



TE WHAKAHOU ME TE WHAKAORA

REBUILD AND RECOVER 2023/24

2023/24 ANNUAL PLAN



STATE OF EMERGENCY JAN-FEB 2023



**FOUR SEVERE WEATHER EVENTS
IN THE FIRST SIX WEEKS OF 2023**

**2 METRES
OF RAIN
IN SIX WEEKS**

**ISOLATED
COMMUNITIES**

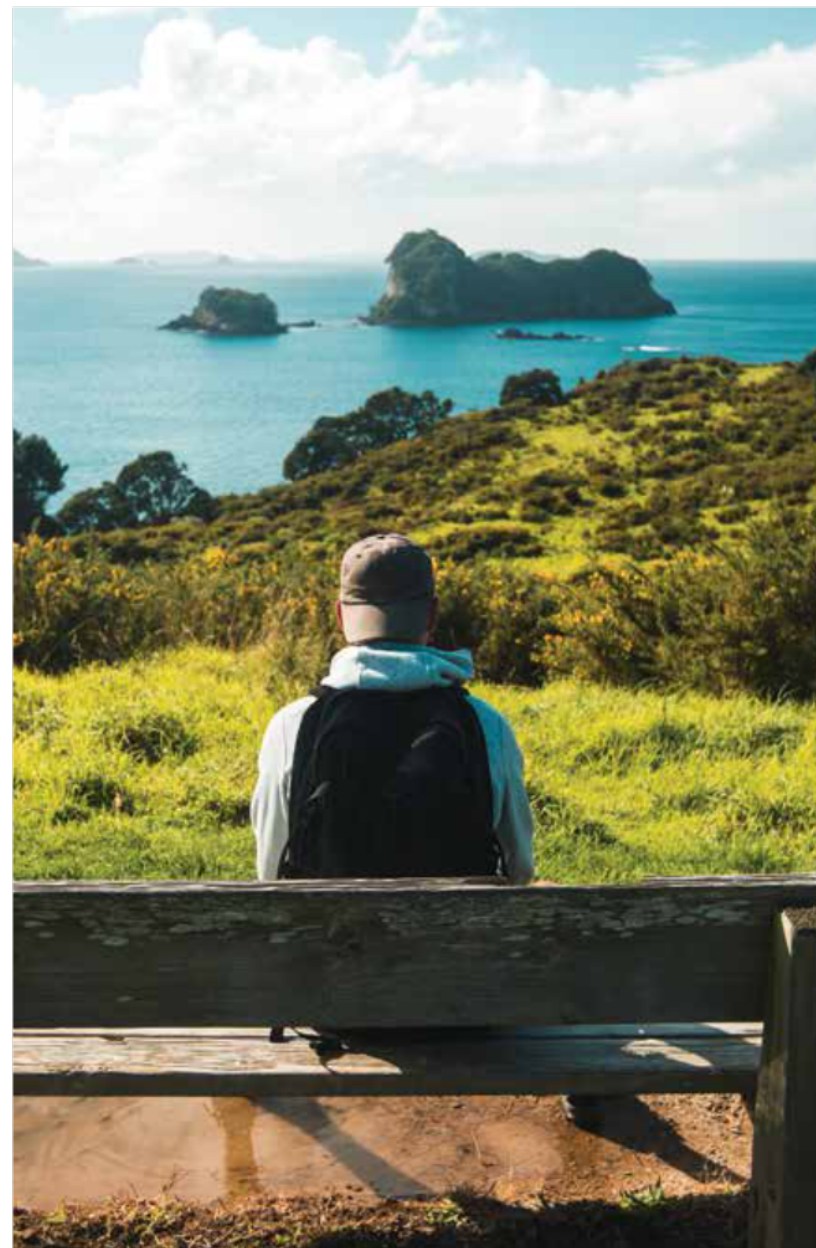
**SEVERELY
DAMAGED
ROADING NETWORK**

**LONG TERM CLOSURE
OF BOTH MAIN ARTERIAL ROUTES
ACROSS THE COROMANDEL PENINSULA**



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WHAKATAKI | INTRODUCTION

TĒNĀ KOUTOU AND GREETINGS UPDATE FROM THE MAYOR AND CHIEF EXECUTIVE

Late last year the membership of our Council changed considerably, with a number of long standing councillors standing down. The new team are relishing the opportunities ahead and have taken some time to work through the collective strategic direction. This process will be given effect in the next Long Term Plan. We look forward to engaging with our community on this exciting future in the coming 12 months.

We find ourselves facing this financial year with unprecedented weather events leaving the Coromandel with significant storm damage to roads and other infrastructure. The Coromandel remains saturated, and we expect more weather events in the coming year.

Our communities and businesses are suffering socially and economically. Disruptions to travel have been significant as a result of storm damage. More work is required to re-open the Kōpū-Hikuai road (SH25A - Waka Kotahi NZ Transport Agency), and the Tapu-Coroglen Rd (Council). Our focus in this Annual Plan (our 2023/24 Rebuild and Recovery budget) is therefore to prioritise recovery. We are grateful to the NZ government for the funding they have made available to support us, and our community, in this recovery programme. Our collaboration with Waka Kotahi NZ Transport Agency on Coromandel roads is going well, and we hope will deliver some significant outcomes in the coming year that will address the long-term sustainability challenges of climate change that we face on our roading networks.

Like many councils around Aotearoa New Zealand, we're also grappling with escalating costs for freight, materials, fuel and labour. These cost increases have made our capital works more expensive to deliver and caused supply chain delays.

We understand the frustration of the rising cost of living, increased inflation and economic difficulties that we all continue to face. It has been difficult to strike just the right balance between what we're delivering as a Council and the cost of services our communities want and expect – especially when the cost of delivering those services is increasing.

Our Annual Plan this year is being delivered with an average rate increase of 11.6 per cent. This provides for our necessary storm recovery costs, and has been achieved by making sacrifices in our operational costs, by deferring some of our non-roading projects and by making some hard decisions around funding depreciation, and using retained earnings, while maintaining financial prudence.

Also on the horizon, are several major legislative changes which will have significant implications for our future long-term planning and financial forecasting. These include new legislation to replace the Resource Management Act, including the Climate Change Act, the Government's latest reset of its Three Waters programme, and the outcomes from the Future For Local Government review.

Together, we have started our journey of recovery and, while it's not entirely clear what the future will hold as we face more frequent and severe weather events, one thing is certain. We'll continue to be proactive and to advocate for ongoing central government support as we move through the recovery phase. We'll also be prioritising climate change in our long-term planning, with community and iwi input, ensuring that we plan to deliver stronger, more resilient infrastructure so our communities are well placed to adapt to the challenges that lie ahead.



MAYOR
LEN SALT



CHIEF EXECUTIVE
AILEEN LAWRIE

HE AHA E MATAINAINATIA AI TE MAHERE Ā-TAU? | WHY DO WE NEED AN ANNUAL PLAN?

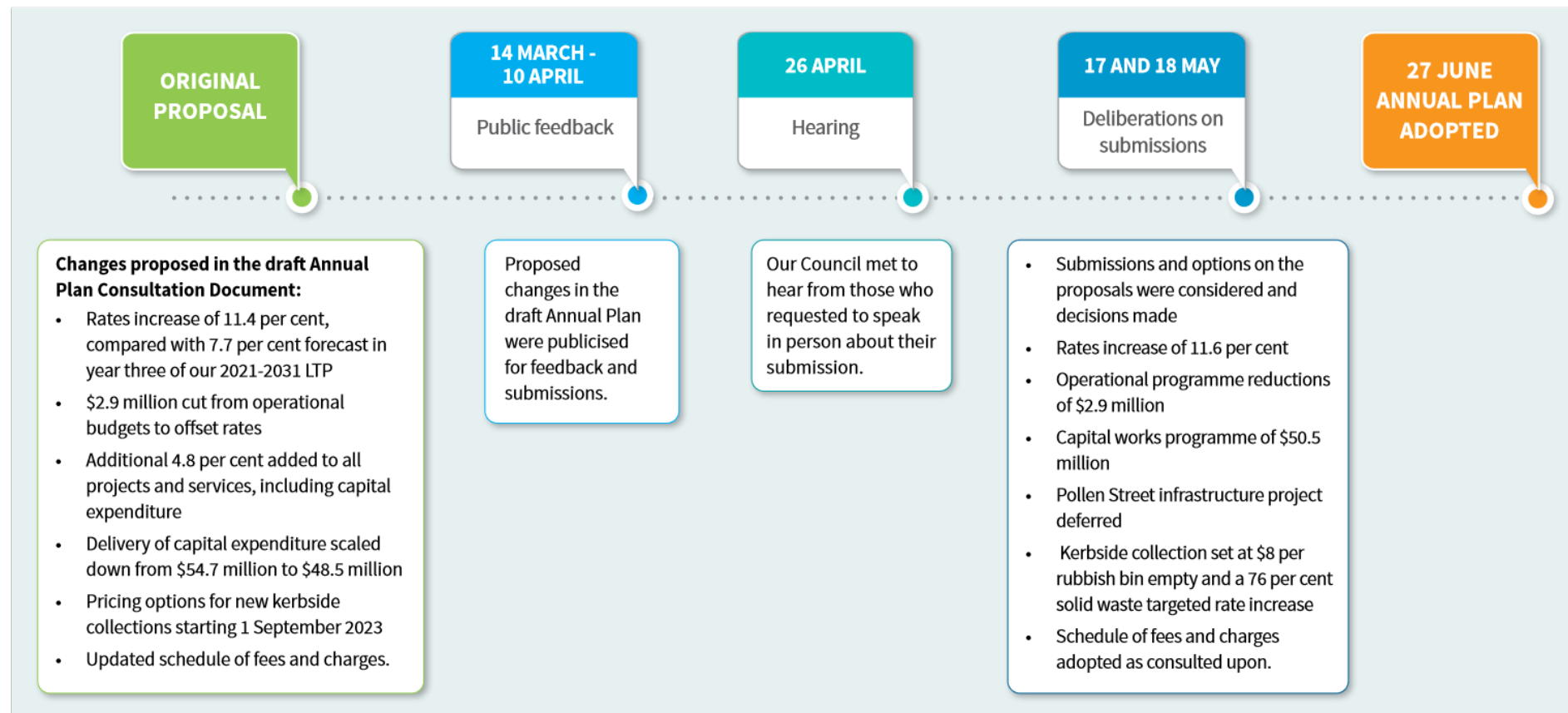
An Annual Plan is our opportunity to review what we forecast in our budgeting and planning for the year in our 2021-2031 Long Term Plan (LTP).

It sets out what our Council intends to achieve over the next financial year, how much that will cost, how the cost will be funded and how this differs from what we proposed in our LTP. It also includes setting your rates for the 2023/24 financial year.

Our LTP was adopted in June 2021. The 2023/24 year is year three of our 2021-2031 LTP, and a lot has changed since then.

- In year one, we experienced COVID lockdowns, supply chain delays and escalating costs.
- In year two, we revised our project list to accommodate inflation at a much higher rate than forecast and projects that hadn't been completed in year one due to the lockdowns and supply delays.
- Now, in year three, our 2023/24 Annual Plan has needed to accommodate even more change. This includes ongoing higher inflation and interest rates than forecast, and rebuilding and recovery from storm events.

THIS INFOGRAPHIC OUTLINES THE STEPS AND DECISIONS TAKEN IN THE ANNUAL PLAN PROCESS:



ME PEHEA RĀ E PĀNUI AI | HOW TO READ THIS PLAN

THIS PLAN IS BROKEN INTO THE FOLLOWING SECTIONS:

WHAT'S CHANGED?

Contains a high-level summary of the changes for 2023/24 Annual Plan budget - the third year of the Long Term Plan.

DISCLOSURE STATEMENT

Discloses our Council's planned financial performance in relation to various benchmarks to show whether we are prudently managing our revenue, expenses, assets, liabilities, and general financial dealings.

FINANCIAL STATEMENTS

This section contains the 2023/24 budget and includes:

- Forecast financial statements
- A summary statement of accounting policies
- A funding impact statement for our Council
- Identification of reserve funds
- Rating base information and statements
- Rating scenarios
- Capital expenditure statements.

Forecasting assumptions

When preparing the Annual Plan a number of assumptions and predictions about the coming financial year are made. These assumptions, judgements and estimates are made using the best information available at the time of preparation. Council acknowledges that over the course of the plan, there is likely to be some variation in actual rates of inflation, price changes, labour market, interest rates, co-funding arrangements and the economy that will impact on the financial results of Council. Other factors such as emergency events may also have an impact on the delivery of the Annual Plan. Reconsideration of the way services are delivered may be necessary, changes may be needed to the underlying capital expenditure programme and the timing of projects may need to be adjusted.

When preparing the forecast financial statements for this Annual Plan we have assumed that Waka Kotahi NZ Transport Agency will continue to contribute towards Council's roading activity costs at the funding assistance rates (FAR) indicated. Council acknowledges that changes to the funding priorities of Waka Kotahi could impact on the FAR and Council's share of the roading project costs. For example, we have assumed a continuation of the 91 per cent FAR contribution for the recovery and rebuild works to our roading network as a result of Cyclones Hale and Gabrielle. At the time of preparing this Annual Plan, discussions with Waka Kotahi and the Ministry with a view to securing a higher contribution are still progressing.



NGĀ WHAKAREREKĒTANGA? | WHAT'S CHANGED?

We consulted on the following issues in preparation for year three of the 2021-2031 LTP. A summary of the decisions can be found on our website tcdc.govt.nz/annualplan2023

RATES INCREASE:

Our proposed average district-wide rates increase for 2023/24 was forecast in our LTP to be 7.7 per cent. After taking into account feedback from submissions and our Community Boards, and the addition of required storm recovery projects, a small adjustment resulted from our proposed 11.4 percent, to 11.6 per cent (see Your rates, page 8).

OPERATIONAL WORKS PROGRAMME (OPEX):

We made some tough calls and removed \$2.9 million from our OPEX programme to make the rates increase more affordable (see Our operational works programme, page 10).

CAPITAL WORKS PROGRAMME (CAPEX):

With local government inflation forecast to be 11 per cent for 2023/24, we have had to add an additional 4.8 per cent to the costs of all our projects and services. We also added new roading projects to address immediate concerns with storm recovery. To accommodate this change, we have deferred or reduced the scope of some existing projects for the 2023/24 financial year (see Our capital works programme, page 12).

