



rates

Funding Impact Statement and Other Rating Information

This statement sets out the information required by Schedule 10 of the Local Government Act 2002, together with additional information provided to assist ratepayers in understanding the indicative impact of the Plan.

Revenue and Financing Mechanisms

General Rates

Rates directly related to the value of the property, charged on capital value.

Targeted Rates

Rates which apply in certain areas or to certain ratepayers.

Uniform Annual General Charges

Charged to each separately used and inhabited part of a rating unit.

Definition of a Separately Used or Inhabited part of a Rating Unit -

RULES

- A) Each separate shop or business activity on a rating unit is a separate use, for which a separate UAGC is payable. (See 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, and separate UAGCs are payable. (See Note 2.)
- C) Each residential rating unit which has, in addition to a family dwelling unit, one or more non-residential uses (ie, home occupation units) will be charged an extra UAGC for each additional use. (See 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 pay additional UAGCs for each dwelling unit. (see 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 separately inhabited parts, and will each pay a separate UAGC. (See Note 5.)
- F) A rating unit which is actively used for pastoral farming is deemed to have no more than one separately used or inhabited part.
- G) 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.
- H) 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” (ie, they are not used at all).

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 pay 24 UAGCs.
- ▶ A motel with an attached dwelling would pay only one UAGC, because the attached dwelling is essential to the running of the motel. (see rule D above).

- ▶ A motel with an attached restaurant which is available to the wider public has two separately used parts, and would pay two UAGCs. Likewise, a motel with an attached Conference Facility would pay an additional UAGC.
- ▶ A business which makes part of its income through the leasing of part of its space to semi-passive uses such as billboards, or money machines, is not regarded as having a separately used or inhabited part, and would not be charged a separate UAGC.
- ▶ For the avoidance of doubt, an apartment block in which each apartment is on a separately owned title, is merely a series of co-sited Rating Units, and each will pay a UAGC.
- ▶ If, however, in the above example a management company leases the individual titles for 10 years or more, and those leases are registered on the titles, and the leases stipulate that the management company is responsible for paying the rates, and if the management company then operates the apartments as a single business operation, that business operation is considered for a remission under Council’s remission policies and have all but one UAGC remitted.
- ▶ An apartment block with separate laundry, or restaurant, which are available to the general population as a separate business enterprise, would pay an additional UAGC for each of these functions as separately used parts.

2) Residential Properties

- ▶ 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).
- ▶ The rule will apply to properties identified as “flats” on the valuation record, administered by Council’s Valuer. Sleep-outs and granny flats will generally be identified as “sleep-out” on the valuation record and will not normally qualify for additional UAGCs.

- ▶ If a property is identified on the valuation record as having flats, but these in fact are used only for family members, or for others for very short periods, then the additional UAGCs may be remitted on Council receiving proof of their use, including a signed declaration from the property owner (see remission policies). A property owner who actively advertises the flats for accommodation will not qualify for the remission.
- ▶ A property such as a large house which is identified as being split into, say, three internal flats at the time the valuation records were established, but which is not actually used as such, will need to apply for remission under Council's remission policy. (Note: This property should be referred to Council's Valuer for correction on the next valuation cycle.)

3) Residential with Non-Residential Part

- ▶ A residence with a separately accessible "office" such as may be used for surveyor, architect, or medical services, will pay an additional UAGC for the office, because it is a separately used part which 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 charged a separate UAGC unless the intensity of operation is high. For example, a resident who occasionally manufactures boat trailers in his garage on the weekends would not incur an additional UAGC, but someone who works for most of the week panel beating or painting, particularly if the activity is accompanied by advertising, clearly has a separately used or inhabited part of the rating unit, and would incur an additional UAGC.
- ▶ A residential property, part of which is used continually for storage of large industrial machinery, has a separately used part, and would incur an additional UAGC.

4) Non-Residential Activity With Co-sited Dwelling

- ▶ A fish and chip shop, with a flat above which can be accessed without passing through the shop, does have a separately used part, and would normally incur an additional UAGC charge.
- ▶ A dairy which has an integral dwelling attached, would not incur an additional UAGC, because the home is an integral part of the operation of the dairy.
- ▶ A boarding house containing a caretaker's apartment and several separately let rooms (with or without facilities) all within the structure of the one building, is a single (commercial) use and would not incur an additional UAGC. (The same applies to home-stays, and bed and breakfast homes).
- ▶ Certain government agencies, churches, marae, and the like are automatically rate exempt (except for service charges such as water and wastewater) but if these organisations undertake accommodation or business activities which are not related to their core function, they may be charged rates and additional UAGCs for each separately used or inhabited part of the rating unit.

