

FORECAST FUNDING IMPACT STATEMENT

Note: small movements to the indicative rates stated in this document may occur as the Rating Information Database changes to 30 June 2018 will be reflected in the final rates resolution.
(all figures in this policy are GST exclusive)

1. GENERAL RATES

General Rates includes both the general (differential) rate and a uniform annual general charge.

General Rates are used to fund or part fund Democracy, Economic Development, Community Services, Regulatory Services, Amenities and Reserves, Roading, Solid Waste Management, Storm-water and Airport activities.

1.1 General (Differential) Land Rate

The general rate is set and assessed on the land value of all rateable land in the district, on a differential basis based on location, area, land use, and the activities that are permitted, controlled or discretionary for the area in which the land is situated as per the District Plan. The definition of the differential categories is set out in Part 5 of this Funding Impact Statement.

Table 1 – Differentials (general rates exclusive of GST)

General Rate Differential Categories	Percentage of General Rates	General Rate (Cents per \$ Land Value)
Residential 101	0.927%	0.33243
Residential 102	0.181%	0.26111
Residential 103	0.648%	0.35362
Residential 104	0.811%	0.34332
Residential 105	0.354%	0.24092
Residential 106	18.887%	1.05408
Residential 107	1.438%	0.84453
Residential 108	1.124%	0.67074
Residential 109	0.616%	0.58232
Residential 110	0.495%	0.61896
Residential 111	0.215%	0.20517
Residential 112	0.570%	0.41508
Residential 113	0.392%	0.39824
Residential 114	1.042%	0.46216
Residential 115	2.553%	0.73916
Multi Residential 121	0.016%	1.04726

General Rate Differential Categories	Percentage of General Rates	General Rate (Cents per \$ Land Value)
Multi Residential 122	0.008%	0.66885
Multi Residential 123	1.441%	2.32966
Multi Residential 124	0.062%	2.28365
Multi Residential 125	0.132%	1.22309
Multi Residential 126	0.155%	1.79772
Commercial 131	0.899%	1.61887
Commercial 132	0.249%	0.95863
Commercial 133	1.758%	2.63051
Commercial 134	9.821%	3.62643
Commercial 135	0.125%	1.66450
Commercial 136	0.304%	0.77407
Commercial 138	0.019%	0.13994
Commercial 139	1.189%	0.97712
Commercial 140	0.951%	1.55768
Rural 141	18.592%	0.19639
Rural 142	1.215%	0.19054
Rural 143	3.786%	0.15677
Rural Residential 151	4.205%	0.39716
Rural Residential 152	3.059%	0.36290
Rural Small Holding 161	1.527%	0.27392
Rural Small Holding 162	0.110%	0.16369
Rural Small Holding 163	0.218%	0.20740
Rural Small Holding 164	0.050%	0.09407
Industrial 171	2.928%	6.63283
Industrial 172	9.701%	5.89775
Industrial 173	5.119%	1.66091
Industrial 174	2.107%	12.40834
	100.0%	

1.2 Uniform Annual General Charge (UAGC)

The Council will set and assess a uniform annual general charge (UAGC) as a fixed amount per rating unit.

The Uniform Annual General Charge will be \$426.09 (exclusive of GST) per rating unit.

Expected Yield (Collect)

The expected collect from the general (differential) rate is calculated to be \$5,625,997 (excluding GST), and the expected collect from the uniform annual general charge is calculated to be \$2,752,948 (excluding GST), a total of \$8,378,945.

2. WATER

Targeted water supply rates are set for each rating unit connected, or able to be connected within certain scheme areas. The rates are set on a per rating unit basis with a differential applied for each rate based on the use of the rating unit and the number of connections.

A 'connection' is defined as a rating unit, or each separately used or inhabited portion (SUIP) of a rating unit, which is connected to the water supply in any scheme area, whether the connection is from the main supply line, or from any other line that is connected to the main supply.

The fixed targeted charge is also applied in some scheme areas based on the availability of the service, being rating units which are not connected but are able to be connected ('serviceable'). A rating unit is regarded as serviceable if the rating unit lies within 50 metres of the water reticulation system.