KERBSIDE COLLECTION PRICING:

We asked for your feedback on three pricing options for a new wheelie bin pre-paid system and targeted rate, and the recommended Option 2 has now been adopted. This was for a 'Pay As You Throw' (PAYT) pre-paid system costing \$8 including GST per 140L bin empty and a targeted solid waste rate increase (for those in an area of service) of 76 per cent. This is less than Option 1 (86 per cent), but more than Option 3 (67 per cent), (see Kerbside pricing, page 15).

FEES AND CHARGES:

Our proposals for fees and charges were adopted as per our Annual Plan consultation. These included changes to fees for building and resource consents, development contributions and the 'learn to swim' programme at Thames Centennial Pool, and the removal of library fines (see Fees and charges, page 17).



TE UTU TĀKE KAUNIHERA | YOUR RATES

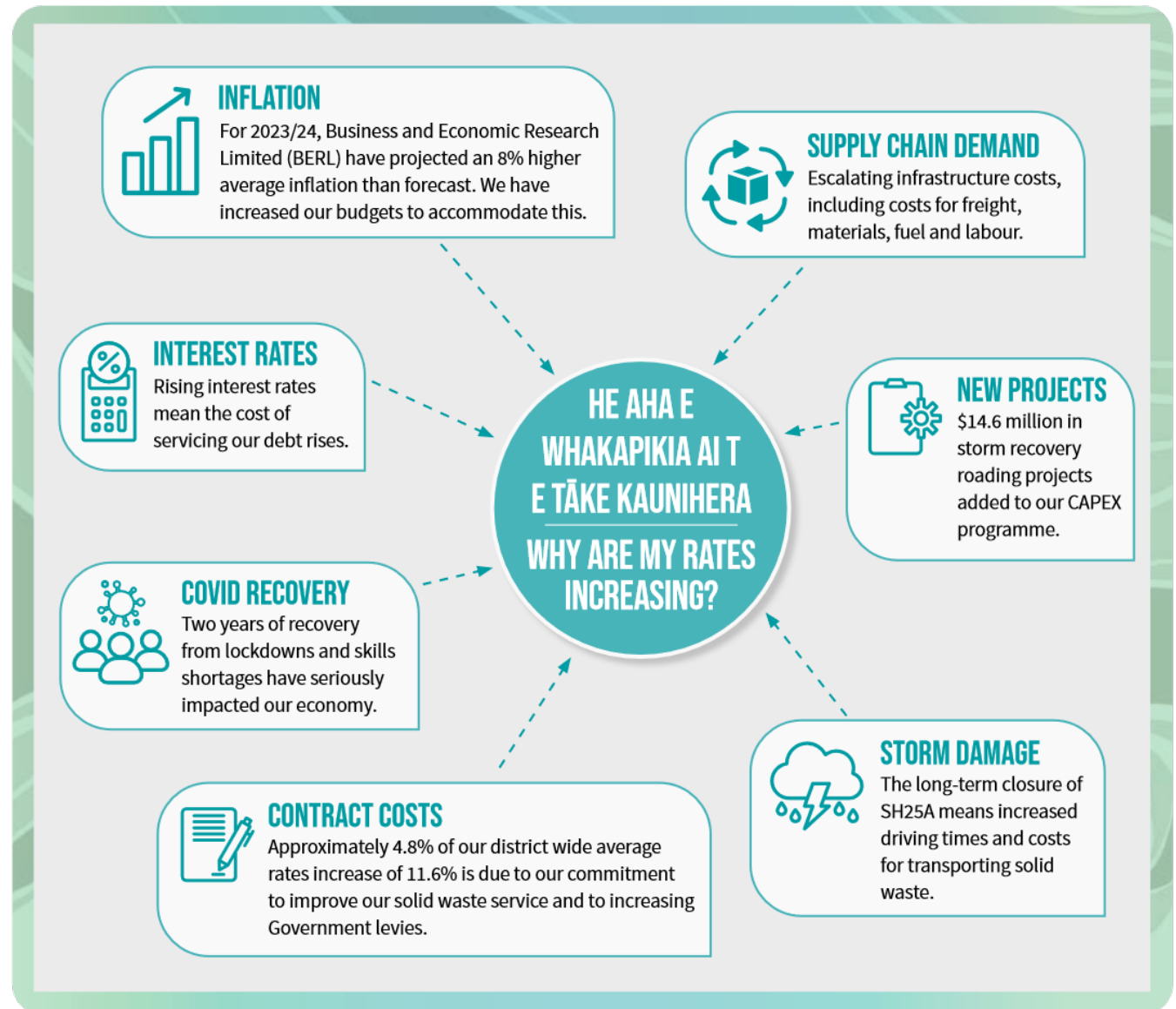
In our 2021-2031 LTP we had planned a 7.7 per cent average rates increase for the district this coming year. This was consulted on and adopted by Council in 2021. Recent inflation alone would have seen this figure increase to approximately 12.5 per cent.

We've also seen interest increases, project and contract cost escalations, as well as the ongoing costs to rebuild and recover in the wake of severe weather events like Cyclones Hale and Gabrielle. The drivers of these increases are also outlined in the infographic (right) 'Why are my rates increasing?'

Inflation is hitting everyone and our businesses have had some hard years recently due to COVID-19 and storm events. Affordability, especially for those on low and fixed incomes, is a big concern for us too.

We've made some tough calls and have revised budgets for our CAPEX and OPEX programmes while prioritising storm recovery projects to help reduce the rates increase. This means not all the projects our communities are asking for can be delivered. We discuss this further in the operational and capital expenditure programme sections of this document.

As a result of these changes, the average district-wide rates increase is 11.6 per cent. Average rate increases vary for a number of reasons, including the area and property type you have. Our rating scenarios on page 56 provide examples, and you can find out about the rates on your property using our Rates Information Database www.tcdc.govt.nz/Our-Services/Property-and-Rates/Rates/Online-Rating-Information-Database

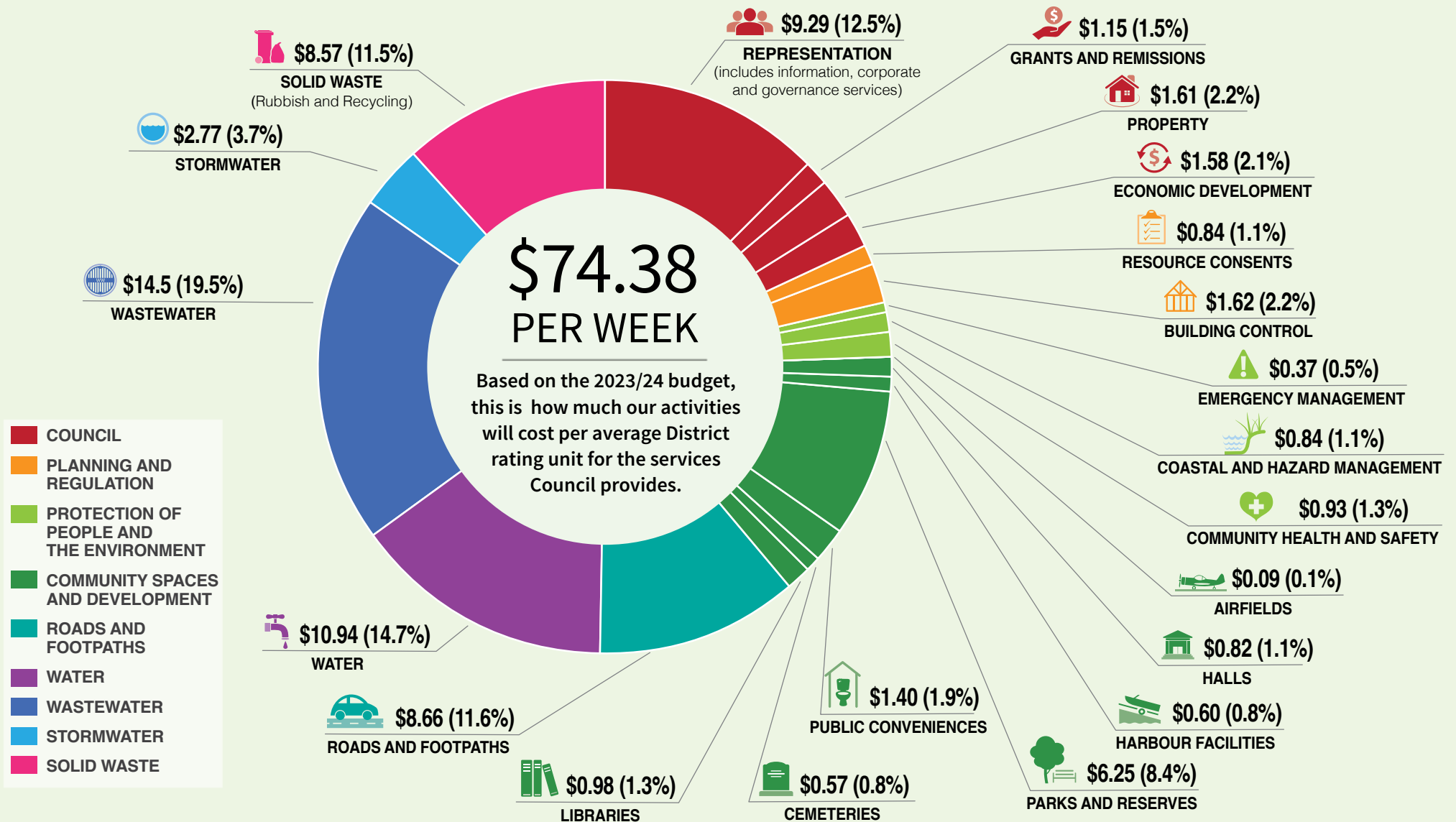


WHAT DO I GET FOR MY RATES?

In 2023/24, the average rates for activities and infrastructure adopted in our Annual Plan budget will be \$3,867 per rateable property, or about \$74.38 per week. This is an increase of 11.6 per cent.

How much you pay can depend on factors such as the value of your property and the services it is rated for.

Here is a weekly breakdown of what you get for your rates based on our 2023/24 budget.



TE HŌTAKA MAHERE MAHI | OUR OPERATIONAL WORKS PROGRAMME

Our operational expenditure (OPEX) programme funds our Council's day-to-day activities and services.

We've made some tough decisions and cut \$2.9 million from our proposed OPEX costs to keep the rates increase more affordable, but we are continuing with key projects such as our Shoreline Management Plan (SMP) project, spatial planning work and long-term plans for Rhodes Park and the Thames Centennial Pool. This will impact our communities as some of our areas of work will be stopped or deferred in this new financial year.

HERE ARE SOME KEY CHANGES:

Spatial Planning – as this work will benefit future ratepayers, we've changed the funding of the \$400,000 budget from the 2023/24 operational budget to loan funding over ten years. This spreads the costs out over a longer period, reduces the rating impact in 2023/24 and allows us to progress the District Plan changes needed to implement the Thames Spatial Plan. This project, which will help provide for future housing in and around Thames, our main service centre, aligns with our SMP project that identifies pathways for addressing the impacts of climate change on the town.

Council overheads – we reduced our information technology (IT) spend, some personnel benefits, and several other overheads by \$920,000.

Property maintenance – we reduced our total property maintenance and investigations budget by \$400,000. This means we'll be delaying the painting of one heritage building. This will be either Hauraki House or our Coromandel Town service centre building.



TE HŌTAKA MAHERE MAHI | OUR OPERATIONAL WORKS PROGRAMME

Discretionary and Contestable grants – we have redirected the allocation of Community Board grants funding by removing contestable funding and increasing the level of discretionary funding available as follows across our wards:

- Coromandel-Colville - \$22,500
- Mercury Bay - \$22,000
- Tairua-Pāuanui - \$28,500
- Whangamatā - \$40,000
- Thames - \$47,500.

This represents an overall saving of \$160,500. We will be supporting community groups to help access alternative funding sources.

Power New Zealand Reserve Interest Fund – this Fund was created using proceeds from the sale of the Power NZ shares that were originally vested in our Council in 1994, following the national electricity reforms. Our Financial Strategy requires that this fund be managed for the benefit of our ratepayers and that it maintains its value by applying the interest it earns back into the fund. For 2023/24, we will instead use this interest to offset the rates increase.

Economic Development Initiatives – reducing this budget by \$65,000 means we'll be reducing the level of support we've provided in recent years to initiatives such as working with agencies to encourage youth into local employment and promoting local business opportunities. Instead, we'll be working with external agencies to source funding that may help support economic development initiatives in our district.

Our Coromandel Magazine – removing this budget, with a net cost after recoveries of \$48,000, means that we won't produce this publication in 2023/24. The magazine is usually produced and distributed predominantly to our non-permanent ratepayers (more than 50 per cent of all ratepayers) who live outside our district.

Major Event Fund – removing the \$50,000 budget for this coming year means we won't be taking applications from event organisers to help support events being developed or grown in our district. Instead, we'll work with external agencies to source funding that may help support organisers.

Stormwater, Wastewater and Water Supply investigation fees – reducing these budgets by \$300,000 means less budget for underground investigations and complaint investigations. We have sufficient funding to complete the Whitianga water supply strategy study that is currently underway, but we'll need to source more funding to implement any recommendations that may come from this study.

Retained Earnings – retained earnings are generated when our operational budgets have been underspent and these are used for unbudgeted, unforeseen costs that sometimes arise. Using \$2.6 million retained earnings in 2023/24 has helped us to soften the rates increase by three per cent, but that means it may be harder to fund future unplanned costs. It also makes the starting point for next year's budget (year 1 of the 2024-2034 Long Term Plan (LTP)) higher, since the three per cent that we've offset this year will still need to be factored in.

Unfunded Depreciation – we are continuing to fund depreciation at the levels forecasted in the LTP. Due to the revaluation of our assets, several asset classes have had a substantial increase in value, partly because of the supply change and labour challenges over recent years. These increases in asset value, over and above what we forecast in the LTP, have resulted in the requirement for an additional \$6.7 million in depreciation costs. Our Council has decided, due to the volatility of some asset values, not to rate for and collect this additional depreciation. Should these asset values remain at current high levels, this approach isn't sustainable long term, since depreciation is needed to fund the replacement of assets at the end of their useful lives.

Some of the budgets reduced in this year's Annual Plan can be reconsidered as part of our 2024-2034 LTP.