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, no matter what number of people may be living in the unit, and each does pay an additional UAGC charge.
- ▶ If, because of construction work, poor condition, public health, or specific conditions pertaining to the property owner, one or more flats cannot be let on the open market, then the unit may be granted a remission under Council's remission policy. (A specific condition pertaining to the property owner might include the use of one of the units for a live-in caregiver). (Note: this property should be referred to Council's Valuer for correction on the next valuation cycle.)

Other Council's Funding Sources:

Subsidies and Grants

From government and non-government organisations to fund maintenance or capital projects.

Fees and Charges

Council charges for services provided, eg, building consents, dog licences.

Interest Received and Dividends Income

From funds invested or Council investments.

Loans

Council borrows money to fund Capital Expenditure.

Capital Rates

Rates used to repay Loans and Capital Expenditure eg, millennium loan and capital waste water rate.

Development Contributions

Money received to fund capital expenditure for new development.

Asset Sales

Money received from the sale of assets.

Reserves

Money set aside for specific purpose, to fund capital expenditure.

For further details of Council's revenue funding mechanisms, please refer to the Revenue and Financing Policy.

Ten Year Funding Impact Statement (all figures are GST exclusive)

This statement sets out the information required by Schedule 10 of the Local Government Act 2002, together with additional information provided to assist ratepayers in understanding the indicative impact of the Plan.

The revenue and financing mechanisms to be used by the Council, including the estimated amount (excluding GST) to be produced by each mechanism, are as follows:

	2010 \$000	2011 \$000	2012 \$000	2013 \$000	2014 \$000	2015 \$000	2016 \$000	2017 \$000	2018 \$000	2019 \$000
General Rates	2,995	2,491	3,284	3,431	3,643	4,319	4,544	4,700	4,615	4,815
Uniform Annual General Charges	11,571	12,327	12,928	13,400	13,906	14,566	15,056	15,679	16,294	16,883
TARGETED RATES										
District Loans	686	674	692	710	716	703	662	613	567	524
Roading	6,584	6,906	7,086	7,394	7,550	7,710	7,954	8,287	8,975	9,365
Non-Subsidised Roading	62	67	68	67	67	67	67	67	67	104
Passenger Transport	132	137	143	148	154	159	164	170	176	182
Regional Development Roading	134	134	134	134	134	134	134	134	134	134
Planning	1,101	1,163	1,197	1,279	1,340	1,357	1,430	1,463	1,530	1,604
Pests and Plants	951	993	1,032	1,079	1,113	1,143	1,191	1,244	1,323	1,386
Stock Control	88	97	103	108	112	116	120	126	132	138
Rural Fires	384	403	418	432	446	460	474	490	511	529
Soil Conservation	919	931	944	989	1,007	1,020	1,066	1,115	1,232	1,305
Stormwater	2,010	2,116	2,149	2,308	2,362	2,438	2,565	2,721	2,852	3,044
Water Resources	1,060	1,100	1,144	1,191	1,225	1,256	1,303	1,353	1,428	1,488
Parks and Reserves	2,853	3,065	3,245	3,399	3,604	3,877	4,039	4,229	4,349	4,462
Gisborne City Wastewater	4,086	5,078	7,478	7,477	7,873	7,975	8,086	8,270	8,409	8,516
Te Karaka Wastewater	60	62	63	65	67	69	71	74	76	78
Gisborne Water Supply	3,262	3,625	3,603	3,697	3,815	3,769	4,001	4,168	4,371	4,878
Te Karaka Water Supply	57	62	68	70	72	73	73	73	73	73
Whātātūtū Water Supply	21	21	21	21	21	22	21	22	22	21
Waste Management Recycling and Collection	1,398	1,444	1,478	1,513	1,545	1,579	1,615	1,652	1,692	1,734
Ruatōria Refuse and Recycling Collection	52	54	55	56	58	59	60	62	63	65
CBD Security Patrol	79	81	83	85	87	89	91	93	95	98

