and Wairoa Environs, Mahanga, and Tuai.

TARGETED RATE – WATER SUPPLY (WATER METER)

Council will assess a targeted rate to fund water supply, based on the volume of water consumed or supplied, for all rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply.

The rates for the year ending 30 June 2023 are:

	AREA	BASIS FOR LIABILITY	CHARGE PER M ³ (INCL GST) (\$)
i.	WAIROA TOWNSHIP RETICULATION AREA	Per cubic metre of water consumed or supplied	0.64
ii.	WAIROA ENVIRONS AREA (not including rating units in (i), (iii) and (iv))		0.64
iii.	FRASERTOWN RETICULATION AREA		0.64
iv.	TUAI RETICULATION AREA		0.64
v.	LAND USED FOR MEAT PROCESSING IN WAIROA		0.37

The water supply metered rates will be used to fund the water supply activities in the Wairoa Township, Frasertown and Wairoa Environs, Mahanga and Tuai. Water by meter rates is expected to raise revenue of \$399,299 (incl. GST) in the year ending 30 June 2023 [2022: \$384,867]

TARGETED RATE – SEWERAGE DISPOSAL

Council will assess a targeted rate in respect of sewerage disposal, set differentially according to where land is situated and the provision, or availability to the land of a service provided by, or on behalf of, Council. The rates for 2022/23 are:

	DIFFERENTIAL CATEGORY ¹	BASIS FOR LIABILITY	CHARGE (INCL. GST) (\$)	REVENUE GENERATED (INCL. GST) (\$)
i.	WAIROA WARD(not temporary accommodation businesses): CONNECTED	Per water closet or urinal connected (for up to the first five)	795.3	1,760,212
ii.	WAIROA WARD(not temporary accommodation businesses): CONNECTED	Per water closet or urinal connected (for six to up to and including 15)	556.7	
iii.	WAIROA WARD(not temporary accommodation businesses): CONNECTED	Per water closet or urinal connected (for 16 or more)	397.6	
iv.	WAIROA WARD(temporary accommodation businesses): CONNECTED	Per water closet or urinal connected (for up to the first five)	795.3	
v.	WAIROA WARD(temporary accommodation businesses): CONNECTED	Per water closet or urinal connected (for six or more)	556.7	
vi.	WAIROA WARD: NOT CONNECTED BUT AVAILABLE <i>where a property is situated within 30 metres of a public sewerage drain to which it is capable of being connected, either directly or through a public drain.</i>	Per rating unit	397.6	
vii.	TUAI VILLAGE: CONNECTED¹	Per water closet or urinal connected	795.3	46,523
viii.	TUAI VILLAGE: NOT CONNECTED BUT AVAILABLE <i>where a property is situated within 30 metres of a public sewerage drain to which it is capable of being connected, either directly or through a public drain.</i>	Per rating unit	397.6	
ix.	MĀHIA: CONNECTED or required to be connected under the Trade Waste and Wastewater bylaw 2012.	Per number or nature of connections from the land within each rating unit to the reticulation system	795.3	352,700
x.	MĀHIA: NOT CONNECTED or required to be connected under the Trade Waste and Wastewater bylaw 2012 where a property is situated within 30 metres of a public sewerage system to which it is capable of being connected, either directly or through a public drain.	Per rating unit	397.6	
xi.	ŌPOUTĀMA & BLUE BAY: CONNECTED or required to be connected under the Trade Waste and Wastewater bylaw 2012	Per number or nature of connections from the land within each rating unit to the reticulation system	795.3	64,814

¹ For the purposes of this rate, a rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal.

	DIFFERENTIAL CATEGORY ¹	BASIS FOR LIABILITY	CHARGE (INCL. GST) (€)	REVENUE GENERATED (INCL. GST) (€)
xii.	ŌPOUTAMA & BLUE BAY: NOT CONNECTED or required to be connected under the Trade Waste and Wastewater bylaw 2012 where a property is situated within 30 metres of a public sewerage system to which it is capable of being connected, either directly or through a public drain.	Per rating unit	397.6	
xi.	RURAL WASTEWATER: all land that is not connected or able to connect to Council wastewater reticulation, but to which a council operated wastewater treatment facility is available. This rate funds the treatment of wastewater from septic tanks.	Per separately used inhabited part of a rating unit described as 'Flat, Dwelling, Bach, Cottage, Cafeteria, Accommodation, Building, Cabin, Camping Ground, Tavern, Hall, Office, Hotel, Sleepout, Orchard or Shop' in Council's Rating Information Database.	68.9	133,411