For the Westport, Reefton, Mokihinui, Ngakawau/Hector, and Waimangaroa water supplies, only connected properties are rated (there is no set rate or charge for serviceable properties).

Refer to the definition of the differential categories as set out in Part 5 of this Funding Impact Statement.

Table 2 – Unit rates

Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST excl)
Westport - Multi-residential only			
	1-2	1.00	\$740.00
	3	1.70	\$1,258.00
	4	2.30	\$1,702.00
	5	2.80	\$2,072.00
	6	3.20	\$2,368.00
	7	3.60	\$2,664.00
	8	4.00	\$2,960.00
	9	4.40	\$3,256.00

Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST excl)
	10	4.80	\$3,552.00
	11	5.20	\$3,848.00
	12	5.60	\$4,144.00

Westport - all other rating sectors

	1	1.00	\$740.00
	2	1.70	\$1,258.00
	3	2.30	\$1,702.00
	4	2.80	\$2,072.00
	5	3.20	\$2,368.00
	6	3.60	\$2,664.00
	7	4.00	\$2,960.00
	8	4.40	\$3,256.00
	9	4.80	\$3,552.00
	10	5.20	\$3,848.00
	11	5.60	\$4,144.00
	12	6.00	\$4,440.00

Reefton - Multi-residential only

	1-2	1.00	\$550.43
	3	1.70	\$935.73
	4	2.30	\$1,265.99
	5	2.80	\$1,541.20
	6	3.20	\$1,761.38
	7	3.60	\$1,981.55
	8	4.00	\$2,201.72
	9	4.40	\$2,421.89
	10	4.80	\$2,642.06
	11	5.20	\$2,862.24
	12	5.60	\$3,082.41

Reefton - all other rating sectors

	1	1.00	\$550.43
	2	1.70	\$935.73

Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate
			(GST excl)
	3	2.30	\$1,265.99
	4	2.80	\$1,541.20
	5	3.20	\$1,761.38
	6	3.60	\$1,981.55
	7	4.00	\$2,201.72
	8	4.40	\$2,421.89
	9	4.80	\$2,642.06
	10	5.20	\$2,862.24
	11	5.60	\$3,082.41
	12	6.00	\$3,302.58
Reefton - major users			
1905006101	1+	2.00	\$1,100.86
1905023800	1+	2.00	\$1,100.86
1905043500	1+	2.00	\$1,100.86
1905044200	1+	2.00	\$1,100.86
1905050000	1+	2.00	\$1,100.86
1905036800	1+	40.00	\$22,017.20
Mokihinui			
Connected (excluding major users)	1	1.00	\$260.00
Major users*	1+	8.00	\$2,080.00
Ngakawau Hector			
Connected (excluding major users)	1	1.00	\$310.43
Major users*	1+	20.00	\$6,208.60
Waimangaroa			
Connected (excluding major users)	1	1.00	\$370.43
Major users*	1+	3.00	\$1,111.29
Punakaiki			
Connected	1	1.00	\$900.00

Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate
			(GST excl)
Serviceable	1	0.50	\$450.00
Little Wanganui			
Connected (excluding major users)	1	1.00	\$220.00
Serviceable	1	0.50	\$110.00
Major users*	1+	15.00	\$3,300.00
Inangahua Junction			
Connected (excluding major users)	1	1.00	\$500.00
Serviceable	1	0.50	\$250.00
Major users*	1+	3.00	\$1,500.00
Granity South			
Connected	1	1.00	\$240.00

* Definition of major users differential categories (for other than Reefton)

Rate	Valuation Reference
Little Wanganui subdivision	1878035600
Mokihinui	1879001700
Ngakawau-Hector	1880006300
Waimangaroa	1883044300
Inangahua Junction	1901009300

2.1 Metered Water Supplies

2.1.1 Cape Foulwind Rural Water Supply

A targeted rate is set to fund the Cape Foulwind Rural Water Supply. Each farm connection is charged for consumption at a rate of \$0.55 (exclusive of GST) per m³.