	2010 \$000	2011 \$000	2012 \$000	2013 \$000	2014 \$000	2015 \$000	2016 \$000	2017 \$000	2018 \$000	2019 \$000
Heart of Gisborne	192	198	203	208	212	217	222	227	232	238
Wainui Foredune Protection Scheme	23	23	23	23	23	22	22	22	22	22
Tourism	369	382	390	400	408	417	427	437	447	458
Economic Development	162	177	188	210	220	227	247	268	311	340
Drainage	430	442	455	467	484	507	525	541	558	576
Te Karaka Land Drainage	57	57	57	57	57	57	58	58	58	58
Waipaoa River Flood Control Scheme	260	263	266	269	272	276	281	285	289	294
Wainui Foredune Capital Works Repayment	10	10	10	10	10	10	10	10	10	10
Wastewater Capital Rate	2,198	2,509	0	0	0	0	0	0	0	0
Solid Waste Capital Rate	0	90	90	90	180	274	274	274	274	274
Total Rates Funding	44,246	47,182	49,098	50,787	52,783	54,967	56,853	58,927	61,187	63,696
Government Grants and Subsidies	18,096	18,695	16,047	17,827	18,401	33,709	16,644	27,711	28,630	28,925
Other Revenue	13,036	13,636	13,622	13,908	14,226	14,611	15,279	15,517	15,871	16,541
Dividends	1,000	800	800	800	800	800	800	800	800	800
Interest Received	165	165	165	165	165	165	165	165	165	165
	76,543	80,478	79,732	83,487	86,375	104,252	89,741	103,120	106,653	110,127
Other Capital Expenditure Funding										
Reserves	16,016	15,510	10,700	13,433	14,549	16,709	12,930	13,504	13,799	14,869
Loans	12,382	11,987	3,044	6,851	3,886	5,029	1,178	2,432	4,592	5,556
	28,398	27,497	13,744	20,284	18,435	21,738	14,108	15,936	18,391	20,425
TOTAL REVENUE and FINANCING	104,941	107,975	93,476	103,771	104,810	125,990	103,849	119,056	125,044	130,552

Note: Other Revenue includes Water-by-Meter Charges and Council Fees and Charges

The following rates will be set by the Council for the financial year commencing 1 July 2009 and ending 30 June 2010. **All figures in this Funding Impact Statement are GST EXCLUSIVE.**

PLEASE NOTE:

All rate calculations are estimates based on Rating Information as at 15 February 2009, and may be subject to amendment based on Rating Information as recorded on 30 June 2009.

Funding Source	Categories of Rateable Land	Rating Act Ref	Category (Sch2) ss14,17	Factors (Sch 3)	\$ Value excl GST per factors18 & Schedule 3	Revenue Sought Excluding GST 2009-10 \$
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Note:
In the rating definitions below, differential rating areas such as DRA1, DRA2 etc and Inner and Outer Zones are defined as follows. These were approved prior to 2002 and are confirmed under section 146 of the LG(R)A'02 using approved classifications and differential registers:

Short Title	Areas Covered	Sub types
DRA1	Former Gisborne City Council boundaries, excluding Rural Farm Land.	Residential Commercial and Other
DRA1A	All Rural Farm Land within the previous Gisborne City Boundaries and the area surrounding the City. City including Wainui and Mākaraka.	Residential and Other Commercial and Industrial
DRA2	Poverty Bay Flats including fringe hill properties.	
DRA3	That area which is within reasonable and currently exercised commuting distance to Gisborne, including parts of Waerenga-ō-kurī and Ngātapa, Whātātūtū and Te Karaka.	All Other Properties Rural Townships
DRA4	The inland rural area beyond DRA3, up to the boundary of DRA5. Tolaga Bay and Matāwai.	All Other Properties Rural Townships
DRA5	The whole of the East Cape area from a line running inland from a point in the vicinity of Mangatuna north of Tolaga Bay Township, to the tip of the East Cape. Hicks Bay, Te Arara, Tikitiki, Ruatōria, Waipiro Bay, Te Puia Springs and Tokomaru Bay.	All Other Properties Rural Townships
Inner Zone	The total land area of DRA1 and DRA1A and DRA2.	Urban and Rural
Outer Zone	The total land area of DRA3 and DRA4 and DRA5.	Rural and Rural Townships

GENERAL RATES

A general rate based on the capital value of each rating unit in the district. The general rate will be set on a differential basis based on the following categories of land:

General Differentiated	Urban Inner Zone	13(2)(b)	1&2	2	\$0.000377 per \$ of Capital Value	1,588,739
	Rural Inner Zone	13(2)(b)	1&2	2	\$0.000377 per \$ of Capital Value	523,562
	Rural Outer Zone	13(2)(b)	1&2	2	\$0.000291 per \$ of Capital Value	816,672
	Rural Townships Outer Zone	13(2)(b)	1&2	2	\$0.000291 per \$ of Capital Value	66,067

Council will be using a Uniform Annual General Charge.

Uniform Annual General Charge	All Rateable land	15(1)(b)			\$569.69 per Separately Used or Inhabited Part of a Rating Unit (SUIP) see definition of SUIP	11,571,373
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Funding Source	Categories of Rateable Land	Rating Act Ref	Category (Sch2) ss14,17	Factors (Sch 3)	\$ Value excl GST per factor s18 & Schedule 3	Revenue Sought Excluding GST 2009-10 \$
TARGETED RATES						
Roading	Residential/Lifestyle Blocks	16(4)(b)	1&2	2	\$0.000575 per \$ of Capital Value	2,983,439
	Horticulture & Pastoral Farming	16(4) (b)	1&2	2	\$0.000862 per \$ of Capital Value	2,293,112
	Commercial	16(4)(b)	1&2	2	\$0.001150 per \$ of Capital Value	316,430
	Forestry	16(4)(b)	1&2	2	\$0.002299 per \$ of Capital Value	593,270
	Industrial	16(4)(b)	1&2	2	\$0.001150 per \$ of Capital Value	397,776
Regional Development Roading	Forestry	16(4)(b)	1&2	2	\$0.000520 per \$ of Capital Value	134,000
District Loan Expenses	DRA1 Residential & Other	16(4)(b)	6	2	\$0.000148 per \$ of Capital Value	449,568
	DRA1 Commercial	16(4)(b)	6	2	\$0.000195 per \$ of Capital Value	102,917
	DRA1A Residential	16(4)(b)	6	2	\$0.000009 per \$ of Capital Value	5,632
	DRA1A Commercial	16(4)(b)	6	2	\$0.000008 per \$ of Capital Value	156
	DRA2	16(4)(b)	6	2	\$0.000085 per \$ of Capital Value	118,657
	DRA3 All Other Properties	16(4)(b)	6	2	\$0.000004 per \$ of Capital Value	2,873
	DRA3 Rural Townships	16(4)(b)	6	2	\$0.000001 per \$ of Capital Value	21
	DRA4 All Other Properties	16(4)(b)	6	2	\$0.000003 per \$ of Capital Value	3,816
	DRA4 Rural Townships	16(4)(b)	6	2	\$0.000001 per \$ of Capital Value	63
	DRA5 All Other Properties	16(4)(b)	6	2	\$0.000003 per \$ of Capital Value	1,734
	DRA5 Rural Townships	16(4)(b)	6	2	\$0.000002 per \$ of Capital Value	176
Non Subsidised Roading	DRA1& 1A	16(4)(b)	6	2	\$0.000012 per \$ of Capital Value	49,321
	DRA2	16(4)(b)	6	2	\$0.000003 per \$ of Capital Value	3,859
	DRA3 & 4 & 5 (Outer Zone - Rural & Townships)	16(4)(b)	6	2	\$0.000003 per \$ of Capital Value	8,473
Planning	All Rateable Land	16(4)(a)		3	\$0.000203 per \$ of Land Value	1,101,183
Passenger Transport	DRA1 Residential	16(4)(a)	5&6	7	\$11.61 per Separately Used or Inhabited Part of a Rating Unit	131,667
Pests and Plants	All Rateable land	16(4)(a)	4	5	\$1.339361 per hectare	951,265
Rural Fires	DRA2 (Rural Inner Zone)	16(4)(b)	6	3	\$0.000121 per \$ of Land Value	115,127
	DRA3 & 4 & 5 (Outer Zone - Rural & Townships)	16(4)(b)	6	3	\$0.000109 per \$ of Land Value	268,630

Funding Source	Categories of Rateable Land	Rating Act Ref	Category (Sch2) ss14,17	Factors (Sch 3)	\$ Value excl GST per factor s18 & Schedule 3	Revenue Sought Excluding GST 2009-10 \$
Soil Conservation	DRA1, DRA1A & DRA2 (Inner Zone)	16(4)(b)	6	3	\$0.000062 per \$ of Land Value	183,715
	DRA3 and 4	16(4)(b)	6	3	\$0.000148 per \$ of Land Value	275,573
	DRA5	16(4)(b)	6	3	\$0.000760 per \$ of Land Value	459,287
Stock Control	DRA1, DRA1A & DRA2 (Inner Zone)	16(4)(b)	6	3	\$0.000003 per \$ of Land Value	8,801
	DRA3 and 4	16(4)(b)	6	3	\$0.000015 per \$ of Land Value	26,404
	DRA5	16(4)(b)	6	3	\$0.000087 per \$ of Land Value	52,807
Water Resources	DRA1, DRA1A & DRA2 (Inner Zone)	16(4)(b)	6	3	\$0.000249 per \$ of Land Value	741,646
	DRA3 and 4 & 5 (Outer Zone - Rural & Townships)	16(4)(b)	6	3	\$0.000129 per \$ of Land Value	317,848
Parks and Reserves	Inner Zone	16(4)(b)	6		\$176.69 per rating unit	2,475,839
	Outer Zone	16(4)(b)	6		\$77.22 per rating unit	377,204
Stormwater	Gisborne City	16(4)(b)	6		\$166.18 per rating unit	1,862,978
	All Rural Townships	16(4)(b)	6		\$94.11 per rating unit	147,085
Gisborne City Wastewater	Within scheme areas connected	16(4)(a)	5&6	7	\$220.88 per Separately Used or Inhabited Part of a Rating Unit	2,443,150
	Within scheme areas - not connected	16(4)(a)	5&6	7	\$110.44 per Separately Used or Inhabited Part of a Rating Unit	34,931
	Pan Charges	16(4)(a)	5&6	12	\$112.60 per water closet or urinal connected	1,608,215
Gisborne City Water	Within scheme areas connected	16(4)(a)	5&6	7	\$255.89 per Separately Used or Inhabited Part of a Rating Unit	3,221,397
	Within scheme areas - not connected	16(4)(a)	5&6	7	\$127.94 per Separately Used or Inhabited Part of a Rating Unit	40,676
Uniform Waste Management Charge	Within scheme refuse collection areas	16(4)(a)	5&6	7	\$107.15 per Separately Used or Inhabited Part of a Rating Unit	1,397,074
Commercial Recycling Charge	Within scheme recycling collection areas	16(4)(a)	5&6	7	\$53.58 per Separately Used or Inhabited Part of a Rating Unit	1,114
Te Karaka Sewerage and Stormwater	Within scheme areas connected	16(4)(a)	5&6	7	\$340.50 per Separately Used or Inhabited Part of a Rating Unit	53,799
	Within scheme areas - not connected	16(4)(a)	5&6	7	\$170.25 per Separately Used or Inhabited Part of a Rating Unit	5,945

Funding Source	Categories of Rateable Land	Rating Act Ref	Category (Sch2) ss14,17	Factors (Sch 3)	\$ Value excl GST per factors s18 & Schedule 3	Revenue Sought Excluding GST 2009-10 \$
Te Karaka Water Supply	Within scheme areas connected	16(4)(a)	5&6	7	\$310.00 per Separately Used or Inhabited Part of a Rating Unit	51,150
	Within scheme areas - not connected	16(4)(a)	5&6	7	\$155.00 per Separately Used or Inhabited Part of a Rating Unit	5,735
Whātātūtū Water Supply	Within scheme areas connected	16(4)(a)	5&6	7	\$422.00 per Separately Used or Inhabited Part of a Rating Unit	17,724
	Within scheme areas - not connected	16(4)(a)	5&6	7	\$211.00 per Separately Used or Inhabited Part of a Rating Unit	3,798
Ruatōria Refuse	Within scheme refuse collection area	16(4)(a)	5&6	7	\$211.12 per Separately Used or Inhabited Part of a Rating Unit	52,146
CBD Patrol	Commercial Properties within the CBD Area: Non-residential properties on both sides of the roads bounded by Carnarvon Street, Childers Road, Reads Quay and Palmerston Road and all roads inside this area and also that part of Grey Street as far as the skateboard park and Customhouse Street as far as the Waikanae Cut.	16(4)(a)	1,2,6	2	\$0.000318 per \$ of Capital Value	78,807
Heart of Gisborne	Commercial Properties within the CBD Area: Non-residential properties on both sides of the roads bounded by Cobden Street, Childers Road, Reads Quay and Palmerston Road and all roads inside this area and also that part of Grey Street as far as the Skateboard Park and Customhouse Street as far as the Waikanae Cut and also all non-residential properties within the blocks bounded by Carnarvon Street, Childers Road, Palmerston Road and Cobden Street.	16(4)(a)	1,2,6	2	\$0.001075 per \$ of Capital Value	192,075
Wainui Foredune Protection Scheme *Differential Areas (Set under s146 using approved classification and differential registers)	Rateable Properties within the Wainui area as defined.	16(4)(a)	5&6*	2	\$0.000199 per \$ of Capital Value	23,410
Wainui Foredune Capital Works	Rateable Land within the Hazard Area.	16(4)(a)	5	10	\$20978.77 per hectare	10,374
Tourism	All Industrial and Commercial Properties excluding Retail and Accommodation.	16(4)(b)	1&2	2	\$0.000474 per \$ of Capital Value	164,045
	All Retail and Accommodation businesses.	16(4)(b)	1&2	2	\$0.000746 per \$ of Capital Value	205,426
Economic Development	All Industrial, Commercial and Forestry Properties.	16(4)(a)	5&6	2	\$0.000185 per \$ of Capital Value	161,876

Funding Source	Categories of Rateable Land	Rating Act Ref	Category (Sch2) ss14,17	Factors (Sch 3)	\$ Value excl GST per factor s18 & Schedule 3	Revenue Sought Excluding GST 2009-10 \$
Te Karaka Flood Control	Residential	16(4)(b)	5&6*	2	\$0.002254 per \$ of Capital Value	46,376
	Non-Residential	16(4)(b)	5&6*	2	\$0.001638 per \$ of Capital Value	10,422
Waipaoa River Flood Control Scheme *Differential Areas (Set under s146 using approved classification and differential registers)	Class A	16(4)(b)	5&6*	2	0.0721c per \$ Capital Value	17,239
	Class B	16(4)(b)	5&6*	2	0.0472c per \$ Capital Value	72,200
	Class C	16(4)(b)	5&6*	2	0.0277c per \$ Capital Value	87,206
	Class D	16(4)(b)	5&6*	2	0.0139c per \$ Capital Value	25,271
	Class E	16(4)(b)	5&6*	2	0.0055c per \$ Capital Value	29,526
	Class F	16(4)(b)	5&6*	2	0.0012c per \$ Capital Value	28,957
Eastern Drainage Rates	1 - Ormond	16(4)(b)	5&6*	5	\$41.845808 per hectare	25,950
	2 - Eastern Taruheru	16(4)(b)	5&6*	5	\$18.823393 per hectare	47,954
	3 - Western Taruheru	16(4)(b)	5&6*	5	\$19.276112 per hectare	33,953
	4 - Willows	16(4)(b)	5&6*	5	\$17.559743 per hectare	21,717
	5 - Waikanae Creek	16(4)(b)	5&6*	5	\$30.588583 per hectare	15,985
	6 - City/Wainui	16(4)(b)	5&6*	5	\$40.827311 per hectare	68,346
	7 - Taruheru Class A	16(4)(b)	5&6*	5	\$22.1104 per hectare	4,631
	7 - Taruheru Class B	16(4)(b)	5&6*	5	\$11.9056 per hectare	15,564
	7 - Taruheru Class C	16(4)(b)	5&6*	5	\$5.1024 per hectare	5,789
	7 - Taruheru Class D	16(4)(b)	5&6*	5	\$1.7008 per hectare	2,831
	8 - Eastern Hill Catchment	16(4)(b)	5&6*	5	\$1.444214 per hectare	6,174
Western Drainage Rates	A - Waipaoa	16(4)(b)	5&6*	5	\$6.170822 per hectare	7,276
	B - Patutahi	16(4)(b)	5&6*	5	\$12.347555 per hectare	32,408
	C - Ngātapa	16(4)(b)	5&6*	5	\$30.890763 per hectare	24,914
	D - Manutuke	16(4)(b)	5&6*	5	\$26.763883 per hectare	76,503
	E - Muriwai	16(4)(b)	5&6*	5	\$24.012814 per hectare	34,173
	F - Western Hill Catchment	16(4)(b)	5&6*	5	\$0.242394 per hectare	5,346

Funding Source	Categories of Rateable Land	Rating Act Ref	Category (Sch2) ss14,17	Factors (Sch 3)	\$ Value excl GST per factor s18 & Schedule 3	Revenue Sought Excluding GST 2009-10 \$
Wastewater Capital Project Works	DRA1	16(3)(b)	6	7	\$182 per rating unit	1,979,899
Contribution	DRA1A	16(3)(b)	6	7	\$49 per rating unit	47,922
	DRAs 2,3,4,5	16(3)(b)	6	7	\$28 per rating unit	170,179
TOTAL RATES REVENUE						\$ 44,246,343
Rates Penalties		57				455,400
OTHER FUNDING SOURCES						
Activity Revenue						10,871,477
Water by Meter	Extraordinary and Rural Domestic users	19(2)(b)		0.8849	cents per cubic metre	1,398,623
Petroleum Tax						310,500
Dividends						1,000,000
Interest						165,000
Grants and Subsidies						18,096,000
TOTAL FUNDING						\$ 76,543,343
* Differential Areas (set under s146 using approved classification and differential registers).						

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 (The RMA).
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 the First Schedule of the RMA 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 for 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 a 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. (Note: A rating unit used primarily as a residence for 1 household must not be treated as having more than 1 water closet.)

Schedule 4

Due Date and Penalty Date

Instalment 1	21 August 2009	Penalty 10%
Instalment 2	20 November 2009	Penalty 10%
Instalment 3	19 February 2010	Penalty 10%
Instalment 4	21 May 2010	Penalty 10%

Additional Charges

P2 PENALTY

A further penalty of 10% will be added to any rates assessed for the 2008/09 year and remaining unpaid on 8 July 2009.

P3 PENALTY

A further penalty of 5% will be added to any rates to which a P2 penalty has been applied and which remains unpaid on 11 January 2010. The amount of unpaid rates to which a penalty may be added includes a penalty previously added to unpaid rates.

Matters Affecting Rates

REVENUE and FINANCING POLICY CHANGES

The Revenue & Financing Policy determines how individual funding streams (previously called activities) are charged to different groups of ratepayers. Funding streams relate to the detailed rates that are listed on the back of the rates invoice. The full Revenue & Financing Policy is printed in Volume 2.

The amount of money in each funding stream can be assessed by inspection of the Funding Impact Statement.

The following paragraphs outline the more significant changes.

Pests and Plants

The Pests and Plants rate was previously a Targeted Rate on land value. Under the new policy this will become a Targeted Rate on land area. This will impact on ratepayers with large land areas.

Tourism

The Tourism Rates in the 2008-2009 Annual Plan were:

40% to accommodation and retail businesses

40% to industry and commercial properties

20% to all ratepayers as a Uniform Annual General Charge (UAGC)

Council proposes to change the Tourism Rates to:

50% to accommodation and retail businesses

40% to industrial and commercial properties

10% to all ratepayers as a UAGC

This represents a movement of \$41,053 from the UAGC to the business and accommodation sectors. (See Volume 2, Revenue and Financing Policy, Funding Stream FS-09-81.)

Uniform Annual General Charge (UAGC)

The UAGC is proposed to increase by \$82.40 plus GST. This increase results from funding changes in the Revenue and Financing Policy.

The following activities have changed to 100% UAGC from either 100% General Rates, 50% General Rates or 50% UAGC.

- ▶ Civic expenses of the district.
- ▶ Corporate expenses of the district (excluding LAPP).
- ▶ Community Development.
- ▶ Maori Liaison.
- ▶ Community grants.

The effect of this change will benefit ratepayers with high capital value properties.

Te Karaka and Whātātūtū Rates

The cost of maintaining existing water supplies and sewer systems continues to increase. It is proposed to increase the Te Karaka water connection charge by \$30 plus GST per connection.

Whātātūtū water supply rate will increase by \$30 plus GST per connection.

Te Karaka's sewerage connection charge will increase \$27 plus GST per connection.

Rates Examples for 2009-2010 - GST Inclusive

Land Value	760,000	495,000	130,000	485,000	940,000	14,000	3,670,000	12,000	155,000	2,930,000
Improvements	1,100,000	600,000	150,000	535,000	90,000	79,000	665,000	96,000	95,000	250,000
Capital Value	1,860,000	1,095,000	280,000	1,020,000	1,030,000	93,000	4,335,000	108,000	250,000	3,180,000
Area - Hectares	1.6186	0.1012	0.1464	0.1207	13.2282	0.0971	891.765	0.0809	0.0809	1721.426
Rating Area	DRA1	DRA1	DRA1	DRA1A	DRA2	DRA3	DRA4	DRA5	DRA5	DRA5
	Industrial Commercial	City Retail Comm	City Average	Wainui Residential	Patutahi Horticultural	Te Karaka Rural Town	Tiniroto Rural	Ruatōria Rural Town	Hicks Bay Rural Town	Rural Forest
GENERAL RATES (CV)										
Treasury	328.52	193.40	49.46	180.16	181.93	16.43	765.67	19.08	44.16	561.67
River Control	104.63	61.59	15.75	57.38	57.94	5.23	243.84	6.08	14.06	178.88
Non-Subsidised Roothing	8.37	4.93	1.26	4.59	4.64	0.42	19.51	0.49	1.13	14.31
Stormwater	48.13	28.33	7.25	26.39	26.65	2.41	112.17	2.79	6.47	82.28
Theatres and Halls	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Library	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Olympic Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Community Grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Civic Expenses of the District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Community Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Corporate Expenses Of District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Community Services	267.84	157.68	40.32	146.88	148.32	4.39	204.83	5.10	11.82	150.26
Maori Liaison	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Regulatory Services - Consents	23.02	13.55	3.47	12.62	12.75	1.15	53.65	1.34	3.09	39.35
District Development	8.37	4.93	1.26	4.59	4.63	0.42	19.51	0.49	1.12	14.31
	788.88	464.41	118.77	432.61	436.86	30.45	1419.18	35.37	81.85	1041.06
TARGETED RATES										
Roothing	2406.38	1416.66	181.13	659.81	998.84	60.16	4203.87	69.86	161.72	8224.67
DIFFERENTIAL RATES (CV)										
District Loan Expenses - Area	408.04	240.22	46.62	10.33	98.49	0.10	14.63	0.24	0.56	10.73
Non-Subsidised Roothing - Area	25.11	14.78	3.78	13.77	3.48	0.31	14.63	0.36	0.84	10.73
	433.15	255.00	50.40	24.10	101.97	0.41	29.26	0.60	1.40	21.46
UNDIFFERENTIATED RATES (LV)										
Planning	173.57	113.05	29.69	110.76	214.67	3.20	838.14	2.74	35.40	669.14

	Industrial Commercial	City Retail Comm	City Average	Wainui Residential	Patutahi Horticultural	Te Karaka Rural Town	Tiniroto Rural	Ruatōria Rural Town	Hicks Bay Rural Town	Rural Forest
UNDIFFERENTIATED RATES (Area)										
Pests and Plants (ha)	2.44	0.15	0.22	0.18	19.93	0.15	1343.69	0.12	0.12	2593.81
DIFFERENTIAL RATES (LV)										
Rural Fires	0.00	0.00	0.00	0.00	127.96	1.72	450.03	1.47	19.01	359.29
Soil Conservation	53.01	34.53	9.07	33.83	65.57	2.33	611.06	10.26	132.53	2505.15
Stock Control	2.57	1.67	0.44	1.64	3.17	0.24	61.93	1.17	15.17	286.77
Water Resources	212.90	138.66	36.42	135.86	263.32	2.03	532.61	1.74	22.49	425.21
	268.48	174.86	45.93	171.33	460.02	6.32	1655.63	14.64	189.20	3576.42
Water Supply (City, Te Karaka, Whātātūtū)	287.88	287.88	287.88	0.00	0.00	348.75	0.00	0.00	0.00	0.00
Sewerage (Wastewater) - City and Te Karaka	248.49	248.49	248.49	0.00	0.00	383.06	0.00	0.00	0.00	0.00
Sewerage Pan Charge	126.68	126.68	126.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Refuse Collection (City and Ruatōria)	0.00	0.00	120.54	120.54	0.00	0.00	0.00	237.51	0.00	0.00
CBD Security Patrol	0.00	391.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Heart of Gisborne	0.00	1324.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Regional Development Roding	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1860.30
Parks and Reserves	198.78	198.78	198.78	198.78	198.78	86.87	86.87	86.87	86.87	86.87
Waipaoa RFCS	543.01	14.78	0.00	0.00	63.73	0.00	0.00	0.00	0.00	0.00
Drainage	74.34	4.65	6.72	0.00	183.75	235.82	0.00	0.00	0.00	0.00
Stormwater	186.95	186.95	186.95	0.00	0.00	105.87	0.00	105.87	105.87	0.00
Economic Development	387.11	227.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	661.83
Passenger Transport	0.00	0.00	13.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tourism	991.85	918.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wastewater Project	204.75	204.75	204.75	55.13	31.50	31.50	31.50	31.50	31.50	31.50
	3249.84	4135.85	1393.85	374.45	477.76	1191.87	118.37	461.75	224.24	2640.50
UNIFORM ANNUAL GENERAL CHARGE										
Landfills and Transfer Stations	84.49	84.49	84.49	84.49	84.49	84.49	84.49	84.49	84.49	84.49
Library	65.87	65.87	65.87	65.87	65.87	65.87	65.87	65.87	65.87	65.87
Millennium 2000	8.81	8.81	8.81	8.81	8.81	8.81	8.81	8.81	8.81	8.81
Roding	78.73	78.73	78.73	78.73	78.73	78.73	78.73	78.73	78.73	78.73
Municipal Buildings	24.85	24.85	24.85	24.85	24.85	24.85	24.85	24.85	24.85	24.85
Economic Development and Tourism	6.73	6.73	6.73	6.73	6.73	6.73	6.73	6.73	6.73	6.73

	Industrial Commercial	City Retail Comm	City Average	Wainui Residential	Patutahi Horticultural	Te Karaka Rural Town	Tiniroto Rural	Ruatōria Rural Town	Hicks Bay Rural Town	Rural Forest
Democratic Process	92.87	92.87	92.87	92.87	92.87	92.87	92.87	92.87	92.87	92.87
Community Services	53.22	53.22	53.22	53.22	53.22	53.22	53.22	53.22	53.22	53.22
Cemeteries	4.81	4.81	4.81	4.81	4.81	4.81	4.81	4.81	4.81	4.81
Civil Defence	12.14	12.14	12.14	12.14	12.14	12.14	12.14	12.14	12.14	12.14
Consultation Process	41.29	41.29	41.29	41.29	41.29	41.29	41.29	41.29	41.29	41.29
Litter Bins and Cleaning Public Areas	23.51	23.51	23.51	23.51	23.51	23.51	23.51	23.51	23.51	23.51
Public Conveniences	37.47	37.47	37.47	37.47	37.47	37.47	37.47	37.47	37.47	37.47
Planning and Regulatory Activities	106.11	106.11	106.11	106.11	106.11	106.11	106.11	106.11	106.11	106.11
	640.90	640.90	640.90	640.90	640.90	640.90	640.90	640.90	640.90	640.90
Rate Requirement 2009-10	7963.64	7200.88	2460.89	2414.14	3350.95	1933.46	10249.04	1225.98	1334.83	19407.96
Actual 2008/09	7301.88	7935.02	2178.06	2785.11	3376.73	1733.67	11570.44	1092.56	1271.21	17987.62
Change	661.76	-734.14	282.83	-370.97	-25.78	199.79	-1321.40	133.42	63.62	1420.34
%	9.1%	-9.3%	13.0%	-13.3%	-0.8%	11.5%	-11.4%	12.2%	5.0%	7.9%