The sewerage disposal targeted rate will raise \$2,357,660 (including GST) in the year ending 30 June 2022 [2021: \$1,934,707]. These amounts represent 90% of the total amount for the Wastewater activity to be funded by rates. The remaining 10% is allocated to the General Rate, assessed by Capital Value. This allocation reflects that while there is primarily a private benefit derived from this activity, there is benefit to the whole community in ensuring wastewater is managed safely throughout the district.

TARGETED RATE – WASTEWATER SCHEMES

Council will assess a targeted rate pursuant to the provision or availability to the land of a service provided by, or on behalf of, the local authority by the Māhia and Ōpoutama wastewater schemes. The rates for 2022/2023 are:

	DIFFERENTIAL CATEGORY	BASIS FOR LIABILITY	REVENUE GENERATED (INCL. GST) (€)
i.	MĀHIA WASTEWATER SCHEME connected and elected to participate in the capital repayment and finance costs associated with the scheme over 10 years. <i>In accordance with the Capital Funding Plan.</i>	The extent of provision of the services provided by the Māhia Wastewater Scheme including the infrastructure, costs connection costs (if any), and finance costs, relating to that property.	4,817
iii.	MĀHIA WASTEWATER SCHEME connected and elected to participate in the capital repayment and finance costs associated with the scheme over 20 years. <i>In accordance with the Capital Funding Plan.</i>		84,366
iv.	MĀHIA WASTEWATER SCHEME connected and elected to participate in the capital repayment and finance costs associated with the scheme over 30 years. <i>In accordance with the Capital Funding Plan.</i>		4,572
v.	ŌPOUTAMA WASTEWATER SCHEME connected and elected to participate in the capital repayment and finance costs associated with the scheme over 10 years. <i>In accordance with the Capital Funding Plan.</i>		4,054
vii.	ŌPOUTAMA WASTEWATER SCHEME connected and elected to participate in the capital repayment and finance costs associated with the scheme over 20 years. <i>In accordance with the Capital Funding Plan.</i>	The extent of provision of the services provided by the Ōpoutama Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.	11,455
viii.	ŌPOUTAMA WASTEWATER SCHEME connected and elected to participate in the capital repayment and finance costs associated with the scheme over 30 years. <i>In accordance with the Capital Funding Plan.</i>		3,092

The Council will accept lump sum payments in respect of this rate. Payments must be received by 31 March in the year before the rates are assessed.

TARGETED RATE – WASTE MANAGEMENT

Council will assess a targeted rate in respect of waste management, set differentially according to where land is situated and the provision, or availability to the land of a service provided by, or on behalf of, Council. The rate is set as a fixed amount per separately used or inhabited part of a rating unit in the Wairoa Township Area and the Wairoa Rural Area. The rates for 2022/2023 are:

	DIFFERENTIAL CATEGORY	BASIS FOR LIABILITY	CHARGE (INCL. GST) (\$)	REVENUE GENERATED (INCL. GST) (\$)
i.	WAIROA TOWNSHIP AREA	Per separately used or inhabited part of a rating unit	265.7	515,902
ii.	RURAL AREAS	Per separately used or inhabited part of a rating unit	217.1	712,437

The waste management targeted rate will raise \$1,228,339 (incl. GST) the year ending 30 June 2023 [2022: \$1,164,361]. The waste management rate will be used to fund the waste management activity. These amounts represent 90% of the total amount for the Waste Management activity to be funded by rates. The remaining 10% is allocated to the General Rate, assessed by Capital Value. This allocation reflects that while there is primarily a private benefit derived from this activity, there is benefit to the whole community in ensuring rubbish is managed safely throughout the district.

TARGETED RATE – DRAINAGE

Council will assess a targeted rate in respect of drainage set differentially according to where land is situated and the provision, or availability to the land of a service provided by, or on behalf of, Council. The rate is set as a fixed amount per separately used or inhabited part of a rating unit in the Wairoa Urban and the Māhia Township Areas. The rates for 2022/2023 are:

	DIFFERENTIAL CATEGORY	BASIS FOR LIABILITY	CHARGE (INCL. GST) (\$)	REVENUE GENERATED (INCL. GST) (\$)
i.	WAIROA URBAN AREA	Per separately used or inhabited part of a rating unit	151.2	275,783
ii.	MĀHIA TOWNSHIP AREA	Per separately used or inhabited part of a rating unit	102.1	48,668

The drainage targeted rate will raise \$324,450 (including GST) in the year ending 30 June 2023 [2022: \$424,312]. These amounts represent 90% of the total amount for the Stormwater activity to be funded by rates. The remaining 10% is allocated to the General Rate, assessed by Capital Value. This allocation reflects that while there is primarily a private benefit derived from this activity, there is benefit to the whole community in ensuring stormwater is managed safely throughout the district.

DEFINITION OF SEPARATELY USED OR INHABITED PART OF A RATING UNIT

A fixed amount charged to each separately used or inhabited part of a rating unit.

DEFINITION OF A SEPARATELY USED OR INHABITED PART OF A RATING UNIT

A separately used or inhabited part of a rating unit (**SUIP**) includes any part of a rating unit used for a different purpose or inhabited by any person, other than the ratepayer or member of the ratepayer's household, having a right to use or inhabit that portion by virtue of a tenancy, lease, licence or other agreement.

Interpretation rules that form part of the definition of 'separately used or inhabited part':

- A. Each separate shop or business activity on a rating unit is a separate use. (See Guidance Note 1.)
- B. Each dwelling, flat, or additional rentable unit (attached or not attached) on a residential property which is let (or capable of being let) for a substantial part of the year to persons other than immediate family members is a separately inhabited part of a property. (See Guidance Note 2.)
- C. Each residential rating unit which has, in addition to a family dwelling unit, one or more non-residential uses (i.e. home occupation units) will be considered a SUIP. (See Guidance Note 3.)
- D. Each non-residential activity which has, in addition to its business or commercial function, co-sited residential units which are not a prerequisite part of the business or commercial function, will be considered a SUIP. (See Guidance Note 4.)
- E. Individually tenanted flats, including retirement units, apartments and town houses (attached or not attached) or multiple dwellings on Māori freehold land are SUIPs. (See Guidance Note 5.)
- F. Each title on a multiple-managed forestry holding (that is, where the forest is broken into several individual small titles) is a separately used part except when one or more titles are adjacent and under the same ownership, in which case the rules of contiguity apply.

- G. Each block of land for which a separate title has been issued is liable to pay a UAGC, even if that land is vacant. NOTE: Two or more adjacent blocks of vacant land are not eligible for remission under "contiguity" (S.20 of LG(R)A 02) because they are not "used for the same purpose" (i.e. they are not used at all).
- H. Each dwelling, flat, or additional rentable unit (attached or not attached) on a pastoral, horticultural or forestry property which is let (or capable of being let) for a substantial part of the year to persons other than immediate family members is a separately inhabited part of a property. (See Guidance Note 6.)
- I. A substantial part of the year is considered to be three months or more (this total period may be fragmented, and may occur at any part of the rating year).
- J. Each dwelling on a lifestyle block whether tenanted or not is considered a SUIP.

GUIDANCE NOTES

The following notes are not rules, but are intended to aid officers in the interpretation of the rules.

1. Commercial Properties

- A single building on one title with 24 separate 'shops' would have 24 SUIPs.
- A motel with an attached dwelling would have one SUIP. This is because the attached dwelling is essential to the running of the motel. This is similar to a pastoral property with one dwelling (See rule D above)
- A motel with an attached restaurant which is available to the wider public has two separately used parts and would have two SUIPs. Likewise, a motel with an attached conference facility would have an additional SUIP.
- A business which makes part of its income through leasing part of its space to semi-passive uses such as billboards, or money machines, is not regarded as having a SUIP.

2. Residential Properties

- Rating units containing more than one "flat" (as per the valuation record administered by Council's Valuation Service Provider, Quotable Value Limited) will

in general be regarded as having more than one SUIP. Sleep-outs and granny flats will generally not be considered as additional SUIPs.

- If parts of a rating unit are used only for family members or for others for very short periods, the Council will not generally regard them as SUIPs (provided proof of their use, including a signed declaration from the property owner is provided). Evidence of actively advertisement of the flats for accommodation will generally mean that the Council considers the flat is a SUIP.

3. Residential with Non-Residential Part

- A residence with a separately accessible “office” (which may be used for surveyor, architect, or medical services) will be considered to have an additional SUIP. This is because it generates additional use of roads, services, planning resources and democratic processes.
- A residence with a “Home Occupation” (commonly called a “hobby business”) will not generally be considered as having an additional SUIP unless the intensity of operation is high. For example, a resident who occasionally manufactures boat trailers in his garage on the weekends would not qualify, but someone who works for most of the week panel beating or painting, particularly if the activity is accompanied by advertising, would likely be considered as having an additional SUIP
- A residential property, part of which is used continually for storage of large industrial machinery, has an additional SUIP.

4. Non-Residential Activity with Co-sited Dwelling

- A fish and chip shop, with a separately used flat above which can be accessed without passing through the shop, has an additional SUIP.

- A dairy which has the operator’s integral dwelling attached, would not be considered a SUIP because the home is an integral part of the operation of the dairy similar to a pastoral property or motel.
- Certain Government agencies, churches, marae, and the like are automatically rate exempt (except for service charges such as water and wastewater). They may be charged rates and additional UAGCs for each separately used or inhabited part of the rating unit, however, if these organisations undertake accommodation or business activities which are not related to their core function.

5. Individually Tenanted Flats

- Each flat, apartment, or retirement or disability home, and each property under a “licence to occupy”, is a separately used or inhabited part of a rating unit. This is regardless of the number of people who may be living in the unit.

6. Pastoral Properties

- Each dwelling, tenanted or untenanted, is a separately used or inhabited part of a rating unit.
- Shearer’s quarters that are untenanted, and used as a shearers’ quarters, will not be treated as a separately used or inhabited part of a rating unit. Shearer’s quarters which are tenanted will be a separately used or inhabited part of a rating unit.
- A pastoral property with one dwelling would only have one SUIP. This is because the attached dwelling is essential to the running of the pastoral property.
- Untenanted farm dwellings and cottages in addition to the main ‘farm house’ will be considered additional SUIPs.

RATING BASE

The total projected rateable units within the district at the end of the financial year 2022/23 is 6,669.

INDICATIVE RATING SAMPLES

LOCATION	PROPERTY TYPE	Rated CV	Actual Rates 2021/22	Forecast Rates 2022/23	Movement is	Change (\$) (+/-)	Change (%) (+/-)
Mahanga	Residential C	1,070,000	3,088	3,494	Increase of	406	13%
Mahia	Residential C	800,000	2,667	2,419	Decrease of	-248	-9%
Mahia	Residential C	1,090,000	3,329	3,025	Decrease of	-304	-9%
Opoutama	Residential A	129,000	999	1,062	Increase of	63	6%
Mahia	Residential C	1,980,000	5,084	4,887	Decrease of	-197	-4%
Ohuka	Rural	8,350,000	14,116	18,955	Increase of	4,839	34%
Frasertown	Residential B	450,000	2,329	2,533	Increase of	204	9%
Wairoa	Rural	1,820,000	4,500	5,264	Increase of	764	17%
Putorino	Rural	19,330,000	33,740	42,666	Increase of	8,926	26%
Kotemaori	Forestry	27,000,000	403,580	323,441	Decrease of	-80,139	-20%
Mohaka	Residential B	570,000	2,309	2,108	Decrease of	-201	-9%
Wairoa	Commercial	265,000	3,530	3,650	Increase of	120	3%
Wairoa	Commercial	740,000	7,450	7,511	Increase of	61	1%
Wairoa	Residential B	530,000	3,593	3,650	Increase of	57	2%
Wairoa	Residential C	820,000	3,597	3,372	Decrease of	-225	-6%
Wairoa	Residential A	185,000	2,554	2,936	Increase of	382	15%
Wairoa	Residential A	235,000	2,595	3,085	Increase of	491	19%