Photo courtesy of Veolia

TE HŌTAKA HAUPŪ RAWA | OUR CAPITAL WORKS PROGRAMME

Our CAPEX programme is spent on constructing or upgrading assets such as infrastructure, equipment or buildings.

Our LTP for year three had a forecast budget of \$54.7 million and we've revised down our capital works programme to \$50.5 million.

Our roading priorities have been determined by the need to keep our communities safe and connected, and to make the best use of funding assistance rate (FAR) provided by Waka Kotahi for

emergency works and repairs. We have prioritised storm related roading repairs in our budget to achieve this.

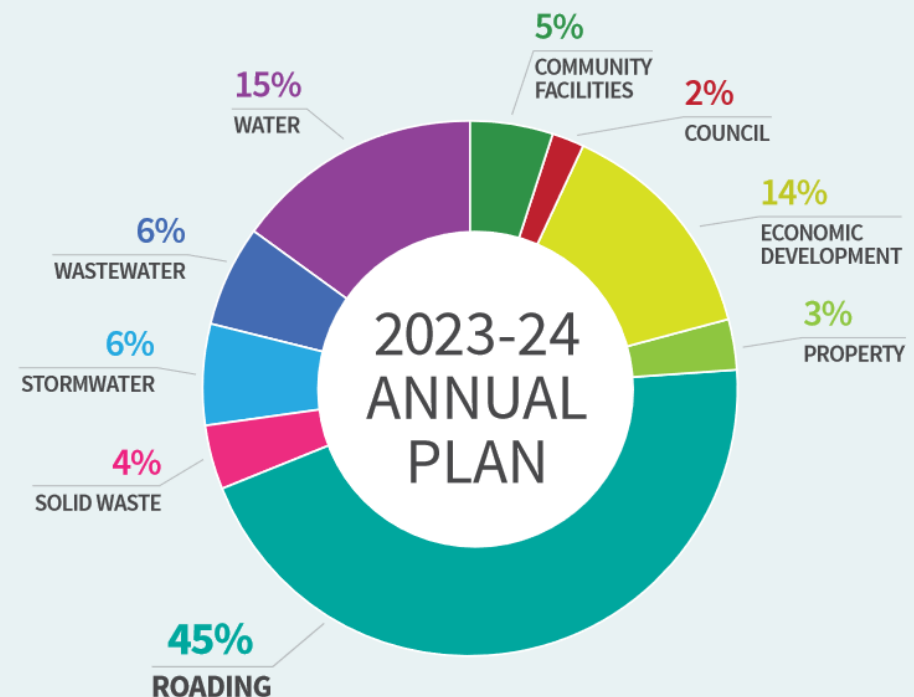
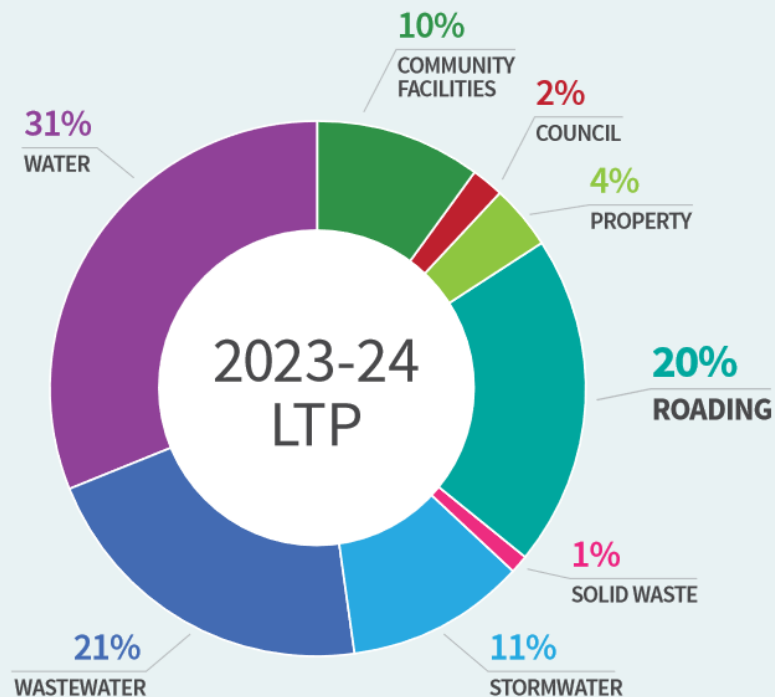
We have added \$14.6 million of roading storm recovery projects. Of this, \$1.1 million was carried forward from 2022/23. We've also carried forward a further \$10.3 million from 2022/23 and added an increase in inflation from the 2022/23 year of 4.8 per cent. The change in funding allocation, can be seen in the pie chart below.

To accommodate this, we have reduced the scope of many existing projects, and deferred others to the 2024-2034 LTP.

We've also been mindful of deliverability – only adding priority projects, so we don't run the risk of rating for projects which we then can't deliver due to limitations on our resources.

See our capital expenditure statement on page 61.

CAPEX SPEND LONG TERM PLAN COMPARED TO ANNUAL PLAN 2023/24



KO NGĀ TAHUA PŪTEA Ā-ROHE | DISTRICT FUNDED PROJECTS

HERE ARE SOME KEY CHANGES FROM WHAT WAS FORECAST IN OUR LONG TERM PLAN:

ECONOMIC DEVELOPMENT

- **Kōpū Marine Precinct** – \$7 million is carried forward from 2022/23 (funded by the government's Crown Infrastructure Fund).

ROADING

- **Storm event remedial works projects** – there is \$14.6 million of additional work from weather events to date in 2022 and 2023.

SOLID WASTE

- **Wheelie bins and food waste bins** – \$2 million for the purchase of wheelie bins for rubbish.

STORMWATER, WASTEWATER AND WATER SUPPLY

- **Stormwater, wastewater and water supply renewals** – 62 per cent reduction
- **Matarangi treatment plant upgrade (Wastewater)** – \$470,000 retained and the remainder deferred to the 2024-2034 LTP due to delays in the resource consent process
- **Whitianga stormwater network improvement** – \$904,485 added to mitigate an area of stormwater flooding
- **Whangamatā stormwater improvements** – \$1.1 million retained to allow the investigations to progress and the remainder deferred to the 2024-2034 LTP
- **Totara Valley Road services extension stormwater** - \$50,000 has been retained to enable continued progress on this project and the remainder deferred to the 2024-2034 LTP
- **Hāheī wastewater extension** - \$150,000 has been retained for the design process to enable continued progress. The remainder has been deferred to the 2024-2034 LTP
- **Pollen Street project** - the stormwater, wastewater and water supply infrastructure upgrade has been deferred to the 2024-2034 LTP.



KO NGĀ TAHUA PŪTEA Ā-HAU KĀINGA | LOCALLY FUNDED PROJECTS

HERE ARE SOME KEY CHANGES FROM WHAT WAS FORECAST IN OUR LONG TERM PLAN:



FOOTPATH CONSTRUCTION AND STREETLIGHT IMPROVEMENTS

The footpath construction and streetlight improvements budgets for Community Board areas have been removed. Due to the increased roading costs associated with recent storm events, funding has been prioritised to those works, and to projects supporting the economic development of the district.

This need for project reprioritisation is occurring nationally and isn't unique to our district.



FOOTPATH REHABILITATION AND STREETLIGHT RENEWALS

Budgets have been reduced to help enable the focus on storm recovery.



PARKS AND RESERVES

Due to the challenges facing the delivery of capital projects, we've removed minor reserves projects budgets. This is partly due to affordability, but also because supply chain delays are affecting the procurement of specialised equipment such as mechanical, electrical and playground items needed for projects. We have also reduced the parks and reserves renewals budgets by 50 per cent to help enable the focus on storm recovery.



LIBRARY FURNITURE AND FITTINGS

Budgets have been removed to help enable the focus on storm recovery and project deliverability.

In addition to the above, the main changes proposed to our locally funded projects are:

Thames

- **Airfield renewals** – budget has been reduced to \$27,423
- **Tōtara Valley Road service extension roading** – \$450,000 has been included in the 2023/2024 budget to enable this project to progress. Unspent budget of \$950,000 from the 2022/2023 financial year has been deferred to the 2024-2034 LTP
- **Pollen Street roading reinstatement** – \$2,223,900 deferred to the 2024-2034 LTP.

Tairua-Pāuanui

- **Manaia Road Hub (Library extension)** – \$228,744 deferred to the 2024-34 LTP
- **Pāuanui skate bowl renewal** – \$492,434 deferred to the 2024-2034 LTP.

Whangamatā

- **Boardwalk extension, dune section** – \$635,400 deferred to the 2024-2034 LTP.

Mercury Bay

- **Cycleway development** – \$180,030 deferred to the 2024-2034 LTP
- **Whitianga wharf pontoon** – \$874,047 deferred to the 2024-2034 LTP to align with Whitianga Esplanade development investigations
- **Mercury Bay Harbour renewals** – \$30,271 a reduction of 50 per cent

- **Matarangi Open Space land purchase** – \$2 million was removed (\$1 million locally funded and \$1 million district funded). This was because Matarangi Land Holdings Limited (MLHL) formally withdrew from the proposed Matarangi Open Space land purchase Heads of Agreement with our Council and Matarangi Community Trust (MCT). The Heads of Agreement can be found in the agenda of our Council's 13/9/22 meeting [tcdc.govt.nz/Agendas-Reports-and-Minutes](https://www.tcdc.govt.nz/Agendas-Reports-and-Minutes)
- **Cooks Beach front toilet upgrade** – \$366,361 deferred to the 2024-2034 LTP.



HE UTU TAPARORI | KERBSIDE PRICING

As our current solid waste contract finishes on 31 August 2023, we began planning in 2021 for the procurement of a new contract. Our tender documents included options for organic waste collection, a shift to wheelie bins and increased opening hours at our refuse transfer stations in addition to our existing services.

- In March/April 2022, we consulted with our communities on organic collection options, and in response to community feedback, decided to include a weekly food waste collection in the new contract. After a robust tender process, we awarded the contract to Waste Management New Zealand Ltd in September 2022, to begin on 1 September 2023.
- In March/April 2023, we asked you how we should charge for the new kerbside collection bins and suggested three pricing options. All options proposed a large increase to the solid waste targeted rate. This rate contributes approximately 4.8 per cent to our district-wide average rates increase of 11.6 per cent.



OPTION 1

PAY AS YOU THROW (PAYT) - LOWER FEE, HIGHER TARGETED RATE:

A PAYT pre-paid system costing \$7 including GST per 140L bin empty and a targeted rate (for those in an area of service) increase of 86 per cent.

OPTION 2

PAYT, MID-PRICED

A PAYT pre-paid system costing \$8 including GST per 140L bin empty and a targeted solid waste rate increase (for those in an area of service) of 76 per cent. This was our preferred option, providing a balance between the benefits to full-time residents and holiday homeowners.

OPTION 3

PAYT, HIGHER FEE, LOWER TARGETED RATE:

A PAYT pre-paid system costing \$9 including GST per 140L bin empty and a targeted rate increase (for those in an area of service) of 67 per cent.

BASED ON PUBLIC FEEDBACK DURING THE SUBMISSION PERIOD, WE ENDORSED OPTION 2 TO FUND OUR NEW KERBSIDE COLLECTION SERVICES.

HE AHA NGĀ WHAKAPIKINGA? | WHAT IS INCREASING?

We've increased the solid waste targeted rate for the 2023/24 financial year by 76 per cent (for those in a service area). This contributes approximately 4.8 per cent to our district-wide average rates increase of 11.6 per cent.

Our solid waste targeted rate has increased because:

1. Solid waste contract costs such as the market increase in fuel, plant, labour, and material costs have escalated; there are extended opening hours for our Refuse Transfer Stations, a new weekly food waste collection and a PAYT based fortnightly kerbside wheelie bin rubbish collection; and we need to purchase the new rubbish and food waste wheelie bins; and
2. There is a projected 215 per cent increase in Government levies for the 2023/24 financial year due to increased charges for the **Emissions Trading Scheme** and **National Waste Disposal Levy**.

WHY IS THE TARGETED RATE GOING UP?



Our Council considered it wasn't equitable to cover costs fully through the solid waste targeted rate at this time, due to the high percentage of non-resident ratepayers (51 per cent of rateable households). However, we plan to review the solid waste rating model again as part of the 2024-2034 LTP process, when we have more operational information to assess the new solid waste services.

NGĀ UTU | FEES AND CHARGES

The following fees and charges have been adjusted to help keep up with the costs of delivering our services:

- PAYT pre-paid system for kerbside rubbish collections
- Solid waste bin replacement fees
- Refuse Transfer Station fees
- All Areas Commercial Operator Licence fees
- Development contributions
- Building consent and resource consent fees
- Library fines removed
- Thames Centennial Pool 'learn to swim' fee
- Water usage
- Septic tank disposal
- Thames War Memorial Civic Centre equipment hire.

Our full schedule of our fees and charges can be found at www.tcdc.govt.nz/Our-Council/Fees-and-Charges



TE PŪRONGO AHUMONI ME TE WHAKAPUAKANGA (WHAKA) TŪPATO | FINANCIAL REPORTING AND PRUDENCE DISCLOSURE STATEMENT

ANNUAL PLAN DISCLOSURE STATEMENT FOR PERIOD COMMENCING 1 JULY 2023

Under the Local Government Act 2002 Financial Reporting and Prudence Regulations 2014 all Councils are required

to report performance against standardised benchmarks. The purpose of this statement is to disclose the Council's planned financial performance in relation to various benchmarks to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities and general financial dealings. The Council

is required to include this statement in its annual plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement

Benchmark Criteria

Benchmark		Planned	Met
Rates affordability benchmark			
Income	no more than 80% of operating revenue to come from rates	67%	Yes
Increases	average cumulative district rate increase of less than or equal to LGCI plus 2% (6.5%)	11.7%	No
Debt affordability benchmark			
	Net external debt will not be any more than 150% of total revenue	60%	Yes
	Net interest expense on external debt as a percentage of annual rates revenue will not exceed 15%	4%	Yes
	Net interest expense (both internal and external - after interest rate risk management costs/benefits) on external debt as a percentage of annual operating revenue will not exceed 15%	6%	Yes
Balanced budget benchmark	Greater than or equal to 100%	104%	Yes
Essential services benchmark	Greater than or equal to 100%	146%	Yes
Debt servicing benchmark	Less than or equal to 10%	2.6%	Yes

NOTES

Rates affordability benchmark

For this benchmark

- the Council's planned rates income for the year is compared with a quantified limit where no more than 80% of total operating revenue comes from rates as contained in the financial strategy included in the Council's long term plan; and
- the Council's planned rates increases for the year are compared with a quantified limit where rates increases are equal or less than the Local Government Consumer Index (LGCI) plus two percent on rates as contained in the financial strategy included in the Council's long term plan.

The Council meets the rates affordability benchmark if -

- its planned rates income for the year equals or is less than each quantified limit on rates; and
- its planned rates increases for the year equal or are less than each quantified limit on rates increases.

To be able to deliver our Annual Plan budget, the Council will not be able to meet the rates increase limit of 6.5 per cent, largely due to inflation rising more than originally estimated and the ongoing costs of the storm events. The Long Term Plan signalled that the Council would not be able to meet the rates increase limit in the first five years of the plan in order to return to a balance budget and because of increases in contracted services.

Debt affordability benchmark

For this benchmark, the Council's planned borrowing is compared with three quantified limits on borrowing contained in the financial strategy included in the Council's long term plan. The first is net external debt will not be more than 150% of total revenue and secondly, external interest expense on external debt will not be any more than 15% of total rates revenue.

The Council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

Balanced budget benchmark

For this benchmark, the Council's planned revenue (excluding development contributions, vested assets, financial contributions, gains on derivative financial instruments, and revaluations of property, plant, or equipment) is presented as a proportion of its planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).

The Council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

Essential services benchmark

For this benchmark, the Council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.

The Council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

Debt servicing benchmark

For this benchmark, the Council's planned borrowing costs are presented as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment).

Because Statistics New Zealand projects that the Council's population will grow slower than the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 10% of its planned revenue.



TAUĀKĪ PŪTEA | FINANCIAL STATEMENTS

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PROSPECTIVE FINANCIAL STATEMENTS

SUMMARY STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES FOR THE PROSPECTIVE FINANCIAL STATEMENTS

Reporting entity

Thames-Coromandel District Council (the Council) is a territorial local authority governed by the Local Government Act 2002 (LGA) and is domiciled and operates in New Zealand. The relevant legislation governing the Council's operations includes the LGA and the Local Government (Rating) Act 2002.

The Council provides local infrastructure, local public services, and performs regulatory functions to the community. The Council does not operate to make a financial return. Accordingly, the Council has designated itself as a public benefit entity for financial reporting purposes and applies New Zealand Tier 1 Public Benefit Entity accounting standards (PBE Accounting Standards). These standards are based on International Public Sector Accounting Standards (IPSAS), with amendments for the New Zealand environment.

The Council has a balance date of 30 June and these prospective financial statements are for the period from 1 July 2023 to 30 June 2024. The actual results achieved for the period covered by this plan are likely to vary from the information presented in this document and these variances may be material.

Statement of compliance

These prospective financial statements are prepared in accordance with New Zealand Generally Accepted Accounting Practice (NZ GAAP) and the LGA. The prospective financial statements have been prepared in accordance with Tier 1 PBE FRS 42 Prospective Financial Statements. These prospective financial statements comply with PBE accounting standards. This information may not be suitable for use in any other context.

Basis of preparation

The prospective financial statements have been prepared on a going concern basis, and the accounting policies have been applied consistently throughout the period. Estimates have been restated accordingly if required. No actual financial results have been incorporated within the prospective financial statements.

Council and management of Thames-Coromandel District Council accept responsibility for the preparation of the prospective financial statements, including the appropriateness of the assumptions underlying the prospective financial statements and other required disclosures.

The Annual Plan was adopted by the Governing Body of Thames-Coromandel District Council on 27 June 2023.

The prospective financial statements have been prepared on an historical cost basis, except where modified by the revaluation of land and buildings, certain infrastructural assets, investment property, forestry assets and certain financial instruments (including derivative instruments).

The prospective financial statements are presented in New Zealand dollars which is the functional currency of Council and all values are rounded to the nearest thousand dollars (\$000). All items in the prospective financial statements are stated exclusive of Goods and Services Tax (GST), except for receivables and payables, which include GST invoiced.

Basis of consolidation

The prospective financial statements include the projections of the Council. The Council does not have any subsidiaries or joint ventures. Council has elected to recognise its interests in both the Hauraki Rail Charitable Trust and Destination Coromandel Trust as associates of Council. However, given that Council does not have an ownership interest in either

trust and that no share of the profit or loss is made to Council, it is impractical for Council to recognise its relationship with both trusts through the equity method of accounting.

Comparative information

For this Annual Plan financial information from the Long Term Plan 2021-31 has been provided as a comparative. The closing balance in this comparative differs from the opening position used to prepare the Annual Plan which is based on the most up-to-date forecast information.

Cost allocation

Cost of service for each significant activity is calculated as follows:

- Direct costs are those costs directly attributable to a significant activity.
- Indirect costs are those costs that cannot be identified in an economically feasible manner with a specific significant activity. Indirect costs are allocated to significant activities using cost drivers where appropriate. The remaining indirect costs are attributed to the Council activity.

Significant judgements and estimates

The preparation of the prospective financial statements requires judgements, estimates and assumptions. Application is based on future expectations as well as historical experience and other factors, as appropriate to the particular circumstances.

Significant judgements, estimates and assumptions have been applied in measuring certain provisions and property, plant and equipment revaluations. The present value of future cash flows for a significant provision such as weather tightness and closed landfills are calculated using a discounted rate.

Summary of significant accounting policies

Item	Policy	
Prospective statement of comprehensive revenue and expenditure		
Revenue	Revenue is measured at fair value. Specific accounting policies for revenue are summarised below.	
	Type	Recognition and measurement
	Rates	In full at point of issuance of the ratings notice and measured at the amount assessed, which is the fair value of the cash received or receivable.
	Grants & subsidies	When they become receivable unless there is an obligation in substance to return the funds. If there is such an obligation, the grants are initially recorded at fair value as grants received in advance and recognised as revenue when conditions of the grant are satisfied.
	Development contributions	When the Council is capable of providing the service for which the contribution was levied.
	Vested assets	When control of the asset is transferred at its fair value.
	Fines & infringements	When the infringement notice is issued.
	Interest revenue	Using the effective interest method.
	Dividend revenue	When the right to receive the dividend is established.
	Fees & user charges	
	Water	When invoiced or accrued in the case of unbilled services at fair value of cash received or receivable.
	Sale of goods	When the substantial risks and rewards of ownership have been passed to the buyer.
	Consents	By reference to the percentage of completion of the transaction at balance date based on the actual service rendered.

Item	Policy	
Expenditure	Specific accounting policies for expenditure are summarised below	
	Type	Recognition and measurement
	Personnel costs	When they accrue to employees.
	Grants	Discretionary grants are recognised when Council has advised its decision to pay. Non- discretionary grants are recognised on receipt of application that meets the specified criteria.
	Finance costs	In the period in which they are incurred.
	Income tax	Council is exempt from income tax except for income derived from wharf operations. Current tax is the amount of income tax payable in the current period. Deferred tax is the amount of income tax payable or recoverable in future periods in respect of temporary differences and unused tax losses.
	Operating leases	On a straight-line basis over the lease of the term.
Prospective statement of financial position		
Cash and cash equivalents	Cash and cash equivalents are made up of cash on hand, on-demand deposits and other short-term highly liquid investments. The carrying value of cash at bank and short- term deposits with maturities less than three months approximates their fair value..	
Item	Policy	
Receivables	Receivables are recorded at their face value less any provision for impairment.	
	Provision for impairment of receivables	
	The amount of the impairment is the difference between the carrying amount and the present value of estimated future cashflows, discounted using the original effective interest rate. The loss is recognised in the prospective surplus or deficit. Individual debts that are known to be uncollectible are written-off.	
Other financial assets	Financial assets are initially recognised at fair value plus transaction costs unless they are carried at fair value through surplus or deficit in which case the transaction costs are recognised in the surplus or deficit.	
	Purchases and sales of financial assets are recognised on trade-date. Financial assets are derecognised when the rights to receive cash flows have expired or transferred.	
	The classification of a financial asset depends on its cash flow characteristics and Council's management model for managing them	

Item	Policy	
Property, plant and equipment	Property, plant and equipment consists of operational assets, restricted assets and infrastructure assets.	
	Initial recognition and subsequent measurement	
	Property, plant and equipment is initially recognised at cost, unless acquired through a non-exchange transaction, in which case the asset is recognised at fair value at the date of acquisition. Subsequent costs that extend or expand the asset's future economic benefits and service potential are capitalised.	
	After initial recognition, certain classes of property, plant and equipment are revalued. Capital work in progress is recognised at cost less impairment and is not depreciated.	
	Revaluation	
	Land is revalued bi-annually, buildings and infrastructure assets are revalued annually to ensure that their carrying amounts does not differ materially from fair value. The carrying values of land revalued assets are assessed annually to ensure that they do not differ materially from the assets' fair values. If there is a material difference, then the asset class is revalued. Revaluations are carried out on an asset class basis. The net revaluation results are recognised in other comprehensive revenue and expense and are accumulated to an asset revaluation reserve in equity for that class of asset. Revaluation loss that results in a debit balance in the asset revaluation reserve is recognised in the surplus or deficit. Any subsequent gain on revaluation is recognised first in the surplus or deficit up to the amount previously expensed and then recognised in other comprehensive revenue and expense.	
	Depreciation	
	Depreciation is provided for on a straight line basis for all property, plant and equipment except land and assets under construction at rates that will write-off the cost (or valuation) of the assets to their estimated residual values over their useful lives.	
	Asset class	Estimated useful life (years)
	Infrastructure	
	Reserve improvements	2-100
	Bridges	60-100
	Footpaths	20-50
	Harbour facilities	5-100
	Water	5-100
	Wastewater	2-100
	Stormwater	50-100
	Roads	10-99
	Operational	
	Buildings	2-60
	Computer hardware	2-10

Item	Policy		
	Asset class	Estimated useful life (years)	Subsequent measurement
	Furniture and fittings	2-25	Cost less accumulated depreciation and impairment losses
	Library collections	10	Cost less accumulated depreciation and impairment losses
	Plant and machinery	3-25	Cost less accumulated depreciation and impairment losses
	Solid Waste	5-80	Depreciated replacement cost
	Swimming pool	5-50	Depreciated replacement cost
	Restricted		
	Parks and reserves land	Indefinite	Fair value
	Disposals		
	Gains and losses on disposal of property, plant and equipment are recognised in the surplus or deficit. When revalued assets are sold, the amounts included in the asset revaluation reserves in respect of those assets are transferred to accumulated funds.		
Forestry assets	Standing forestry assets are independently revalued annually at fair value less estimated Cost to sell for one growth cycle. Fair value is determined based on the present value of expected net cash flows that would arise if the asset were harvested today, discounted at a current market pre-tax rate. Gains or losses arising on initial recognition are recognised in the surplus or deficit.		
Intangible assets	Initial recognition and subsequent measurement		
	Purchased intangible assets are recognised at cost. For internally generated intangible assets the cost includes direct employee costs, a portion of overhead and other direct costs that are incurred with the development phase of the asset only.		
	Amortisation		
	Amortisation is provided for on a straight line basis over the useful lives of intangible assets. Amortisation begins when the intangible asset is available for use and ends at the date the asset is derecognised.		
	Asset class	Estimated life (years)	Subsequent measurement
	Computer software	1-10	Cost less accumulated amortisation and impairment losses
	Resource consents	5-35	Cost less accumulated amortisation and impairment losses
	Aerial photography	5	Cost less accumulated amortisation and impairment losses

Item	Policy
Asset impairment	Impairment of property, plant and equipment
	Property, plant and equipment and intangible assets subsequently measured at cost that have a finite useful life are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.
	An impairment loss on a non-revalued asset is recognised in the surplus or deficit for the amount by which the asset's carrying amount exceeds its recoverable amount. An impairment loss on a revalued asset is recognised in other comprehensive revenue and expense to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that class of assets or asset. Such an impairment loss on a revalued asset reduces the revaluation surplus for that class of assets or asset.
	Non-cash generating assets are those assets that are not held with the primary objective of generating a commercial return. Value in use for non-cash generating assets is determined using an approach based on either depreciated replacement cost, restoration cost or service units.
	Impairment of financial assets
	Financial assets are assessed for impairment at each reporting date. Impairment is recognised in the surplus or deficit.
Item	Policy
Employee entitlements	Employee entitlements to be settled within 12 months are reported at the amount expected to be paid. The liability for long-term employee entitlements is reported based on an actuarial basis.
Payables and accruals	Current payables and accruals are recognised at their face value, are non-interest bearing and normally settled on 30 day terms. Therefore, the carrying value approximates fair value.
Borrowings	Borrowings are initially recognised at face value plus transaction costs and are subsequently measured at amortised cost using the effective interest rate method.
Provisions	A provision is recognised for future expenditure of uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event, and it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated.
	Provisions are measured at the present value of the expenditure expected to be required to settle the obligation. The increase in the provision due to the passage of time is recognised as a finance cost in the surplus or deficit.
Equity	Equity is the community's interest in the Council and is measured as the difference between total assets and total liabilities. Equity has been classified into various components to identify those portions of equity held for specific purposes.

PROSPECTIVE STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE

A forecast for the year ending 30 June 2024

	2022/23 Annual plan (\$000)	2023/24 Long-term plan (\$000)	2023/24 Annual plan (\$000)
Revenue			
Rates	84,538	93,094	94,426
Fees and charges	15,578	13,918	17,125
Development and financial contributions	3,218	3,797	3,673
Subsidies and grants	14,107	7,862	27,311
Interest revenue	26	12	259
Other revenue	5,486	5,463	5,618
Gains	1,392	917	0
Total revenue	124,345	125,063	148,413
Expenditure			
Personnel cost	22,794	20,879	24,420
Depreciation and amortisation expense	22,828	24,348	32,853
Finance costs	2,622	3,765	3,643
Other expenses	64,670	64,100	73,304
Total operating expenditure	112,914	113,092	134,221
Share of associate's surplus (deficit)	0	0	0
Surplus (deficit) before tax	11,431	11,971	14,192
Income tax expense	0	0	0
Surplus (deficit) after tax	11,431	11,971	14,192
Other comprehensive revenue and expense			
Gain on property revaluation	46,533	22,698	65,632
Total other comprehensive revenue and expense	46,533	22,698	65,632
Total comprehensive revenue and expense for the year	57,964	34,670	79,824

PROSPECTIVE STATEMENT OF CHANGES IN EQUITY

A forecast for the year ending 30 June 2024

	2022/23 Annual plan (\$000)	2023/24 Long-term plan (\$000)	2023/24 Annual plan (\$000)
Balance at 1 July	1,679,908	1,652,128	2,052,727
Total comprehensive income and expense for the year	57,964	34,670	79,824
Balance at 30 June	1,737,872	1,686,798	2,132,552

PROSPECTIVE STATEMENT OF FINANCIAL POSITION

A forecast for the year ending 30 June 2024

	2022/23 Annual plan (\$000)	2023/24 Long-term plan (\$000)	2023/24 Annual plan (\$000)
Current assets			
Cash and cash equivalents	2,916	1	76
Debtors and other receivables	7,538	11,722	6,829
Investments	0	0	0
Inventories	99	112	97
Derivative financial investments	0	0	556
Total current assets	10,553	11,835	7,558
Non-current assets			
Postponed rates	584	551	618
Derivative financial investments	0	0	1,279
Investments in joint ventures	0	0	0
Other financial assets	0	0	0
Investments in CCOs and similar entities	1,279	0	1,633
Investments in other entities	44	1,112	45
Total other financial assets	1,323	1,112	1,678
Intangible assets	5,795	8,255	5,612
Property, plant and equipment	1,836,120	1,804,600	2,229,435
Forestry assets	4,155	2,266	3,543
Total non-current assets	1,847,976	1,816,784	2,242,165
TOTAL ASSETS	1,858,530	1,828,620	2,249,723

PROSPECTIVE STATEMENT OF FINANCIAL POSITION

A forecast for the year ending 30 June 2024

	2022/23 Annual plan (\$000)	2023/24 Long-term plan (\$000)	2023/24 Annual plan (\$000)
Current liabilities			
Creditors and other payables	18,739	20,588	18,577
Derivative financial instruments	1,724	856	0
Employee entitlements	2,127	1,737	2,451
Provisions	579	657	1,225
Borrowings	5,000	6,000	10,000
Total current liabilities	28,169	29,839	32,253
Non-current liabilities			
Derivative financial instruments	0	0	0
Employee entitlements	287	244	242
Provisions	5,490	5,354	5,272
Borrowings	86,712	106,384	79,404
Total non-current liabilities	92,488	111,983	84,918
TOTAL LIABILITIES	120,657	141,822	117,171
NET ASSETS (assets minus liabilities)	1,737,872	1,686,798	2,132,552
Equity			
Accumulated surplus (deficit)	480,347	443,438	405,238
Reserves	1,257,525	1,243,360	1,727,313
Total equity	1,737,872	1,686,798	2,132,552

PROSPECTIVE STATEMENT OF CASH FLOWS

A forecast for the year ending 30 June 2024

	2022/23 Annual plan (\$000)	2023/24 Long-term plan (\$000)	2023/24 Annual plan (\$000)
Cash flows from operating activities			
Receipts from rates revenue	84,113	92,222	94,265
Interest received	26	12	259
Receipts from other revenue	33,560	26,212	48,899
Payments to suppliers and employees	(86,100)	(82,830)	(95,943)
Interest paid	(2,622)	(3,765)	(3,643)
Net cash flows from operating activities	28,978	31,850	43,837
Cash flows from investing activities			
Investments for renewals	0	0	(4,000)
Receipts from sale of property, plant and equipment	0	0	0
Purchase of property, plant and equipment	(52,954)	(54,301)	(49,951)
Purchase of intangible assets	(1,351)	(760)	(554)
Net cash flows from investing activities	(54,305)	(55,061)	(54,505)
Cash flows from financing activities			
Proceeds from borrowings	28,149	27,969	21,860
Repayment of borrowings	(3,506)	(4,792)	(11,115)
Net cash flows from financing activities	24,642	23,177	10,744
Net increase (decrease) in cash and cash equivalents	(685)	(34)	76
Cash and cash equivalents at the beginning of the year	3,601	35	0
Cash and cash equivalents at the end of the year	2,916	1	76

PROSPECTIVE FUNDING IMPACT STATEMENT - WHOLE OF COUNCIL

A forecast for the year ending 30 June 2024

	2022/23 Annual plan (\$000)	2023/24 Long-term plan (\$000)	2023/24 Annual plan (\$000)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	30,400	30,565	28,729
Targeted rates	54,138	62,529	65,698
Subsidies and grants for operating purposes	3,954	4,254	5,520
Fees and charges	15,578	13,907	17,125
Interest and dividends from investments	26	12	259
Local authorities fuel tax, fines, infringement fees and other receipts	657	646	790
Total operating funding (A)	104,753	111,913	118,121
Applications of operating funding			
Payments to staff and suppliers	87,464	84,979	97,724
Finance costs	2,622	3,765	3,643
Other operating funding applications	0	0	0
Total applications of operating funding (B)	90,086	88,744	101,367
Surplus (deficit) of operating funding (A - B)	14,667	23,170	16,754

PROSPECTIVE FUNDING IMPACT STATEMENT - WHOLE OF COUNCIL

A forecast for the year ending 30 June 2024

	2022/23 Annual plan (\$000)	2023/24 Long-term plan (\$000)	2023/24 Annual plan (\$000)
Sources of capital funding			
Subsidies and grants for capital expenditure	10,153	3,608	21,790
Development and financial contributions	3,218	3,797	3,673
Increase (decrease) in debt	20,989	23,177	17,966
Gross proceeds from sale of assets	0	0	0
Lump sum contributions	0	0	0
Other dedicated capital funding	0	0	0
Total sources of capital funding (C)	34,361	30,582	43,430
Applications of capital funding			
Capital expenditure			
- to meet additional demand	8,640	5,295	2,276
- to improve the level of service	28,020	21,337	14,448
- to replace existing assets	17,645	28,464	33,781
Increase (decrease) in reserves	(5,277)	(1,345)	9,678
Increase (decrease) in investments	0	0	0
Total applications of capital funding (D)	49,028	53,751	60,184
Surplus (deficit) of capital funding (C - D)	(14,667)	(23,170)	(16,754)
Funding balance ((A - B) + (C - D))	(0)	(0)	0

RECONCILIATION BETWEEN THE SURPLUS/(DEFICIT) OF OPERATING FUNDING IN THE FUNDING IMPACT STATEMENT AND THE SURPLUS IN THE STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE

A forecast for the year ending 30 June 2024

	2022/23 Annual plan (\$000)	2023/24 Long-term plan (\$000)	2023/24 Annual plan (\$000)
Surplus/(deficit) of operating funding from prospective funding impact statement	14,667	23,170	16,754
Items recognised as income in statement of comprehensive revenue and as capital expenditure funding sources in funding impact statement			
Subsidies and grants for capital expenditure	10,153	3,608	21,790
Development and financial contributions	3,218	3,797	3,673
Non-cash items recognised in statement of comprehensive revenue and not included in funding impact statement			
Assets vested	4,828	4,828	4,828
Gain on revaluation of swaps	1,327	868	0
Gain on revaluation of forestry assets	65	49	0
Depreciation	(22,828)	(24,348)	(32,853)
Decrease/(increase) in provisions	0	0	0
Surplus/(deficit) before tax from statement of comprehensive revenue and expense	11,431	11,972	14,192

PROSPECTIVE STATEMENT OF FINANCIAL RESERVES

A forecast for the year ending 30 June 2024

Retained earnings reserves

Activities to which the fund relates		Opening balance 2023/24 (\$000)	Transfers in 2023/24 (\$000)	Transfers out 2023/24 (\$000)	Closing balance 2023/24 (\$000)
District	Building Control, Community Health & Safety, Representation, Property, District Roads and Footpaths, Emergency Management, Economic Development, Coastal & Hazard Management, District Plan, Resource Consents, Strategic Planning, Grants & Remissions, Rubbish and Recycling, Wastewater, Water Supply, Stormwater, Domain Board Committees and Moana-Taiari Flood Protection Loan	(2,644)	(80)	2,554	(171)
Thames Community Board	Airfield, Halls, Harbour Facilities, Library, Local Roads and Footpaths, Moana-Taiari Flood Protection Loan, Parks & Reserves, Grants & Remissions, Swimming Pool, Cemeteries, Public Conveniences, Land Drainage	0	0	0	0
Coromandel-Colville Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Cemeteries, Public Conveniences, Water Supply Loan	(322)	0	121	(202)
Mercury Bay Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Cemeteries, Public Conveniences	(335)	0	335	(0)
Tairua-Pāuanui Community Board	Airfield, Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Cemeteries, Public Conveniences	(453)	0	336	(117)
Whangamatā Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Harbours, Cemeteries, Public Conveniences	(369)	0	103	(266)
Total retained earnings reserves		(4,123)	(80)	3,448	(755)

Year end surplus or deficit rate revenue which can only be applied to fund either operating, capital renewals or capital increased levels of service expenditure in the area of benefit for which the rate was collected.

PROSPECTIVE STATEMENT OF FINANCIAL RESERVES

A forecast for the year ending 30 June 2024

Depreciation Reserves

Activities to which the fund relates		Opening balance 2023/24 (\$000)	Transfers in 2023/24 (\$000)	Transfers out 2023/24 (\$000)	Closing balance 2023/24 (\$000)
District	Building Control, Community Health & Safety, Representation, Property, District Roads and Footpaths, Emergency Management, Economic Development, Coastal & Hazard Management, Strategic Planning, Rubbish and Recycling, Wastewater, Water Supply, Stormwater	(49,644)	(21,681)	15,426	(55,898)
Thames Community Board	Airfield, Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Swimming Pool, Cemeteries, Public Conveniences	(4,033)	(1,882)	845	(5,070)
Coromandel-Colville Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(355)	(465)	134	(686)
Mercury Bay Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(3,575)	(2,007)	691	(4,891)
Tairua-Pāuanui Community Board	Airfield, Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(649)	(878)	306	(1,220)
Whangamatā Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(1,566)	(730)	338	(1,958)
Total depreciation reserves		(59,822)	(27,643)	17,741	(69,723)

Fixed assets depreciation expense which can only be applied to fund renewals capital expenditure in the area of benefit which funded the depreciation expense.

PROSPECTIVE STATEMENT OF FINANCIAL RESERVES

A forecast for the year ending 30 June 2024

Council created special reserves

Activities to which the fund relates		Opening balance 2023/24 (\$000)	Transfers in 2023/24 (\$000)	Transfers out 2023/24 (\$000)	Closing balance 2023/24 (\$000)
District					
Power New Zealand reserve	Proceeds from sale of Power NZ shares currently funds internal borrowing. A percentage of interest earned is transferred back into the reserve to protect the reserve from inflation. In 23/24 it was resolved to use the interest normally transferred to offset the rates increase. The remainder of the interest earned is currently applied to subsidise the UAGC rate.	(25,811)	0	0	(25,811)
Disaster reserve	Fund repairs to infrastructure caused by natural disasters after subsidies and insurance have been applied.	(235)	(425)	309	(351)
General purpose reserve	Any one-off, unbudgeted, Community Board capital expenditure project as approved by Council.	(206)	0	0	(206)
Insurance reserve	Fund insurance excess of any legal settlements within Building Control, Community Health & Safety and Resource Consents activities.	(1,052)	(1)	11	(1,042)
Special projects	Balance of \$1m allocated from Power NZ Reserve available to fund special 'one-off' Community Board projects as approved by Council	(542)	0	0	(542)
Wastewater headworks	Reserve contributions collected under RMA to be used for funding of increased levels of service projects within wastewater	(14)	0	0	(14)
Solid waste levy reserve	Fund expenditure that promotes or achieves waste minimisation.	(480)	(526)	253	(752)
Property reserve	Fund capital expenditure in the Community Board area or District activity where the reserve resides.	(2,024)	0	0	(2,024)
Rates postponement reserve	Fund any shortfall between the net realisation on sale of a property and the amount outstanding for postponed rates and accrued charges at the time of sale.	(15)	0	0	(15)
Roading subdivision	Contributions collected under RMA to be used for Roading	51	0	0	51
Thames Community Board					
Urban general purpose reserve	Fund non infrastructural assets within the Thames Urban area	(1,758)	(320)	195	(1,882)
Land subdivision RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of reserves.	(45)	0	0	(45)
Water RMA reserve	Reserve contributions collected under RMA to be used for funding of increased levels of service projects within the water activity.	(23)	0	0	(23)

PROSPECTIVE STATEMENT OF FINANCIAL RESERVES

A forecast for the year ending 30 June 2024

Council created special reserves- continued

Activities to which the fund relates		Opening balance 2023/24 (\$000)	Transfers in 2023/24 (\$000)	Transfers out 2023/24 (\$000)	Closing balance 2023/24 (\$000)
Coromandel-Colville Community Board					
Land subdivision RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of reserves.	(391)	0	0	(391)
Off street parking RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of parking.	(74)	0	0	(74)
Water unused loan reserve	Balance of loan raised to fund water extension projects.	(9)	0	0	(9)
Water RMA reserve	Reserve contributions collected under RMA to be used for funding of increased levels of service projects within the water activity.	(203)	0	0	(203)
Mercury Bay Community Board					
Land subdivision RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of reserves.	(0)	0	0	(0)
Hot Water Beach parking reserve	Fund toilet, shower and car park facilities at Hot Water Beach.	(27)	(158)	28	(156)
Hāhei parking reserve	Fund outstanding loans on the construction of car parks.	(81)	(57)	50	(89)
Whitianga Harbours Reserve	Fund Whitianga Harbour activities	0	0	0	0
Mercury Bay trailer boat parking reserve	Fund outstanding loans in the Mercury Bay harbour activity in relation to boat ramps which financially contribute to the reserve.	0	0	0	0
Tairua/Pāuanui Community Board					
Land subdivision RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of reserves.	(1,121)	0	567	(554)
Whangamatā Community Board					
Land subdivision RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of reserves.	(525)	0	0	(525)
Off street parking RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of parking.	(38)	0	0	(38)
Water RMA reserve	Reserve contributions collected under RMA to be used for funding of increased levels of service projects within the water activity.	(307)	0	0	(307)
Total special reserves		(34,929)	(1,486)	1,412	(35,003)

Includes contributions collected under the Resource Management Act which can only be used in the area and for the purpose for which they were levied as well as other specific reserves.

PROSPECTIVE STATEMENT OF FINANCIAL RESERVES

A forecast for the year ending 30 June 2024

LGAC contribution reserves

Activities to which the fund relates		Opening balance 2023/24 (\$000)	Transfers in 2023/24 (\$000)	Transfers out 2023/24 (\$000)	Closing balance 2023/24 (\$000)
District	Representation, District Roads and Footpaths, Rubbish and Recycling, Wastewater, Water, Stormwater	(1,010)	(2,620)	2,097	(1,533)
Thames Community Board	Airfield, Library, Halls, Swimming Pool, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(344)	(267)	254	(357)
Coromandel-Colville Community Board	Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(125)	(46)	46	(126)
Mercury Bay Community Board	Library, Halls, Harbour, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(2,639)	(632)	629	(2,642)
Tairua-Pāuanui Community Board	Library, Halls, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(212)	(32)	35	(209)
Whangamatā Community Board	Halls, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(722)	(76)	76	(723)
Total LGA contribution reserves		(5,053)	(3,674)	3,137	(5,590)

Funds collected under Council's Development Contributions policy may only be applied to the funding of additional capacity projects for which they were levied.

FUNDING AND RATING MECHANISMS

The following pages provide detail regarding the calculation of rates. Our use of rates is guided by our Revenue and Financing Policy.

Rating Act

The Local Government (Rating) Act 2002 places some restrictions on the use of rating tools. The Local Government (Rating) Act 2002 limits total fixed charges (excluding water and wastewater charges) to 30% of total rates revenue. Fixed charges include the Uniform Annual General Charge and targeted rates set at a fixed amount. The targeted rates set at a fixed amount exclude those to which a differential rate applies.

General rate

When using the General rate, the Local Government (Rating) Act 2002 only allows a choice of one valuation system from three options:

1. the annual value of the land; or
2. the capital value of the land; or
3. the land value.

Currently, Council's general rate is based on land value.

Differentials are applied to the General Rate based on the uses to which the land is put, and where the land is situated. These differentials are calculated as a percentage of land value as follows:

a differential of 0.6

- to Farming and Horticultural category to encourage the continued use of these rating units for farming and horticultural purposes

a differential of 0.5

- to the Off-shore islands (used) category on the basis that these communities have less opportunity to consume benefits than communities on the mainland.

a differential of 0.1

- to the Off-shore islands (unused) category on the basis that these islands consume no, or very little, benefits.

a differential of 1.0

- to each of the following categories Residential, Industrial and Commercial, Commercial Forestry, Rural Other and other.

Note: one rating unit may fall into one or more of the above rating differential categories.

DEFINITION OF DIFFERENTIAL CATEGORIES

The following definitions are used to determine the differential category for the General and Works and Services Targeted Rates:

Farming and horticultural means:

- all rating units categorised within the District valuation roll as arable, dairying, pastoral, specialist or horticulture where the ratepayer's income or a substantial part thereof is derived from the use of the land for such purpose or purposes, except for those rating units which are expressly defined under Commercial forestry, or offshore Islands (used).

Rural other means:

- all rating units used as rural and lifestyle blocks, except those rating units that are expressly defined under industrial and commercial, farming and horticultural, commercial forestry, offshore islands (used) or residential.
- where vacant or idle land adjoining rating units categorised rural other and its best use potential is a use falling within the category "rural other", the land will be defined as rural other.

Industrial and commercial means:

- all rating units used principally for commercial and/or industrial purposes other than rating units defined as farming and horticultural, commercial forestry or residential. Where the principal use of the rating unit is a business or entity engaged in or relating to retail or wholesale trade, tourist services, manufacturing, marketing, service industries, offices, depots, yards, parking areas of buildings, cool stores and freezers, taverns, restaurants, motels, hotels, rest-homes, medical services, mining activity and commercial nurseries, whether operated for private pecuniary profit or not. The rating unit will be deemed industrial and commercial for the purposes of determining the differential rating category.
- any rating unit not defined as farming and horticultural or commercial forestry or not expressly listed under industrial and commercial, where activity is carried out for private pecuniary profit.
- where vacant or idle land is adjoining rating units categorised industrial and commercial and its best use potential is a use falling within the category "industrial and commercial", the land will be defined as industrial and commercial.

Commercial forestry means:

- all rating units used for production forestry purposes by a ratepayer whose income or a substantial part thereof, is derived from the use of the land for such purposes.

Residential means:

- all rating units used or capable of being used for occupation as a residence of one or more household units other than property defined as industrial and commercial, farming and horticultural, rural other, and commercial forestry and including dwellings, home units, flats, baches, maisonettes,

terrace houses and bed & breakfast and homestay accommodation. Bookabach, Batchcare and other similar short stay accommodation whereby the principal residence is rented out, is considered residential.

- community use land, being rating units used for the purpose of public schools, public hospitals, churches, cemeteries, private and public community centres and halls, recreation areas, sports clubs, sports grounds, art galleries and museums, kindergartens, play centres and private clubs where the use of the land is an activity not performed for private pecuniary profit.
- where vacant or idle land is adjoining rating units categorised residential and its best use potential is a use falling within the category “residential”, the land will be defined as residential.
- any land not falling within any other category.

Off-shore islands (used) means:

- those islands within the District that are used or inhabited, including assessments numbered 04791/00100, 04791/00200, 04791/01400, 04791/01500, 04962/00202, 04962/00203, 04962/00206, 04962/00207, 04962/00208, 04962/00209, 04962/00210, 04962/00213, 04962/00215, 04962/00217, 04962/00218 and 04962/00219.

Off-shore islands (unused) means:

- those islands within the District, which are substantially unused or uninhabited.

Uniform annual general charge (UAGC)

This rate is set at a fixed amount per ‘separately used or inhabited part’ of every rateable part of a rating unit in the District. It is used where the benefits of an activity are for the whole of the District and where the use of a value based rate would place an unfair burden on high value rating units.

Targeted rates (area of service)

Targeted rates are rates that are charges to particular communities or groups of ratepayers. They are used to fund services where a particular community or group benefits

from the activity being funded. The following activities currently utilise targeted rates funding mechanisms:

Rubbish and recycling	Land drainage	Water by volume
Economic development	Moana-Taiari flood protection loan	Roading and footpaths and building control
Wastewater loan charges (Whangapoua Road, Cooks Beach existing users, Hāhei water extension)	Wastewater	Water supply
Local works and services	Stormwater	Water supply loan charges (Coromandel, Hāhei Water extension)
Water supply development contributions (Hāhei water extension)	Wastewater development contributions (Hāhei wastewater extension)	Local works and services

(The Council will charge each separately used or inhabited part of a rating unit for some targeted rates).

Rubbish and recycling

The **targeted rate for rubbish and recycling** is a rate set as a fixed amount per separately used or inhabited part of every rating unit in the District which is provided with a collection service. Solid waste collection and recycling is a District function operated by a District-wide contract for collection and disposal and operation of refuse transfer stations. The numbers of collections vary among the five Community Board areas of the Council due to the high incidence of holiday homes in certain localities. For this reason, the Council has determined that a differential charge will apply using the number of collections in each Community Board area as a basis for allocating the costs associated with refuse collection and its disposal.

Moana-Taiari flood protection loan

The **targeted rate for Moana-Taiari flood protection loan** is set as a fixed amount on every rating unit in the area of benefit for which no election was made to pay in advance. The construction of the Moana-Taiari flood protection works was completed in the 1997/1998 year. Half the costs of the work was funded from the Council reserves and the balance funded by loan. Payment in advance offers have been made to rating units in the defined area of benefit to repay the loan.

Land drainage

The targeted rates for land drainage are to be set for land drainage on each rating unit in the following designated land drainage areas, as a rate in the dollar on land value:

- Hikutāia/Wharepoa
- Matatoki

The Council administers two land drainage schemes: Hikutāia/Wharepoa and Matatoki. These areas are defined on maps.

Local works and services

Two **targeted rates for local works and services** are to be set in each community of the District for the purposes of funding local works and services:

- The first is to be set as a fixed amount per separately used or inhabited part of every rateable rating unit in each community, except for rating units designated industrial and commercial and commercial forestry in Council’s rating information database. The amount will be set per rating unit for rating units designated industrial and commercial and commercial forestry in the Council’s rating information database.
- The second is to be set as a rate in the dollar on land value on every rateable rating unit in each community. It will be set on a differential basis using the following categories of land use:
 - Farming and horticultural
 - Rural other
 - Industrial and commercial

- Commercial forestry
- Residential
- Off-shore islands (used)
- Off-shore island (unused)

The differentials to be applied to the local works and services rate are:

- Offshore islands (unused), a differential of 0.1 will apply on the basis that these islands consume no, or very little, benefits.
- Offshore islands (used), a differential of 0.5 will apply on the basis that these communities have less opportunity to consume benefits than communities on the mainland.
- Farming and horticultural, rural other, industrial and commercial, commercial forestry and residential will attract a differential of 1.0.

These differentials apply to the local works and services rate to fund both operating expenses and capital expenditure.

This policy indicates a number of activities, which in the main benefit ratepayers at a local (community) level. It also indicates that a portion of this funding should come from a community based rate in the dollar on land value and the balance by way of a fixed charge within each community.

Wastewater

A **targeted rate for wastewater** is to be set as a charge per separately used or inhabited part of a rating unit, based on the number of water closets and urinals in each part, within the District.

This charge will be set on a differential basis based on the use to which the land is put (non residential or residential) and the availability to the land of the service provided.

A rating unit (or part of a rating unit) used primarily as a residence for one household will not be treated as having more than one water closet or urinal.

Wastewater loan charges (Whangapoua Road)

A **targeted rate for wastewater loan charges** is to be set as a fixed amount on every rating unit in the area of benefit for which no election was made to pay in advance. In some

instances, the Council has offered payment in advance options as an alternative to loan charges for major capital programmes within wastewater schemes. Where this occurs and ratepayers do not elect to take up the options, a loan charge is made to service the loan.

Wastewater loan charges (Cooks Beach existing users)

A **targeted rate for wastewater loan charges** (Cooks Beach existing users) is to be set as a charge per separately used or inhabited part of a rating unit, based on the number of water closets or urinals in each part, in the area of benefit, for which no election has been made to pay a lump sum contribution.

The charge will be set on a differential basis based on the use to which the land is put (non residential or residential) and the availability to the land of the service provided.

A rating unit (or part of a rating unit) used primarily as a residence for one household will not be treated as having more than one water closet or urinal. This policy indicates that the loan raised to construct the scheme for existing rating units (as distinct from future subdivisions) will be funded on a “per pan” basis. This requires the loan charge to be set on a differential basis.

Water supply

A **targeted rates for water supply**, is to be set per separately used or inhabited part of a rating unit.

This targeted rate will be set on a differential based on where the land is situated and the provision or availability to the land of the Council water service.

A further targeted rate for water supply is to be set based on the volume of water supplied through each meter installed where Council carries out cyclic water reading.

Water by volume

A **targeted rate for water by volume** set under section 19 of the Local Government (Rating) Act 2002 is aligned with other rating policies except that:

- such a rate should have its own remission policy (except for penalties); and
- instalments should be two per annum.

Volumetric water – Due dates for payment of water volumetric rates			
		Due date	Penalty date
Pāuanui	Cycle 1	11 December 2023	18 December 2023
	Cycle 2	22 May 2024	29 May 2024
Thames urban	Cycle 1	22 January 2024	29 January 2024
	Cycle 2	29 May 2024	5 June 2024
Thames rural	Cycle 1	22 January 2024	29 January 2024
	Cycle 2	29 May 2024	5 June 2024
Coromandel	Cycle 1	30 January 2024	6 February 2024
	Cycle 2	12 June 2024	19 June 2024
Whitianga	Cycle 1	30 January 2024	6 February 2024
	Cycle 2	12 June 2024	19 June 2024

Water supply loan charges (Coromandel Town)

A **targeted rate for water supply loan** is to be set as a fixed amount on every rating unit in the area of benefit, for which no election is made to pay in advance. In some instances, the Council has offered, or intends to offer, payment in advance options as an alternative to loan charges for major capital programmes within water supplies. Where this occurs and ratepayers do not elect to take up the option, a loan charge is made to service the loan.

Stormwater

Two **targeted rates for stormwater** are to be set for the purposes of funding stormwater dispersal. The first is to be set as a fixed amount per separately used or inhabited part of every rateable rating unit differentiated depending on location.

The second is to be set as a rate in the dollar on improvement value on every rateable rating unit again, differentiated depending on location as defined by the Council.

For clarification purposes, only properties defined as either 'industrial and commercial' or 'residential' for the purposes of the general rate and that are located within the catchment areas as defined by Council will be assessed for the targeted rate funding components for stormwater dispersal.

Council operates a District activity for stormwater dispersal. The rating units, which fund this activity by way of targeted rate, are contained within urban areas defined by the Council.

This policy indicates that a portion of this funding should come from a rate in the dollar on improvement value as a proxy for user charges where user charges cannot be made directly to the user, while the balance should be made by way of a fixed amount per separately used or inhabited part of a rating unit.

Economic development

A **targeted rate for economic development** is to be set as a rate in the dollar, on the value of improvements, of every rating unit in the District, which is designated industrial and commercial, in the Council's rating information database. This policy provides for a medium level of funding for economic development to be provided from this targeted rate.

Roads and footpaths and building control

A **targeted rate for roads and footpaths and building control** is to be set as a rate in the dollar on capital value on every rateable rating unit in the District. This policy provides for 35% of roads and footpaths and 2.6% of the building control activity to be funded from a targeted rate set on the capital value of all rating units within the District.

The following definition is used to calculate the number of rates factors applicable.

Separately used or inhabited part of a rating unit (SUIP) means:

A separately used or inhabited part of a rating unit includes any part inhabited or used by a person other than the owner, and who has the right to inhabit or use that part by virtue of a tenancy lease, license, or other agreement. For the purpose of this policy, vacant land and vacant premises offered or intended for use or habitation by a person other than the owner and usually used as such are defined as 'used'.

The Council will charge each **separately used or inhabited part** of a rating unit for the UAGC and some targeted rates. Examples of where this policy will apply include:

- a single dwelling with a flat attached
- two or more houses, flats or apartments on one certificate of title
- a business premise with flat above
- a commercial building leased to multiple tenants
- a farm with more than one dwelling
- a council rating unit with more than one lessee
- where part of a rating unit that has a right of exclusive occupation when there is more than one ratepayer/ owner vacant rating unit

Note: the list above is of examples and does not constitute an exhaustive list of situations where multiple SUIP's may occur.

Hāhei water and wastewater extension rates

Water supply – development contributions (Hāhei water extension)

A **targeted rate for development contribution** is to be set as a fixed amount on every rating unit in the area of benefit, for which an election has been made to pay the development contribution off over a set period. In this instance Council

	Targeted rate assessed per separately used or inhabited part	Targeted rate assessed against improvement value
Tairua	1.0	1.0
Pāuanui	1.0	1.0
Thames Community Board area		
Thames, Thames Coast communities and Kōpū (excluding Kauaeranga Valley, Matatoki, Pūriri, Whakatete Bay and Hikutāia)	1.0	1.0
Hikutāia	0.6	0.6
Coromandel / Colville Community Board area		
Coromandel	1.0	1.0
Kennedy Bay, Tuatēawa and Te Kōuma (this excludes rating units 399, 401, 403, 405 and 407 Te Kōuma Road)	0.6	0.6
Mercury Bay Community Board area		
Mercury Bay (excluding Ōtama, Kūaotunu, Wharekaho and Rings Beach)	1.0	1.0
Kūaotunu West and Wharekaho	0.6	0.6
Whangamatā Community Board area		
Whangamatā	1.0	1.0
Ōpoutere	0.6	0.6

has elected to provide existing ratepayers in the area of benefit who have opted to connect to Council's water system, with an opportunity to pay off the development contribution requirement for water over a ten-year period. See map one for area of benefit.

Water Supply loan charges (Hāhei water extension)

A targeted rate for water supply loan is to be set as a fixed amount on every rating unit in the area of benefit, for which no election is made to pay in advance. In some instances, the Council has offered, or intends to offer, payment in advance options as an alternative to loan charges for major capital programmes within water supplies. Where this occurs and ratepayers do not elect to take up the option, a loan charge is made to service the loan. See map one for area of benefit.

Wastewater loan charges (Hāhei wastewater extension)

A targeted rate for wastewater loan charges is to be set as a fixed amount on every rating unit in the area of benefit for which no election was made to pay in advance. In some instances, the Council has offered payment in advance options as an alternative to loan charges for major capital programmes within wastewater schemes. Where this occurs and ratepayers do not elect to take up the options, a loan charge is made to service the loan. See map one for area of benefit.

Wastewater supply – development contributions (Hāhei wastewater extension)

A targeted rate for development contribution is to be set as a fixed amount on every rating unit in the area of benefit, for which an election has been made to pay the development contribution off over a set period. In this instance Council has elected to provide existing ratepayers in the area of benefit who have opted to connect to Council's wastewater system, with an opportunity to pay off the development contribution over a ten-year period. See map one for area of benefit.

Map one – Hāhei water and wastewater extension



FURTHER DEFINITIONS:

Water and wastewater

Connected means:

- in relation to any rate for wastewater disposal purposes, any separately used or inhabited part of a rating unit that is connected, either directly or indirectly, through a private drain to a public drain:
- in relation to any rate for the ordinary supply of water, any separately used or inhabited part of a rating unit to which water is supplied.

Service available but not connected means:

- In relation to any targeted rate for wastewater disposal purposes, any rating unit situated within 30 metres of a public wastewater drain to which it is capable of being effectively connected, either directly or through a private drain, but which is not so connected:
- In relation to any targeted rate for the ordinary supply of water, any rating unit to which water can be but is not supplied (being any rating unit situated within 100 meters from any part of the water reticulation system).

For the purposes of wastewater targeted rates

Residential means:

All rating units that are used for or capable of being used for occupation as a residence of one or more household units including; dwellings, home units, flats, baches, maisonettes, terraced houses, bed & breakfast and homestay accommodation used principally for residential purposes is deemed Residential for the purposes of determining the differential rating category.

Non-residential means:

All rating units or part thereof that are not categorised as residential above.

Rates postponement charges

Council will charge a postponement fee on all rates that are postponed under any of its postponement policies. The postponement fees will be as follows:

- Register statutory land charge \$180.00
- Management fee on the Postponement Policy: 1% on the outstanding balance
- Financing fee on all postponements: Currently set at 6.85% pa but may vary to match Council's average cost of funds

At Council's discretion, all these fees may be added to the total postponement balance.

Due dates and penalty dates

Rates – due date for payment of rates (except water by volume)		
	Due date	Penalty date
Instalment 1	16 October 2023	23 October 2023
Instalment 2	15 February 2024	22 February 2024
Instalment 3	15 May 2024	22 May 2024

Note – a further penalty of 10% will be applied to all rates (including volumetric water) that remain unpaid from previous years on 5 July 2023.

RATING MECHANISMS

A forecast for the year ending 30 June 2024

	2022/23 Annual Plan (\$000)	2023/24 Long-term plan (\$000)	2023/24 Annual Plan (\$000)
Rating mechanism			
General rate	13,167	13,599	14,192
Uniform annual general charge	17,567	16,898	15,569
Targeted rates	0	0	0
Rubbish and recycling	4,930	8,323	9,119
Moana-Taiari flood protection loan	4	4	4
Land drainage	12	12	13
Local works and services (rate in \$)	7,354	7,465	8,298
Local works and services (fixed charge)	7,711	7,280	7,869
Wastewater	14,801	18,074	18,404
Wastewater loans	70	78	65
Stormwater	2,452	2,743	2,475
Water	10,733	12,126	11,740
Water loans	58	60	47
Economic development	948	896	819
Roading and building control	3,159	3,562	3,973
Sub total	82,967	91,119	92,587
Penalties	179	798	207
Sub total	83,146	91,918	92,795
Water supplied by volume	1,906	1,907	2,157
Sub total	85,052	93,824	94,951
Less internal rates charged	(513)	(730)	(525)
Total	84,538	93,094	94,426

RATING FUNDING IMPACT STATEMENT

Description	Categories on which rate is set	Factor or factors	Differential categories	Differential calculation	Unit of measure	Indicative Rate or Charge	Revenue sought (GST inclusive)
General rate							
(Partially funds coastal and hazard management, building control, district roading and footpaths, stormwater, property and rubbish and recycling in compliance with the revenue and financing policy)	Every rating unit in the district	Rate in the \$ on land value	Farming and horticultural	Ratio 0.6	870,687,950	\$0.000614	\$534,271.67
			Rural other	Ratio 1.0	1,274,702,400	\$0.001023	\$1,303,638.46
			Industrial and commercial	Ratio 1.0	619,921,250	\$0.001023	\$633,993.61
			Commercial forestry	Ratio 1.0	47,992,000	\$0.001023	\$49,081.43
			Residential	Ratio 1.0	13,454,927,600	\$0.001023	\$13,760,357.77
			Off-shore island (used)	Ratio 0.5	76,594,000	\$0.000511	\$39,166.35
			Off-shore island (unused)	Ratio 0.1	27,000	\$0.000102	\$2.76
Uniform annual general charge							
(Partially funds district representation, local representation, district grants and remissions, district strategic planning, district plan, economic development, coastal and hazard management, building control, emergency management, community health and safety, district roads and footpaths and resource consents in compliance with the revenue and financing policy)	Every rating unit in the district	Fixed amount for each separately used or inhabited part of a rating unit			29,825	\$600.31	\$17,904,170.52
Targeted rates and activities funded							
Rubbish and recycling	Every rating unit in the district to which there is provision or availability to the land of the solid waste collection and recycling service	Fixed amount for each separately used or inhabited part of a rating unit	Thames community	Ratio 1.0000	5,513	\$359.49	\$1,981,873.64
(Partially funds rubbish and recycling activity in compliance with the revenue and financing policy)			Coromandel-Colville community	Ratio 1.0000	2,305	\$359.49	\$828,626.65
			Mercury Bay community	Ratio 1.0962	9,116	\$394.07	\$3,592,378.45
			Tairua/Pāuanui community	Ratio 1.1731	4,142	\$421.72	\$1,746,759.43
			Whangamatā community	Ratio 1.1731	5,543	\$421.72	\$2,337,587.53

RATING FUNDING IMPACT STATEMENT

Description	Categories on which rate is set	Factor or factors	Differential categories	Differential calculation	Unit of measure	Indicative Rate or Charge	Revenue sought (GST inclusive)
Moana-Taiari flood protection loan (Funds loan servicing for flood protection)	Every rating unit where the land is situated where no election to make a payment in advance has been made	Fixed amount for each rating unit			20	\$195.02	\$3,900.46
	Every rating unit where the land is situated where an election has been made to pay half in advance	Fixed amount for each rating unit			3	\$97.51	\$292.53
Matatoki land drainage scheme (Funds land drainage)	Every rating unit in the defined drainage area	Rate in the \$ on land value			68,427,000	\$0.000115	\$7,863.86
Hikutāia-Wharepoa land drainage scheme (Funds land drainage)	Every rating unit in the defined drainage area	Rate in the \$ on land value			48,068,000	\$0.000142	\$6,824.59
Local works and services Thames (Partially funds airfield, halls, parks and reserves, libraries, swimming pool, local grants and remissions, land drainage, coastal and hazard management, local roading and footpaths, public conveniences, cemeteries, and harbours in compliance with the revenue and financing policy)	Every rating unit in the Thames community area	Rate in the \$ on land value	Farming and horticultural	Ratio 1.0	206,210,100	\$0.001251	\$257,901.27
			Rural other	Ratio 1.0	203,963,300	\$0.001251	\$255,091.26
			Industrial and commercial	Ratio 1.0	166,140,500	\$0.001251	\$207,787.33
			Commercial forestry	Ratio 1.0	3,280,000	\$0.001251	\$4,102.21
			Residential	Ratio 1.0	1,293,328,100	\$0.001251	\$1,617,529.68
	Fixed amount for each separately used or inhabited part of a rating unit	Fixed amount for each rating unit	Farming and horticultural, rural other and residential		5,509	\$446.09	\$2,457,508.48
			Industrial and commercial and commercial forestry		402	\$446.09	\$179,328.08

RATING FUNDING IMPACT STATEMENT

Description	Categories on which rate is set	Factor or factors	Differential categories	Differential calculation	Unit of measure	Indicative Rate or Charge	Revenue sought (GST inclusive)
Local works and services Coromandel-Colville (Partially funds halls, parks and reserves, libraries, local grants and remissions, local roading and footpaths, public conveniences, cemeteries and harbours in compliance with the revenue and financing policy)	Every rating unit in the Coromandel-Colville community area	Rate in the \$ on land value	Farming and horticultural	Ratio 1.0	161,850,850	\$0.000482	\$77,931.65
			Rural other	Ratio 1.0	292,862,150	\$0.000482	\$141,013.97
			Industrial and commercial	Ratio 1.0	58,316,500	\$0.000482	\$28,079.56
			Commercial forestry	Ratio 1.0	4,690,000	\$0.000482	\$2,258.25
			Residential	Ratio 1.0	747,854,850	\$0.000482	\$360,094.26
			Off-shore island used	Ratio 0.5	15,234,000	\$0.000241	\$3,667.61
			Off-shore island unused	Ratio 0.1	27,000	\$0.000048	\$1.30
			Fixed amount for each separately used or inhabited part of a rating unit	Farming and horticultural, rural other, residential, off-shore islands used and off-shore islands unused	2,688	\$269.85	\$725,353.25
			Fixed amount for each rating unit	Industrial and commercial and commercial forestry	109	\$269.85	\$29,413.51
Local works and services Mercury Bay (Partially funds halls, parks and reserves, libraries, local grants and remissions, local roading and footpaths, public conveniences, cemeteries and harbours in compliance with the revenue and financing policy)	Every rating unit in the Mercury Bay community area	Rate in the \$ on land value	Farming and horticultural	Ratio 1.0	362,742,000	\$0.000661	\$239,640.37
			Rural other	Ratio 1.0	531,622,950	\$0.000661	\$351,209.18
			Industrial and commercial	Ratio 1.0	211,792,250	\$0.000661	\$139,917.55
			Commercial forestry	Ratio 1.0	14,732,000	\$0.000661	\$9,732.49
			Residential	Ratio 1.0	4,873,370,900	\$0.000661	\$3,219,523.50
			Off-shore Island used	Ratio 0.5	47,120,000	\$0.000330	\$15,564.58
			Fixed amount for each separately used or inhabited part of a rating unit	Farming and horticultural, rural other, residential and off-shore islands used	9,914	\$277.20	\$2,748,196.41
			Fixed amount for each rating unit	Industrial and commercial and commercial forestry	262	\$277.20	\$72,627.34

RATING FUNDING IMPACT STATEMENT

Description	Categories on which rate is set	Factor or factors	Differential categories	Differential calculation	Unit of measure	Indicative Rate or Charge	Revenue sought (GST inclusive)
Local works and services Tairua-Pāuanui (Partially funds airfield, halls, parks and reserves, libraries, local grants and remissions, local roading and footpaths, public conveniences, cemeteries and harbours in compliance with the revenue and financing policy)	Every rating unit in the Tairua/Pāuanui community area	Rate in the \$ on land value	Farming and horticultural	Ratio 1.0	90,135,000	\$0.000448	\$40,343.19
			Rural other	Ratio 1.0	108,250,500	\$0.000448	\$48,451.44
			Industrial and commercial	Ratio 1.0	59,746,000	\$0.000448	\$26,741.49
			Commercial forestry	Ratio 1.0	10,200,000	\$0.000448	\$4,565.38
			Residential	Ratio 1.0	2,660,637,500	\$0.000448	\$1,190,864.86
			Off-shore Island used	Ratio 0.5	14,240,000	\$0.000224	\$3,186.81
			Off-shore Island unused	Ratio 0.1	0	\$0.000045	\$-
			Fixed amount for each separately used or inhabited part of a rating unit	Farming and horticultural, rural other, residential, off-shore islands used and unused	4,580	\$308.24	\$1,411,744.08
			Fixed amount for each rating unit	Industrial and commercial and commercial forestry	103	\$308.24	\$31,748.83
Local works and services Whangamatā (Partially funds halls, parks and reserves, libraries, local grants and remissions, local roading and footpaths, public conveniences, cemeteries and harbours in compliance with the revenue and financing policy)	Every rating unit in the Whangamatā community area	Rate in the \$ on land value	Farming and horticultural	Ratio 1.0	49,750,000	\$0.000309	\$15,349.42
			Rural other	Ratio 1.0	138,003,500	\$0.000309	\$42,578.37
			Industrial and commercial	Ratio 1.0	123,926,000	\$0.000309	\$38,235.03
			Commercial forestry	Ratio 1.0	15,090,000	\$0.000309	\$4,655.73
			Residential	Ratio 1.0	3,879,766,250	\$0.000309	\$1,197,028.57
			Fixed amount for each separately used or inhabited part of a rating unit	Farming and horticultural, rural other and residential	5,472	\$246.04	\$1,346,352.68
			Fixed amount for each rating unit	Industrial and commercial and commercial forestry	190	\$246.04	\$46,748.36

RATING FUNDING IMPACT STATEMENT

Description	Categories on which rate is set	Factor or factors	Differential categories	Differential calculation	Unit of measure	Indicative Rate or Charge	Revenue sought (GST inclusive)
Wastewater (Funds wastewater)	Every rating unit in the district to which there is provision or availability of the wastewater service	Fixed amount for each separately used or inhabited part of a rating unit, on each water closet or urinal within the rating unit	Residential	Ratio 1.0	19,105	\$953.25	\$18,211,854.76
			Non-residential uses:	Ratio 1.0			
			1 water closet/urinal		315	\$953.25	\$300,273.97
			> 1 water closet/urinal for each water closet/urinal including the first	Ratio 0.5	3,570	\$476.63	\$1,701,552.51
		Fixed amount for each rating unit unit	The availability to the land of the wastewater service (not connected)	Ratio 0.75	1,330	\$714.94	\$950,867.58
Wastewater loan (Whangapoua Rd) (Funds loan servicing for wastewater)	Every rating unit where the land is situated where no election to make a payment in advance has been made	Fixed amount for each rating unit			9	\$355.27	\$3,197.40

RATING FUNDING IMPACT STATEMENT

Description	Categories on which rate is set	Factor or factors	Differential categories	Differential calculation	Unit of measure	Indicative Rate or Charge	Revenue sought (GST inclusive)
Wastewater loan (Cooks Beach) (Funds loan servicing for wastewater for existing users)	Every rating unit where the land is situated where no election to make a payment in advance has been made	Fixed amount for each separately used or inhabited part of a rating unit, on each water closet or urinal within the rating unit	Residential	Ratio 1.0	96	\$553.82	\$53,166.93
			Non-residential uses: 1 water closet/urinal	Ratio 1.0	1	\$553.82	\$553.82
			The availability to the land of the wastewater service (not connected)	Ratio 1.0	4	\$553.82	\$2,215.29
	Every rating unit where the land is situated where an election has been made to pay half in advance	Fixed amount for each separately used or inhabited part of a rating unit, on each water closet or urinal within the rating unit	Residential	Ratio 0.5	28	\$276.91	\$7,753.51
			Non-residential uses: 1 water closet/urinal	Ratio 0.5	1	\$276.91	\$276.91
			> 1 water closet/urinal for each water closet/urinal including the first	Ratio 0.25	3	\$138.46	\$415.37
			The availability to the land of the wastewater service (not connected)	Ratio 0.5	1	\$276.91	\$276.91
	Wastewater loan (Hāhei extension) (Funds loan servicing for wastewater)	Fixed amount for each rating unit		Ratio 1.0	3	\$2,283.91	\$6,851.73

RATING FUNDING IMPACT STATEMENT

Description	Categories on which rate is set	Factor or factors	Differential categories	Differential calculation	Unit of measure	Indicative Rate or Charge	Revenue sought (GST inclusive)
Stormwater (Funds stormwater)	Every rating unit where the land is located in the areas as defined by Council	Fixed amount for each separately used or inhabited part of a rating unit		Ratio 1.0	24,184	\$86.74	\$2,097,724.60
		Fixed amount for each separately used or inhabited part of a rating unit		Ratio 0.60	829	\$52.04	\$43,144.57
		Rate in the \$ on the value of improvements		Ratio 1.0	6,735,252,500	\$0.000103	\$696,263.71
				Ratio 0.60	150,723,000	\$0.000062	\$9,348.69
Water supply (Funds water)	Every rating unit in the district to which there is provision or availability of the Council water service	Fixed amount for each separately used or inhabited part of a rating unit	The provision to the land of the water service (connected) and metered and within a scheduled reading scheme	Ratio 0.5	7,916	\$401.95	\$3,181,826.77
		Fixed amount for each separately used or inhabited part of a rating unit	The provision to the land of the water service (connected) and unmetered and not within a scheduled reading scheme	Ratio 1.0	12,131	\$803.90	\$9,752,082.00
		Fixed amount for each rating unit	The availability to the land of the water service (not connected)	Ratio 0.75	941	\$602.92	\$567,350.74
Water supplied by volume (Funds water)	Every rating unit that is connected to a meter where a scheduled reading is undertaken	Fixed amount for each cubic metre			1,600,000	\$1.55	\$2,480,000.30

RATING FUNDING IMPACT STATEMENT

Description	Categories on which rate is set	Factor or factors	Differential categories	Differential calculation	Unit of measure	Indicative Rate or Charge	Revenue sought (GST inclusive)
Water loan (Coromandel) (Funds loan servicing for water)	Every rating unit where the land is situated where no election to make a payment in advance has been made	Fixed amount for each rating unit		Ratio 1.0	200	\$254.90	\$50,979.34
	Every rating unit where the land is situated where an election has been made to pay half in advance	Fixed amount for each rating unit		Ratio 0.5	15	\$127.45	\$1,911.73
Water loan (Hāhei extension) (Funds loan servicing for water)	Every rating unit where the land is situated where no election to make a payment in advance has been made	Fixed amount for each rating unit		Ratio 1.0	3	\$260.40	\$781.20
Economic development (Partially funds economic development in compliance with the revenue and financing policy)	Every rating unit in the district defined for general rate differential purposes as industrial and commercial	Rate in the \$ on the value of improvements			888,845,500	\$0.001060	\$942,287.76
District transportation and building control (Partially funds district transportation and building control in compliance with the revenue and financing policy)	Every rating unit in the district	Rate in the \$ on capital value			24,712,700,050	\$0.000185	\$4,568,698.55

RATING FUNDING IMPACT STATEMENT

Description	Categories on which rate is set	Factor or factors	Differential categories	Differential calculation	Unit of measure	Indicative Rate or Charge	Revenue sought (GST inclusive)
Hāhei Water extension development contribution payment plan (A targeted rate to fund development contributions payable when connecting to Council's water scheme in Hāhei)	Every rating unit where the land is situated and the ratepayer has opted to pay over ten years	Fixed amount for each rating unit		Ratio 1.0	1	\$337.34	\$337.34
Hāhei wastewater extension development contribution payment plan (A targeted rate to fund development contributions payable when connecting to Council's water scheme in Hāhei)	Every rating unit where the land is situated and the ratepayer has opted to pay over ten years	Fixed amount for each rating unit		Ratio 1.0	1	\$387.86	\$387.86
Total rate revenue required (including GST) (excluding penalties)							108,955,238.88

PROPOSED RATING EXAMPLES BY COMMUNITY BOARD AREA (INCLUDING GST)

Thames

Residential CV median \$530,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	256.20	262.54	276.13
UAGC	677.36	646.91	600.31
Rubbish and recycling	194.33	325.66	359.49
Wastewater	766.64	931.99	953.25
Roading and building control CV	77.91	87.50	97.98
Works and services rate	305.98	306.40	337.68
Works and services charge	416.28	404.81	446.09
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	13.86	30.52	26.88
Water (serviced and metered)	367.46	494.95	401.95
Total	3,161.93	3,586.30	3,586.50
Increase/(decrease)			13.43%

Farming and horticultural CV \$2,485,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	1,181.37	1,210.60	1,273.26
UAGC	677.36	646.91	600.31
Rubbish and recycling	194.33	325.66	359.49
Roading and building control CV	365.29	410.27	459.41
Land drainage	-	-	-
Works and services rate	2,351.51	2,354.74	2,595.15
Works and services charge	416.28	404.81	446.09
Water (serviced and metered)	367.46	494.95	401.95
Total	5,553.60	5,847.95	6,135.65
Increase/(decrease)			10.48%

Industrial & Commercial CV \$1,165,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	574.08	588.28	618.73
UAGC	677.36	646.91	600.31
Rubbish and recycling	194.33	325.66	359.49
Wastewater	766.64	931.99	953.25
Roading and building control CV	171.25	192.34	215.38
Economic development rate	687.12	658.25	593.67
Works and services rate	685.62	686.56	756.66
Works and services charge	416.28	404.81	446.09
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	29.86	65.74	57.89
Water (serviced and metered)	367.46	494.95	401.95
Total	4,655.91	5,090.51	5,090.16
Increase/(decrease)			9.33%

Rural other CV \$545,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	360.58	369.50	388.63
UAGC	677.36	646.91	600.31
Rubbish and recycling	194.33	325.66	359.49
Roading and building control CV	80.11	89.98	100.76
Works and services rate	430.64	431.23	475.26
Works and services charge	416.28	404.81	446.09
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	8.80	19.37	17.06
Total	2,254.01	2,382.47	2,474.32
Increase/(decrease)			9.77%

PROPOSED RATING EXAMPLES CONTINUED

Coromandel-Colville

Residential CV median \$650,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	289.41	296.57	311.92
UAGC	677.36	646.91	600.31
Rubbish and recycling	194.33	325.66	359.49
Wastewater	766.64	931.99	953.25
Roading and building control CV	95.55	107.31	120.17
Works and services rate	144.86	148.38	146.86
Works and services charge	282.35	273.72	269.85
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	18.40	40.50	35.66
Water (serviced and metered)	367.46	494.95	401.95
Total	2,922.27	3,361.02	3,286.20
Increase/(decrease)			12.45%

Farming and horticultural CV \$2,485,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	1,181.37	1,210.60	1,273.26
UAGC	677.36	646.91	600.31
Rubbish and recycling	194.33	325.66	359.49
Roading and building control CV	365.29	410.27	459.41
Works and services rate	985.50	1,009.48	999.12
Works and services charge	282.35	273.72	269.85
Water (serviced and metered)	367.46	494.95	401.95
Total	4,053.66	4,371.60	4,363.38
Increase/(decrease)			7.64%

Industrial & Commercial CV \$1,165,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	574.08	588.28	618.73
UAGC	677.36	646.91	600.31
Rubbish and recycling	194.33	325.66	359.49
Wastewater	766.64	931.99	953.25
Roading and building control CV	171.25	192.34	215.38
Economic development rate	687.12	658.25	593.67
Works and services rate	287.34	294.33	291.31
Works and services charge	282.35	273.72	269.85
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	29.86	65.74	57.89
Water (serviced and metered)	367.46	494.95	401.95
Total	4,123.70	4,567.19	4,448.57
Increase/(decrease)			7.88%

Rural other CV \$545,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	360.58	369.50	388.63
UAGC	677.36	646.91	600.31
Rubbish and recycling	194.33	325.66	359.49
Roading and building control CV	80.11	89.98	100.76
Works and services rate	180.48	184.87	182.97
Works and services charge	282.35	273.72	269.85
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	8.80	19.37	17.06
Total	1,869.92	2,005.02	2,005.80
Increase/(decrease)			7.27%

PROPOSED RATING EXAMPLES CONTINUED

Mercury Bay

Residential CV median \$750,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	379.56	388.95	409.08
UAGC	677.36	646.91	600.31
Rubbish and recycling	213.02	356.99	394.07
Wastewater	766.64	931.99	953.25
Roading and building control CV	110.25	123.82	138.65
Works and services rate	226.80	230.56	264.25
Works and services charge	246.73	248.58	277.20
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	18.66	41.09	36.18
Water (serviced not metered)	734.92	761.77	803.90
Total	3,459.85	3,825.66	3,963.64
Increase/(decrease)			14.56%

Farming and horticultural CV \$2,485,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	1,181.37	1,210.60	1,273.26
UAGC	677.36	646.91	600.31
Rubbish and recycling	213.02	356.99	394.07
Roading and building control CV	365.29	410.27	459.41
Works and services rate	1,176.51	1,196.01	1,370.82
Works and services charge	246.73	248.58	277.20
Water (serviced not metered)	734.92	761.77	803.90
Total	4,595.20	4,831.13	5,178.97
Increase/(decrease)			12.70%

Industrial & Commercial CV \$1,165,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	574.08	588.28	618.73
UAGC	677.36	646.91	600.31
Rubbish and recycling	213.02	356.99	394.07
Wastewater	766.64	931.99	953.25
Roading and building control CV	171.25	192.34	215.38
Economic development rate	687.12	658.25	593.67
Works and services rate	343.03	348.72	399.68
Works and services charge	246.73	248.58	277.20
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	29.86	65.74	57.89
Water (serviced and metered)	367.46	494.95	401.95
Total	4,162.46	4,627.76	4,598.88
Increase/(decrease)			10.48%

Rural other CV \$545,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	360.58	369.50	388.63
UAGC	677.36	646.91	600.31
Rubbish and recycling	213.02	356.99	394.07
Roading and building control CV	80.11	89.98	100.76
Works and services rate	215.46	219.03	251.04
Works and services charge	246.73	248.58	277.20
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	8.80	19.37	17.06
Total	1,887.97	2,045.37	2,115.81
Increase/(decrease)			12.07%

PROPOSED RATING EXAMPLES CONTINUED

Tairua-Pāuanui

Residential CV median \$810,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	493.42	505.63	531.80
UAGC	677.36	646.91	600.31
Rubbish and recycling	227.97	382.03	421.72
Wastewater	766.64	931.99	953.25
Roading and building control CV	119.07	133.73	149.75
Works and services rate	213.85	198.30	232.74
Works and services charge	295.49	281.59	308.24
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	15.46	34.05	29.98
Water (serviced not metered)	734.92	761.77	803.90
Total	3,630.09	3,971.01	4,118.43
Increase/(decrease)			13.45%

Farming and horticultural CV \$2,485,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	1,181.37	1,210.60	1,273.26
UAGC	677.36	646.91	600.31
Roading and building control CV	365.29	410.27	459.41
Works and services rate	853.33	791.29	928.74
Works and services charge	295.49	281.59	308.24
Water (serviced not metered)	734.92	761.77	803.90
Total	4,107.76	4,102.44	4,373.86
Increase/(decrease)			6.48%

Industrial & