

Funding Impact Statement (Rating Policy)

1. Introduction

This Funding Impact Statement has been updated to include any Council decisions subsequent to the 2008/09 Annual Plan and to reflect the revenue requirements of the 2009/10 year. The Schedule on page 104 is provided to show the dollars collected from all funding sources.

2. Ward Boundaries and Rating Areas

The two rating areas for 2009/10 are:

- Mangakino/Pouakani, Taupo and Kaingaroa Wards combined
- Turangi/Tongariro Ward.

Where services benefit the whole community, these services will be paid from general rates. Where services benefit individuals or identifiable groups in the community, user charges or targeted rates may be levied.

Rates are levied throughout the district in the two separate rating areas of Taupo/Kaingaroa and Mangakino/Pouakani combined, and Turangi/Tongariro.

Each rating area is under the control of a Community Board or Committee of Council. These two bodies recommend the rates and charges for their rating areas with Council making the final decision.

The rating system used by Council is land value, and the property valuations produced by Land Mass Technologies effective 1 July 2007 are used for the 2009/10 rating year. It should be noted that any rate in



the dollar detailed in this policy is a rate in the dollar using the land value of that rating unit.

3. Categories of Rateable Land

The Council will adopt the following as its definitions for categories of rateable land for the 2009/10 financial year. These categories will be used as described elsewhere in this policy, and as required, for setting the general rate differentially and for setting some of the targeted rates.

The categories are:

- Residential – all residential rating units with up to two separately used or inhabited portions under common ownership
- Rural Residential - all rural properties under four hectares but excluding those properties which have commercial, retail, industrial, accommodation, farming or horticultural, or electricity generation uses
- Multi residential – all rating units where there are more than two portions capable of separate occupation (including institutions for the elderly)
- Commercial/Industrial – all rating units used for commercial, industrial or retail purposes excluding motels, hotels and other accommodation establishments for the travelling public, and rating units with electricity generation use. Administrative and operational rating units of Central and Local Government, including State Owned Enterprises are also categorised Industrial/Commercial
- Accommodation – all accommodation establishments for the travelling public, including motels, hotels, camping grounds and backpacker lodges
- Timeshare Accommodation – all timeshare units where there is a composite certificate of title for an undivided share in a stratum estate in freehold under the Unit Titles Act 1972 and an estate in leasehold for a time-share period under the Land Transfer Act 1952.
- Rural within urban – all rating units in the urban areas of four hectares or larger, but excluding those rating units which have commercial or retail, industrial, accommodation or electricity generation uses.
- Rural – all rating units in the rural areas of four hectares or larger, but excluding those properties which have commercial or retail, industrial, accommodation or electricity generation uses. To avoid doubt this category includes any rating unit used predominately for farming or horticultural use.
- Electricity generators – all rating units used for electricity generation, where the whole operation of the electricity generator within the District (from this rating unit and any others involved in the operation) exceeds 30,000 MWh per annum.
- Other - All other rating units not defined within the other differential categories.

It should be noted that:

- a. Vacant land – the differential classification will be determined by the underlying zone classification or size (area) of the rating unit.
- b. Separately usable or habitable portion – this refers to the ability to use a part or parts of the rating unit as an independent residence; or in the case of a rating unit used for commercial or industrial business, the ability to use part or parts of the rating unit for independent trading operations. In a residential situation a separately usable or habitable portion will only be classified if all of the following apply - separate cooking facilities, separate living facilities, separate toilet and bathroom facilities and a separate external entrance. In a business situation a separately usable or habitable portion will be classified where the property has been set-up to accommodate, or is accommodating, separate lessees, tenants, or the like, operating separate businesses from the same rating unit.
- c. Contiguous properties – urban and rural – where the following is correct these can be treated as one rating unit and the differential applying to all assessments will be determined by the predominant use.

- Any two or more rating units are held in the same ownership, used jointly as a single property and are contiguous; or
 - The certificates of title are required to be sold together; or
 - A substantial improvement(s) straddles the certificate of title boundaries; or
 - In the case of a large holding such as a motel, reserve or airport etc, it is unreasonable to treat each certificate of title as a rating unit; or
 - Land that is used as one farming operation and it is likely that the operation will be sold only as one farming operation.
- d. Multi-use rating units- where a property has more than one use in terms of the differential classification, a rating division will be created to accurately show each portion as per the differential.

3.1. Property Classifications and Differential Factors for 2009/10 General Rate Based on Land Use

Property Classes	Differential Factors	
	Taupo/Kaingaroa/ Mangakino/Pouakani	Turangi/Tongariro
Urban Residential	1.000	1.000
Urban Multi Resd [>2]	2.000	2.000
Urban Ind/Commercial	2.000	2.000
Urban Accommodation	2.000	2.000
Timeshare Accommodation	1.000	1.000
Rural within Urban	1.000	1.000
Rural Residential	1.000	1.000
Rural Multi Resd [>2]	2.000	2.000
Rural Ind/Commercial	2.000	2.000
Rural Accommodation	2.000	2.000
Rural within Rural	1.000	1.000
Electricity Generators - Hydro	14.63	16.37
Electricity Generators - Geothermal	28.30	28.30
Other	2.000	2.000

3.2. Targeted Rates Based on Land Use

Council will target rates based on land use to assess:

- Marketing Development Rate (1 below)
- District Refuse Disposal Rate (1 and 2 below)
- Lake Protection Rate (3 below).

The following categories will apply:

- 1 All commercial, industrial, electricity generation, and accommodation rating units
- 2 All residential, multi residential, timeshare accommodation, and rural properties
- 3 All rural rating units over 2 hectares within the defined Lake Taupo catchment area excluding commercial/industrial and forestry.

3.3. Targeted Rates Based on Location

Council will use targeted rates based on location to assess rates on rating units for:

- Targeted Uniform General Rate (1 and 2 below)
- Main Street Development Charge (2 below)
- Lake Protection Rate (3 and 4 below)
- Town Centre Taupo Management Rate (5 below)
- Security Rate (6 below)
- Whareroa Refuse Rate (7 below)

The following categories will apply:

- 1 Taupo/Kaingaroa and Mangakino/Pouakani Rating Area – all rating units
- 2 Turangi/Tongariro Rating Area – all rating units
- 3 Inside Lake Taupo catchment Area – all rating units excluding rural units over 2 hectares
- 4 Outside Lake Taupo catchment area – all rating units
- 5 Commercial/Industrial rating units within the defined central business district of Taupo town (see map at end of policy)
- 6 Specified rating units within the Turangi central business district
- 7 All rating units on the Whareroa valuation roll

3.4. Targeted Rates Based on Availability of Service

Council will use targeted rates based on availability of service to assess rates on rating units for:

- Water supply and sewage disposal (1,2,3,4 and 5 below)
- Water and sewer loans to fund capital costs (6 below)
- Main Street Security Rate (7 below)
- Whakamaru Fire Protection Charge (8 below).

The following categories will apply:

- 1 connected – any rating unit that is connected to a Council operated water scheme or is connected to a public sewerage drain
- 2 serviceable – any rateable rating unit that is not connected to a sewage drain but is within 30 metres of such a drain; or a Council operated water scheme that is not connected, but:
 - for certain defined water schemes is within 100 metres of any part of the waterworks or
 - for other certain defined water schemes within the scheme area
- 3 sewer multi connections – rating units with more than one pan or urinal
- 4 water multi connections – rating units with more than one separately occupiable part
- 5 metered water supply – rating units with a water meter
- 6 rating units where no election was made to pay by lump sum contribution
- 7 defined rating units within the Turangi CBD
- 8 defined rating units within the Whakamaru village

4. General and Targeted Rates

The Council intends to set the following rates under the Local Government (Rating) Act 2002, on rating units in the district for the financial year commencing on 1 July 2009 and ending on 30 June 2010.

4.1. General Rate

A General Rate, set under section 13 of the Local Government (Rating) Act 2002 made on every rating unit, assessed on a differential basis as described below and calculated on the land value of each rating unit in the district.

Area and Rating Unit	2009/10 GST Inclusive	2008/09 GST Inclusive
<i>Taupo Township/Acacia Bay/Mangakino Township</i>		
Residential	0.0023366/\$	0.0021874/\$
Residential-Multi	0.0046731/\$	0.0043748/\$
Accommodation	0.0046731/\$	0.0043748/\$
Timeshare Accommodation	0.0023366/\$	0.0021874/\$
Industrial/Commercial	0.0046731/\$	0.0043748/\$
Rural	0.0023366/\$	0.0021874/\$
Electricity generators – Geothermal	0.0661250/\$	0.0571355/\$
Electricity generators – Hydro	0.0341841/\$	0.0323738/\$
Other	0.0046731/\$	0.0043748/\$
<i>Balance Taupo Ward/Kaingaroa/Pouakani</i>		
Residential	0.0023366/\$	0.0021874/\$
Residential-multi	0.0046731/\$	0.0043748/\$
Accommodation	0.0046731/\$	0.0043748/\$
Timeshare Accommodation	0.0023366/\$	0.0021874/\$
Industrial/Commercial	0.0046731/\$	0.0043748/\$
Rural	0.0023366/\$	0.0021874/\$
Electricity generators – Geothermal	0.0661250/\$	0.0571355/\$
Electricity generators – Hydro	0.0341841/\$	0.0323738/\$
Other	0.0046731/\$	0.0043748/\$
<i>Turangi Township</i>		
Residential	0.0024211/\$	0.0022602/\$
Residential-multi	0.0048421/\$	0.0045204/\$
Accommodation	0.0048421/\$	0.0045204/\$
Timeshare Accommodation	0.0024211/\$	0.0022602/\$
Industrial/Commercial	0.0048421/\$	0.0045204/\$
Rural	0.0024211/\$	0.0022602/\$
Electricity generators – Geothermal	0.0685171/\$	0.0590364/\$
Electricity generators – Hydro	0.0396328/\$	0.0375191/\$
Other	0.0048421/\$	0.0045204/\$
<i>Tongariro</i>		
Residential	0.0024211/\$	0.0022602/\$
Residential-multi	0.0048421/\$	0.0045204/\$
Accommodation	0.0048421/\$	0.0045204/\$
Timeshare Accommodation	0.0024211/\$	0.0022602/\$
Industrial/Commercial	0.0048421/\$	0.0045204/\$
Rural	0.0024211/\$	0.0022602/\$
Electricity generators – Geothermal	0.0685171/\$	0.0590364/\$
Electricity generators – Hydro	0.0396328/\$	0.0375191/\$
Other	0.0048421/\$	0.0045204/\$

The General Rate will be used to fund planning guidance, building and development services, inspection services, rural fire, housing for the elderly, community support, community health, arts and culture, heritage, safety and crime prevention, venture centre, swimming pool (Turangi), roading, rate remissions, parking control, economic development and destination marketing.

4.2. Targeted Uniform General Rate

A Targeted Uniform General Rate made on every rating unit, set under section 16 of the Local Government (Rating) Act 2002, assessed as below:

Targeted General Charge	2009/10 GST Inclusive	2008/09 GST Inclusive
TKMP	460.00	460.00
TT	480.00	480.00

The Targeted Uniform General Rate will be used to fund governance, integrated planning, environmental planning, policy and development, civil defence, animal control, venues, libraries, Great Lake Centre (TKMP), parks and reserves, sports grounds, amenity plantings, community halls, public conveniences, Super Loo (TKMP), visitor centres and litter control.

4.3. Sewage Disposal

A targeted rate for sewage disposal, set under section 16 of the Local Government (Rating) Act 2002, assessed on every rating unit connected or available to be connected to a Council scheme on the basis of one charge per pan or urinal (with the exception of the residence of a single household – which shall be levied only one charge). For the avoidance of doubt the words 'a single household' do not restrict the charge to one pan/urinal in the situation where a rating unit has separately usable and habitable portions. In such a situation each separately usable or habitable portion is regarded as a separate household, and a charge applied, at the sliding scale, for each separately usable or habitable portion of the rating unit (as defined in section 3 of this document).

The sewer schemes are as follows:

Schemes – Taupo Township, Acacia Bay, Kinloch, Waitahanui/Five Mile Bay, Whakamaru, Mangakino, Atiamuri, Turangi Township/Tokaanu, Omori/Kuratau/Pukawa, Motutere, Whareroa and Motuoapa.

The targeted Sewer Disposal Charges are as follows:

Category	2009/10 GST Inclusive	2008/09 GST Inclusive
Connected (1 st pan/urinals)	441.74	387.55
Connected (2 - 10 pans/urinals)	331.31	290.66
Connected (10 + pans/urinals)	220.87	193.77
Connected (schools 10 + pans/urinals)	110.44	96.89
Serviceable (available to be connected)	220.87	193.78

4.4. Sewer Loan Servicing

A targeted rate for sewer scheme loans, set under section 16 of the Local Government (Rating) Act 2002, assessed on every rating unit within a sewer loan servicing scheme where no election was made to pay by way of lump sum contribution.

The targeted Sewer Scheme Loan Charges are as follows:

Sewer Loan	2009/10 GST Inclusive	2008/09 GST Inclusive
Acacia Bay	0 Nil	148.76
Waitahanui/Five Mile Bay	228.17	228.17
Motuoapa 'A' Zone	0 Nil	134.07

4.5. Water Supply

Water Schemes with fixed charge targeted rates.

A targeted rate for water supply, set under section 16 of the Local Government (Rating) Act, assessed on the basis of a targeted rate on any separately usable or habitable portion (as defined in section 3 of this document) of a rating unit that can be occupied, **and** being a rating unit which is connected, or is available to be connected, to a Council scheme. A full charge will be made for connected rating units and a half charge for serviceable rating units (those within 100 metres of any part of the waterworks).

The water schemes and targeted water charges on any separate part of a rating unit as described above are as follows:

Water Scheme	2009/10 GST Inclusive	2008/09 GST Inclusive
Taupo Township/Wairakei Village	195.56	190.66
Acacia Bay	417.75	380.57
Kinloch	165.01	136.19
Waitahanui	483.96	483.51
River Road	258.33	257.61
Mangakino Township	187.93	186.35
Atiamuri	391.68	359.21
Whakamaru	321.51	308.66
Turangi Township/Tokaanu	153.39	143.38
Motuoapa	174.58	166.32
Omori/Kuratau/Pukawa	152.96	124.24
Hatepe	216.70	209.26
Whareroa	224.81	213.13

Water schemes with charges based on land value.

All rating units within the water supply areas defined below (whether connected or not) are levied on the basis of land value. This is also a targeted rate, set under section 16 of the Local Government (Rating) Act 2002. The water schemes and targeted water rates are as follows:

Water Scheme	2009/10 GST Inclusive	2008/09 GST Inclusive
Whakaroa	0.0004649/\$	0.0003973/\$
Centennial Drive	0.0010445/\$	0.0010404/\$
Mapara Road	0.0002753/\$	0.0002645/\$
Bonshaw Park	0.0013644/\$	0.0012773/\$
Whakamoenga Point	0.0005345/\$	0.0005212/\$
Waihaha	0.0014883/\$	0.0014892/\$
Tirohanga	0.0004246/\$	0.0003793/\$

4.6. Metered Water Supply

A targeted rate for metered water supply, set under section 19 of the Local Government (Rating) Act 2002, and assessed on the volume of water supplied to every rating unit with a water meter. In applying these metered water charges, the ratepayer will be provided with units of water at **no charge** up to the threshold at which the level of water usage multiplied by the rate per cubic metre matches the targeted rate contribution under the provisions of section 4.5 of this policy. It is only when this threshold is exceeded that water meter charges at the rates set below will be applied.

Note: Water meter charges will be invoiced separately from rate invoices at various times throughout the year (depending on the water scheme).

The targeted water meter rates are as follows:

Water Supply	2009/10 GST Inclusive		2008/09 GST Inclusive	
	Ordinary Cents per m ³	Extraordinary Cents per m ³	Ordinary Cents per m ³	Extraordinary Cents per m ³
Taupo Township/Wairakei	98	149	96	146
Waitahanui	479	721	479	721
Acacia Bay	172	253	170	250
Kinloch	83	128	81	125
Whakaroa	110	166	107	162
Centennial Drive	38	75	38	75
Mapara Road	112	167	109	163
Bonshaw Park	143	217	141	214
Whakamoenga Point	105	105	103	103
River Road	72	109	71	108
Mangakino Township	81	119	81	119
Tirohanga	40	91	37	56
Turangi Township	38	74	36	70
Motuoapa	55	81	51	75
Tokaanu	76	76	71	71
Hatepe	90	135	88	132
Omori/Kuratau/Pukawa	100	100	98	98

4.7. District Refuse Disposal Charge

A targeted rate for district refuse disposal, solid waste operations and waste minimization initiatives, set under section 16 of the Local Government (Rating) Act 2002 and assessed on every rateable rating unit in the district on the basis that residential, multi-residential, timeshare accommodation, rural and electricity generation rating units shall be assessed with one charge per rating unit, and all other rating units shall be assessed with two charges per separately useable or habitable portion of a rating unit (as defined in section 3 of this document). For the avoidance of doubt, where a rating unit is divided into separate parts for rating purposes, each separate part is treated as if it were a separate rating unit for the application of this District Refuse Disposal Charge.

The targeted District Refuse Disposal Charge is as follows:

	2009/10 GST Inclusive	2008/09 GST Inclusive
District Refuse Disposal Charge	76.95	74.14

4.8. Marketing Development Rate

A targeted Marketing Development Rate, set under section 16 of the Local Government (Rating) Act 2002, assessed on every rating unit in the district being used for commercial, industrial, electricity generation, or accommodation purposes.

The targeted Marketing Development Rate is as follows:

	2009/10 GST Inclusive	2008/09 GST Inclusive
Marketing Development Rate	0.0020498/\$	0.0018793/\$

4.9. Main Street Development – Project Pounamu

A targeted Main Street Development Rate, set under section 16 of the Local Government (Rating) Act 2002, assessed on every rating unit in the Turangi/Tongariro rating area.

The targeted Main Street Development Charge is as follows:

	2009/10 GST Inclusive	2008/09 GST Inclusive
Main Street Development	35.38	35.58

4.10. Security Rate

A targeted Security Rate, set under section 16, of the Local Government (Rating) Act 2002, assessed on specified rating units within the Turangi central business district.

The targeted Security Rate is as follows:

	2009/10 GST Inclusive	2008/09 GST Inclusive
Security Rate	0.0076024/\$	0.0064772/\$

4.11. Whakamaru Fire Protection Rate

A targeted Whakamaru Fire Protection Rate, set under section 16 of the Local Government (Rating) Act 2002, assessed on specified rating units within the Whakamaru Village.

The targeted Whakamaru Fire Protection Rate is as follows:

	2009/10 GST Inclusive	2008/09 GST Inclusive
Whakamaru Fire Protection	103.62	98.05

4.12. Whareroa Refuse Rate

A targeted Whareroa Refuse Rate, set under section 16 of the Local Government (Rating) Act 2002, assessed on all rating units in the Whareroa rating area.

The targeted Whareroa Refuse Rate is as follows:

	2009/10 GST Inclusive	2008/09 GST Inclusive
Whareroa Refuse Rate	67.50	67.50

4.13. Lake Protection Rate

A targeted Lake Protection Rate, set under section 16 of the Local Government (Rating) Act 2002, assessed on specified rating units within the Lake Taupo District.

The targeted Lake Protection Rate is as follows:

Name	Scope	2009/10 GST Inclusive	2008/09 GST Inclusive
Lake Protection 1	All Taupo and Turangi township ratepayers. Lakeshore settlements, rural industrial properties and rural commercial properties including forestry interests within the Lake catchment.	67.50	67.50
Lake Protection 2	Taupo District ratepayers outside the Lake catchment including Mangakino and River Road.	28.12	28.12
Lake Protection 3	Rural properties 2 hectares and over within catchment but excluding rural industrial properties, rural commercial properties and forestry interests.	0.0004105/\$	0.0004759/\$

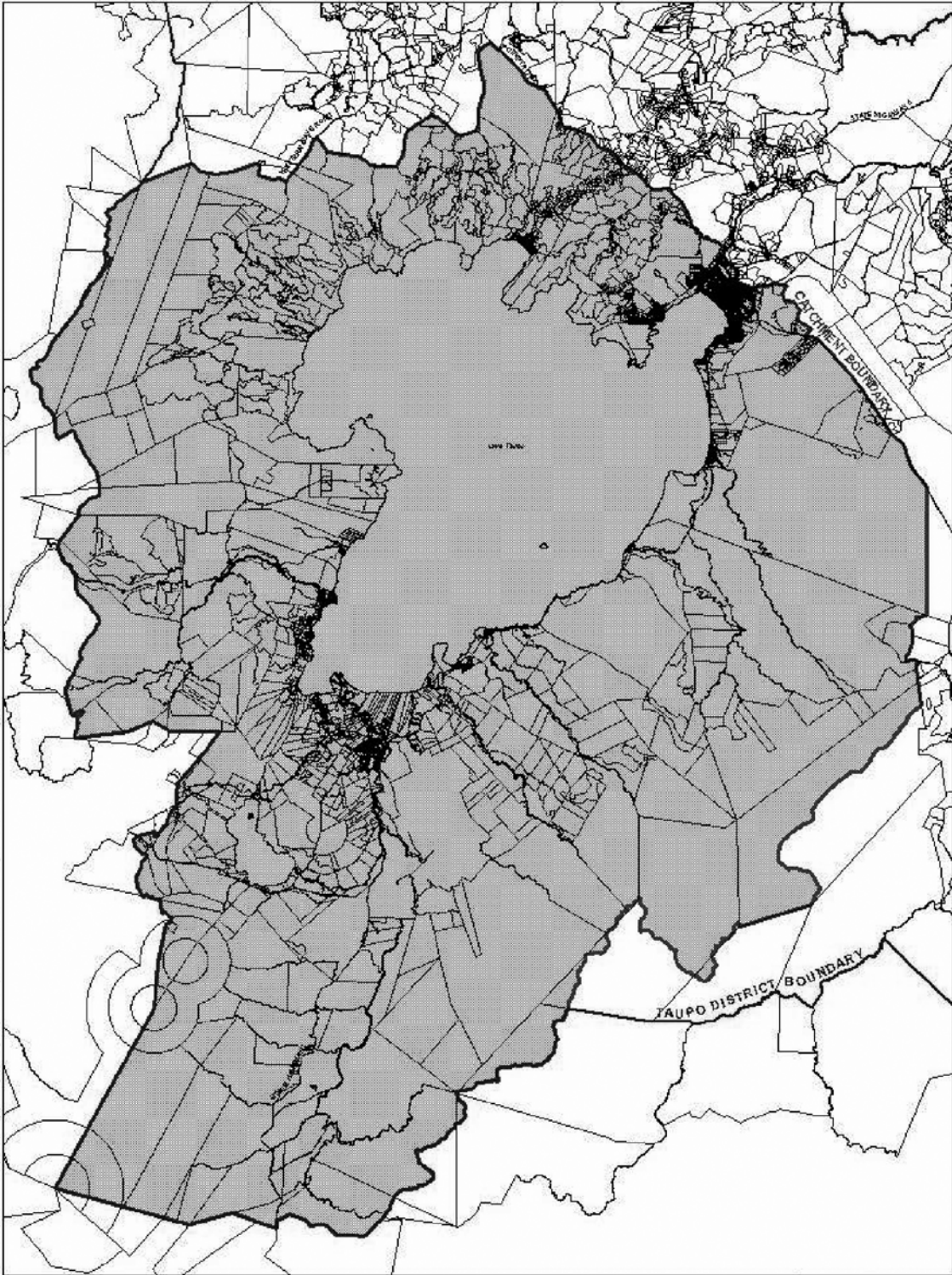
Schedule to Funding Impact Statement

	2009/10 (\$,000)	2010/11 (\$,000)	2011/12 (\$,000)	2012/13 (\$,000)	2013/14 (\$,000)	2014/15 (\$,000)	2015/16 (\$,000)	2016/17 (\$,000)	2017/18 (\$,000)	2018/19 (\$,000)
INCOME										
General Rate	17,823	19,321	20,653	22,259	24,213	25,776	26,494	27,366	28,956	30,452
Targeted Rates										
Targeted Uniform General Rate	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Lake Protection	1,400	1,436	1,470	1,507	1,546	1,590	1,638	1,682	1,731	1,782
Water Supply	4,515	4,934	5,577	6,546	7,302	8,018	8,832	9,624	10,224	10,649
Sewage Disposal	7,676	8,371	9,096	9,369	9,790	10,408	10,968	11,280	11,579	12,006
Refuse Disposal	1,589	1,761	1,935	2,154	2,309	2,251	2,314	2,525	2,480	2,311
Whareroa Refuse Collection Rate	12	12	12	12	12	12	12	12	12	12
Marketing Development Rate	1,037	1,052	1,093	1,129	1,153	1,187	1,223	1,260	1,299	1,345
Mainstreet Rate	165	166	166	165	164	165	168	171	175	179
Mainstreet Security Rate	41	43	44	45	47	48	49	51	53	55
Town Centre Taupo Management Rate	123	115	118	121	124	127	131	134	139	143
Whakamaru Fire Protection	4	4	4	4	4	4	4	4	4	4
Fees and Charges	11,896	12,433	12,802	12,686	13,038	13,535	14,138	14,800	15,232	16,306
Operating Subsidies	2,229	2,338	1,635	1,704	1,818	1,846	1,954	2,055	2,134	2,244
Interest	6,699	6,630	6,631	6,510	5,943	5,942	5,940	5,939	5,939	5,939
Capital Contributions										
Development Contributions	3,132	4,587	4,989	6,020	7,478	8,489	7,669	7,648	8,382	10,083
Asset Sales	625	2,082	2,710	9,609	10,698	8,142	2,688	1,335	683	-
Vested Assets	4,400	4,545	4,692	4,829	4,989	5,146	5,328	5,516	5,722	5,940
Capital Subsidy	26,348	24,679	945	719	949	840	710	1,407	1,074	1,600
Total Operating Revenue	98,714	103,509	83,572	94,388	100,577	102,526	99,260	101,809	103,939	108,268

Schedule to Funding Impact Statement

	2009/10 (\$,000)	2010/11 (\$,000)	2011/12 (\$,000)	2012/13 (\$,000)	2013/14 (\$,000)	2014/15 (\$,000)	2015/16 (\$,000)	2016/17 (\$,000)	2017/18 (\$,000)	2018/19 (\$,000)
OPERATING EXPENDITURE										
Operating expenditure	47,341	49,424	51,306	51,947	53,533	54,820	56,583	58,753	59,997	61,253
Finance Costs	9,582	11,610	13,279	14,432	15,748	15,900	15,619	14,807	15,281	15,836
Depreciation and Amortisation	12,575	13,191	14,074	14,880	15,503	16,113	16,794	17,650	18,296	18,820
Total operating Expenditure	69,498	74,225	78,659	81,259	84,784	86,833	88,996	91,210	93,574	95,909
Operating (surplus)/deficit	(29,216)	(29,284)	(4,913)	(13,129)	(15,793)	(15,693)	(10,264)	(10,599)	(10,365)	(12,359)
OTHER EXPENDITURE										
Capital Expenditure	56,294	65,816	33,342	34,458	40,308	37,908	24,724	28,555	34,641	25,503
Debt Repayments	5,275	8,896	12,594	13,766	29,881	28,312	30,624	18,780	15,073	29,520
Transfers to special reserves	26,663	26,644	2,182	10,309	12,862	12,653	7,091	7,292	6,907	8,736
Recognition of vested assets	4,400	4,545	4,692	4,829	4,989	5,146	5,328	5,516	5,722	5,940
Depreciation not funded	(1,847)	(1,905)	(1,961)	(2,009)	(2,058)	(2,106)	(2,155)	(2,209)	(2,264)	(2,317)
Total net Cost	61,569	74,712	45,936	48,224	70,189	66,220	55,348	47,335	49,714	55,023
Funded by:										
Loans Raised	24,174	35,143	26,824	28,663	33,715	29,890	19,274	21,909	27,288	17,482
Development, Financial and Other Contributions										
NZTA and Other Subsidies	26,348	24,679	945	719	949	840	710	1,407	1,074	1,600
Transfers from Reserves	11,047	14,890	18,167	18,842	35,525	35,490	35,364	24,019	21,352	35,941
Opening Balance										
Total Net Funding	61,569	74,712	45,936	48,224	70,189	66,220	55,348	47,335	49,714	55,023

Protecting Lake Taupo Management Zone



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Protecting Lake Taupo Management Zone

Taupo District



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