2.1.2 Westport Metered Water Supply

The Council sets two rates for Westport Metered Water Supply.

A targeted rate is set for each connection to the Westport water supply through a meter. The rate is set as a fixed amount per connection of \$740.00 (exclusive of GST).

Each metered supply is then charged at a rate of \$1.90 (exclusive of GST) per cubic metre (m³) for consumption over 400m³ per connection per annum.

2.1.3 Reefton Metered Water Supplies

Council is considering options to introduce metered water supply for extraordinary users.

2.2 Punakaiki Water Supply

A targeted rate is set for each rating unit that is connected to the Punakaiki water supply.

The rate is set on a differential basis, based on use of the rating unit. The rate for differential factor 1.0 is \$900.00 (excluding GST).

Table 2.2A – General description of differential categories and differential factor

Differential category	Differential factor	Targeted Rate (GST Exclusive)
(A) Section only	0.5	\$450.00
(B) Single residential dwelling	1.0	\$900.00
(C) Department Of Conservation Depot	1.0	\$900.00
(D) Two residential dwellings or a residential dwelling and lodge, on one rating unit	2.0	\$1,800.00
(E) Motel complex of more than 4 units	2.0	\$1,800.00
(F) Three residential dwellings on one rating unit	3.0	\$2,700.00
(G) Hostel (backpackers)	4.0	\$3,600.00
(H) Tavern, motel complex, and dwelling	6.0	\$5,400.00
(I) Camping ground	11.0	\$9,900.00

Table 2.2B – Categorisation of each property

The following table lists the properties (by valuation reference) that fall within each of the above categories:

Category	Valuation reference(s)
(A)	1886029000, 1886029001, 1886029003, 1886029007, 1886029013, 1886029015, 1886029019, 1886029029, 1886029030
(B)	1886016900, 1886016901, 1886017000, 1886017100, 1886017101, 1886017200, 1886017201, 1886017300, 1886017400, 1886017500, 1886017700, 1886017701, 1886017800, 1886017900, 1886018000, 1886018400, 1886018500, 1886018600, 1886018700, 1886018900, 1886019200, 1886019201, 1886019400, 1886019500, 1886019600, 1886019700, 1886019800, 1886019900, 1886028700, 1886028900, 1886029002, 1886029004, 1886029006, 1886029008, 1886029009, 1886029010, 1886029012, 1886029014, 1886029017, 1886029018, 1886029020, 1886029025, 1886029026, 1886029031, 1886029033, 1886029034, 1886029035, 1886029036, 1886031601, 1886031602, 1886031604, 1886031607, 1886031610, 1886031611, 1886031614, 1886031615
(C)	1886018001
(D)	1886029021, 1886029028, 1886031609
(E)	1886019000
(F)	1886029023
(G)	1886018100
(H)	1886031616
(I)	1886031200

Any future change to the use of any property within the Punakaiki water supply which results in a change to the use (as set out in Table 2.2A) will result in a change to the differential category the property is in, from the next rating year.

Council may require any user on the water supply to have a meter installed, if it deems it necessary to do so, in the interests of fairness within the supply area.

Expected Yield (Collect)

The expected collects for each of the Water Supply areas (GST exclusive) are:

Water supply area	Collect
Little Wanganui Subdivision	\$16,874
Mokihinui	\$12,220
Ngakawau-Hector	\$54,326
South Granity	\$5,520
Waimangaroa	\$54,083
Westport	\$2,011,024
Reefton	\$369,177
Punakaiki	\$82,350
Inangahua Junction	\$15,750
Cape Foulwind	\$53,736

3. SEWAGE DISPOSAL

Targeted sewage disposal rates are set for each rating unit connected, or able to be connected within certain scheme areas, as follows.

The rates are set on the number of connections, with a differential applied for each rate based on the use of the rating unit.

A 'connection' is defined as a rating unit, or each separately used or inhabited portion (SUIP) of a rating unit, which is connected to the disposal line in any scheme area, whether the connection is to the main disposal line, or from any other line that is connected to the main disposal line.

A differential is also applied based on the availability of the service. The categories applied are rating units connected to the disposal system, and rating units within certain scheme areas which are not connected but are able to be connected ("serviceable"). A rating unit is regarded as serviceable if it is within 30 metres of the sewerage reticulation system.

For the Westport and Reefton, only connected rating units are rated (there is no differential for serviceable rating units) with the exception of those rating units able to be connected to the Orowaiti sewerage upgrade to the Westport Scheme. These rating units, although serviceable, shall pay the full service charge(s) applicable to that scheme.

Refer to the definition of the differential categories set out in Part 5 of this Funding Impact Statement.

Table 3 – Unit rates

Sewerage Scheme rates	Differential category (refers to use by number of connections)	Differential factor	Targeted Rate (GST excl)
Westport and Carters Beach - multi-residential only			
	1-2	1.00	\$880.00
	3	1.70	\$1,496.00
	4	2.30	\$2,024.00
	5	2.80	\$2,464.00
	6	3.20	\$2,816.00
	7	3.60	\$3,168.00
	8	4.00	\$3,520.00
	9	4.40	\$3,872.00
	10	4.80	\$4,224.00
	11	5.20	\$4,576.00
	12	5.60	\$4,928.00
Westport and Carters Beach - all other rating sectors			
	1	1.00	\$880.00
	2	1.70	\$1,496.00
	3	2.30	\$2,024.00
	4	2.80	\$2,464.00
	5	3.20	\$2,816.00
	6	3.60	\$3,168.00
	7	4.00	\$3,520.00
	8	4.40	\$3,872.00
	9	4.80	\$4,224.00
	10	5.20	\$4,576.00
	11	5.60	\$4,928.00
	12	6.00	\$5,280.00
Reefton - multi-residential only			
	1-2	1.00	\$580.00
	3	1.70	\$986.00
	4	2.30	\$1,334.00

Sewerage Scheme rates	Differential category (refers to use by number of connections)	Differential factor	Targeted Rate (GST excl)
	5	2.80	\$1,624.00
	6	3.20	\$1,856.00
	7	3.60	\$2,088.00
	8	4.00	\$2,320.00
	9	4.40	\$2,552.00
	10	4.80	\$2,784.00
	11	5.20	\$3,016.00
	12	5.60	\$3,248.00

Reefton - all other rating sectors

	1	1.00	\$580.00
	2	1.70	\$986.00
	3	2.30	\$1,334.00
	4	2.80	\$1,624.00
	5	3.20	\$1,856.00
	6	3.60	\$2,088.00
	7	4.00	\$2,320.00
	8	4.40	\$2,552.00
	9	4.80	\$2,784.00
	10	5.20	\$3,016.00
	11	5.60	\$3,248.00
	12	6.00	\$3,480.00

Little Wanganui

Connected	1	1.00	\$630.43
Serviceable	1	0.50	\$315.22

Expected Yield (Collect)

The expected collects for each of the Sewerage areas (GST exclusive) are:

Sewerage Area	Collect
Little Wanganui Subdivision	\$38,267
Westport	\$2,214,256
Reefton	\$337,212

4. WASTE MANAGEMENT (FORMERLY REFUSE & RECYCLING)

For the purposes of the cost of providing waste management (refuse and recycling) throughout the district, three zones have been established, each having its own level of service.

The localities of these zones are:

Zone	Locality
1	All of the district except north of the Mokihinui River and east of Blacks Point to which the collection service is provided
2	North of the Mokihinui River (Karamea)
3	East of Blacks Point (Maruia)

The levels of service for each are:

Zone	Locality
1	The provision of a collection service for bins and bags, plus the cost of the waste management disposal area(s) within the zone.
2	The cost of the waste management disposal area(s) within the zone.
3	The cost of the waste management disposal area(s) within the zone.

4.1 Waste Management - Zone 1

The cost of providing recycling and refuse collection is recovered from those properties that receive the service, in the form of a targeted annual waste management rate of a fixed amount per set of two bins (one wheelie bin and one basket) delivered to those properties within the Zone 1 area. Thus, any property that has been delivered more than one set of bins, is deemed to be receiving the service for each of those sets of bins, and shall be liable for the fixed amount for each set of bins delivered to the property.

The bins are used for the fortnightly recycling collection, while bags are available for purchase at various district outlets for the use of weekly refuse collection. The annual waste management rate for Zone 1 will be \$114.78 per set of two bins (excluding GST).

4.2 Waste Management - Zone 2

The cost of providing a waste management landfill activity within the Zone 2 area is recovered from those rating units within the area.

The annual waste management charge for Zone 2 will be \$85.22 per rating unit (excluding GST).

4.3 Waste Management - Zone 3

The cost of providing a waste management landfill activity within the Zone 3 area is recovered from those rating units within the area.

The annual waste management charge for Zone 3 will be \$85.22 per rating unit (excluding GST).

Expected Yield (Collect)

The expected collects for each of the Waste Management zones (GST exclusive) are:

Waste Management Area	Collect
Zone 1	\$571,273
Zone 2	\$46,955
Zone 3	\$9,374

Lump sum contributions:

The Council does not accept lump sum contributions in respect of any of the targeted rates.

5. DIFFERENTIAL CATEGORIES

Note that the first five digits of any valuation reference comprises the valuation roll in which the reference is found.

Also note that subject to the rights of objection to the rating information database set out in Section 29 of the Local Government (Rating) Act 2002, the Council is the sole determiner of the categories applied to a rating unit.

Residential Categories:

Rating units, or parts of rating units, being less than 4,000 square metres in area, having no more than one residential dwelling, and being primarily used for, or able to be used for, residential living.

Residential 101

- includes residential rating units, or parts of rating units, within the valuation rolls numbered 18780 (but excluding the Little Wanganui Subdivision); 18800 (but excluding the township of Granity); 18820; 18830 (but excluding the townships of Waimangaroa and Conns Creek); 18840 (but excluding the settlement of Snodgrass, and those properties in the greater Westport area to the west of the Orowaiti River); 19000; 19010; 19040; 19080; and 19081.

Residential 102

- includes residential rating units, or parts of rating units, within the valuation roll numbered 18810, plus the settlement of Snodgrass.

Residential 103

- includes the residential rating units, or parts of rating units, within the valuation roll numbered 18790 (but excluding the township of Hector), plus the Little Wanganui Subdivision, and Conns Creek.

Residential 104

- includes the residential rating units, or parts of rating units, on the inland side of the State Highway 67 in the townships of Hector, Ngakawau, and Granity, plus the township of Waimangaroa.

Residential 105

- includes the residential rating units, or parts of rating units, on the seaward side of the State Highway 67 in the townships of Hector, Ngakawau, and Granity.

Residential 106

- includes the residential rating units, or parts of rating units, within the valuation rolls numbered 18840, 18950, 18960, and 18970 (but not including any properties to the east of the Orowaiti River or south of Stafford Street, and those properties on Orowaiti Road, Morgans Lane, Forbes, Coates, and Shelswell Streets, and selected properties at the northern end of Derby Street).

Residential 107

- includes the residential rating units, or parts of rating units, on Orowaiti Road, Morgans Lane, Forbes, Coates, and Shelswell Streets, and selected properties at the northern end of Derby Street.

Residential 108

- includes the residential rating units, or parts of rating units, within the township of Carters Beach (but excluding those properties located on Marine Parade).

Residential 109

- includes the residential rating units, or parts of rating units, within the township of Carters Beach located on Marine Parade.

Residential 110

- includes the residential rating units, or parts of rating units, within the valuation roll numbered 18850 (but excluding the townships of Carters Beach, Omau, and Tauranga Bay and valuation reference 1885022301).

Residential 111

- includes the residential rating units, or parts of rating units, within the valuation roll numbered 18860 (but excluding the townships of Charleston and Punakaiki and the Ross Subdivision).

Residential 112

- includes the residential rating units, or parts of rating units, within the townships of Omau and Tauranga Bay, plus valuation reference 1885022301.

Residential 113

- includes the residential rating units, or parts of rating units, within the township of Charleston.

Residential 114

- includes the residential rating units, or parts of rating units, within the township of Punakaiki and the Ross Subdivision.

Residential 115

- includes the residential rating units, or parts of rating units, within the valuation roll numbered 19050.

Multi Residential:

Rating units that have more than the one dwelling, excluding farm properties and communal residences. Where practicable, Council may have the rating unit divided into each of its separate uses, so each division can be assessed for rates in a different differential category.

Multi Residential 121

- includes those rating units under valuation references 1878011803 and 1908009900.

Multi Residential 122

- includes the rating unit under valuation reference 1878037247.

Multi Residential 123

- includes the multi-residential rating units within the valuation rolls numbered 18840 (excluding 1884000500, 1884001900 and 1884001903); 18950; 18960; and 18970.

Multi Residential 124

- includes those rating units within the valuation roll numbered 18860.

Multi Residential 125

- includes those multi-residential rating units within the valuation roll numbered 18850.

Multi Residential 126

- includes those multi-residential rating units within the valuation roll numbered 19050.

Commercial:

Rating units, or portions of rating units, used primarily for, or able to be used in terms of the District Plan for, carrying out a commercial or trading enterprise, including retail and/or wholesale, community, personal, business and repair services, offices, hotels, motels, camps and air transport.

Commercial 131

- includes commercial rating units, or parts of rating units, within the valuation rolls numbered 18780; 18820; 19000; 19010; 19040; 19080; and 19081; and those rating units under valuation references 1884018600 and 1884018701.

Commercial 132

- includes commercial rating units, or parts of rating units, within the valuation rolls numbered 18790; 18800; 18810; 18830, and those rating units under valuation references 2000074765, and 2000075336.

Commercial 133

- includes commercial rating units, or parts of rating units, within the valuation rolls numbered 18840 (excluding 1884018600 and 1884018701); 18960; and 18970; and those rating units under valuation references 1895021600, 1895032100, 2000076417, and 2000081373.

Commercial 134

- includes commercial rating units, or parts of rating units, within the valuation roll numbered 18950 (excluding 1895009100, 1895021600 and 1895032100), and 2000081380.

Commercial 135

- includes the rating unit under valuation references 1885002400BB, 1885002600, and 1885022400.

Commercial 136

- includes commercial rating units, or parts of rating units, within the valuation roll numbered 18850 (excluding 1885002400BB, 1885002600, and 1885022400).

Commercial 138

- includes commercial rating units within the valuation roll 18860, north of the Fox River.

Commercial 139

- includes commercial rating units within the valuation roll 18860, south of the Fox River.

Commercial 140

- includes commercial rating units, or parts of rating units, within the valuation roll numbered 19050.

Rural:

Properties being 10 hectares or greater, used exclusively or principally for agricultural, horticultural, and/or pastoral purposes, including forestry, or vacant land that is able to be used for such purposes in terms of the District Plan.

Rural 141

- includes rural rating units, or parts of rating units, within the valuation rolls numbered 18780; 18810; 18820; 18830; 18840; 18950; 18960; 18970; 19000; 19010; 19040; 19050; 19080; and 19081.

Rural 142

- includes rural rating units, or parts of rating units, within the valuation rolls numbered 18790; and 18800.

Rural 143

- includes rural rating units, or parts of rating units, within the valuation rolls numbered 18850; and 18860.

Rural Residential:

Properties being greater than 4,000 square metres but less than 4 hectares, primarily used for the purpose of residential living.

Rural Residential 151

- includes rural residential rating units, or parts of rating units, within the valuation rolls numbered 18780; 18810; 18820; 18830; 18840; 18950; 18960; 18970; 19000; 19010; 19040; 19050; 19080; and 19081.

Rural Residential 152

- includes rural residential rating units, or parts of rating units, within the valuation rolls numbered 18790; 18800; 18850; and 18860.

Rural Small Holding:

Properties being greater than 4 hectares but less than 10 hectares, used exclusively or principally for agricultural, horticultural and/or pastoral purposes, including forestry.

Rural Small Holding 161

- includes rural small holding rating units, or parts of rating units, within the valuation rolls numbered 18780; 18810; 18820; 18830; 18840; 18850; 18950; 18960; 18970; 19000; 19010; 19040; 19050; 19080; and 19081.

Rural Small Holding 162

- includes rural small holding rating units, or parts of rating units, within the valuation rolls numbered 18790; and 18800.

Rural Small Holding 163

- includes rural small holding rating units, or parts of rating units, within the valuation roll numbered 18860 (but excluding those units within the valuation reference ranges 1886003000 to 1886003600 and 1886023800 to 1886027700).

Rural Small Holding 164

- includes rural small holding rating units, or parts of rating units, within the valuation reference ranges of 1886003000 to 1886003600 and 1886023800 to 1886027700.

Industrial Clay-Cement

Properties used primarily in the extraction of lime or clay, and/or used, or able to be used, in the manufacture, storage, and/or distribution of cement.

Industrial 171

- includes those industrial rating units, or parts of rating units, that fall within the definition of Industrial Clay-Cement above.

Industrial Coal:

Properties used primarily in the extraction, storage, and/or distribution of coal.

Industrial 172

- includes those industrial rating units, or parts of rating units, that fall within the definition of Industrial Coal above.

Industrial Other:

Properties used primarily in the following, as well as all associated land and buildings related to:

- storage sites (except those associated with the three other industrial categories);
- transport (road, rail, sea), excepting those properties defined as Industrial Harbour;
- utility services (communications, electricity, gas, water, sanitation);
- the manufacture of food, drink, and tobacco;
- the processing of textiles, leather, and fur;
- the processing of timber products, including manufacturing and storage sites (ie sawmills and timber yards, wooden articles of manufacture such as furniture)
- all other types of mining, not included in the sectors defined as Industrial Clay-Cement or Industrial Coal;
- engineering, metalwork appliances, and machinery works;
- chemicals, plastics, rubber, and paper manufacture;
- other manufacturing industries not defined above;
- depots and yards of contractors, central and local government; demolition, and fumigation and pest control firms; and
- vacant land designated for the primary purpose of industrial use

Industrial 173

- includes those industrial rating units, or parts of rating units, that fall within the definition of Industrial Other above.

Industrial Harbour

- properties used for harbour and associated activities.

Industrial 174

- includes those industrial rating units, or parts of rating units, that fall within the definition of Industrial Harbour above.

6. SUIP (SEPARATELY USED OR INHABITED PART) OF A RATING UNIT – DEFINITION

A separately used or inhabited part of a rating unit includes:

- any part or parts of a rating unit that is used or occupied by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, licence or other agreement, or
- any part or parts of a rating unit that is/are used or occupied by the ratepayer for more than one single use.

Examples of separately used or inhabited parts of a rating unit include:

- A residential property that contains two or more separately occupiable units, flats or houses, each of which is separately inhabited or is capable of separate inhabitation.
- A commercial, or other non-residential property containing separate residential accommodation in addition to its commercial, farming or other primary use.
- A commercial premise that contains separate shops, kiosks or other retail or wholesale outlets, each of which is operated as a separate business or is capable of operation as a separate business.
- An office block which contains several sets of offices, each of which is used by a different business or which is capable of operation as separate businesses.

Council recognises that there are certain instances where the above situations will occur, but in circumstances that do not give rise to separate uses or inhabitations. These specific instances are:

- Where a business, farm, orchard, vineyard or horticultural operation contains accommodation on a rent-free basis for the owner, staff or share-milkers associated with the enterprise's productive operation.
- Where a residential property contains not more than one additional separately inhabited part, or where members of the owners family inhabit the separate part on a rent-free basis.
- Where an orchard, vineyard or horticultural operation contains a stall for the sale of goods produced solely by the operation.

FUNDING IMPACT STATEMENT: BULLER DISTRICT COUNCIL

	AP 2017/18 \$000	LTP 2018/19 \$000	LTP 2019/20 \$000	LTP 2020/21 \$000	LTP 2021/22 \$000	LTP 2022/23 \$000	LTP 2023/24 \$000	LTP 2024/25 \$000	LTP 2025/26 \$000	LTP 2026/27 \$000	LTP 2027/28 \$000
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Operating Funding

Sources of Operating Funding

General rates, Uniform Annual General Charge, Rates penalties	8,314	8,379	8,694	8,638	8,989	9,278	9,179	9,193	9,607	9,668	9,785	
Targeted rates	5,517	5,866	6,032	6,253	6,465	6,629	6,746	6,850	6,944	7,041	7,207	
Subsidies and grants for operating purposes	2,249	2,239	2,314	2,391	1,791	1,833	1,877	1,923	1,973	2,025	2,081	
Fees and charges	204	204	209	214	219	224	230	236	242	248	255	
Interest and dividends from investments	1,546	1,956	1,821	1,919	1,986	2,033	2,191	2,229	2,291	2,379	2,437	
Local authorities fuel tax, fines, infringements fees and other receipts	3,241	3,240	3,347	3,379	3,447	3,563	3,607	3,687	3,818	3,872	3,965	
Total Operating Funding	A	21,071	21,885	22,417	22,793	22,897	23,561	23,831	24,118	24,875	25,234	25,730

Applications of Operating Funding

Payments to suppliers and staff	15,590	16,127	17,604	16,602	16,354	16,737	17,166	17,254	17,803	18,077	18,575	
Finance costs	1,115	1,222	1,240	1,319	1,392	1,392	1,378	1,405	1,456	1,438	1,463	
Other operating funding applications	567	640	584	585	656	656	657	657	658	659	660	
Total Applications of Operating Funding	B	17,272	17,990	19,428	18,506	18,401	18,785	19,200	19,317	19,918	20,174	20,697
Surplus/ (deficit) of Operating Funding	A-B	3,799	3,895	2,989	4,287	4,496	4,776	4,630	4,801	4,957	5,060	5,032

Capital Funding

Sources of Capital Funding

Subsidies and grants for capital expenditure	1,758	1,668	1,102	1,138	723	679	820	834	739	819	842	
Development and financial contributions	105	50	51	52	53	27	28	28	29	30	31	
Increase/(decrease) in debt	2,478	339	1,682	750	508	(341)	(358)	571	1,124	(411)	410	
Gross proceeds from sale of assets	100	1,250	51	52	53	54	56	57	58	60	61	
Lump sum contributions	435	435	435	435	235	35	35	35	35	35	35	
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0	
Total Sources of Capital Funding	C	4,876	3,742	3,321	2,426	1,572	454	581	1,525	1,985	532	1,378

Capital Expenditure

- to meet additional demand	0	0	0	0	0	0	0	0	0	0	0	
- to improve the level of service	2,798	2,133	1,070	1,046	640	645	670	677	704	711	740	
- to replace existing assets	4,427	4,826	4,679	4,892	4,432	3,431	3,586	3,531	3,523	3,635	4,021	
Increase/ (decrease) in reserves	1,315	(573)	510	723	943	1,100	900	1,116	1,140	1,186	748	
Increase/ (decrease) in investments	135	1,250	51	52	53	54	56	1,003	1,575	60	902	
Total applications of Capital Funding	D	8,675	7,636	6,310	6,713	6,068	5,230	5,211	6,326	6,942	5,592	6,411
Surplus/ (deficit) of Capital Funding	C-D	(3,799)	(3,895)	(2,989)	(4,287)	(4,496)	(4,776)	(4,630)	(4,801)	(4,957)	(5,060)	(5,032)
Funding Balance	((A-B)+(C-D))	0	0	0	0	0	0	0	0	0	0	0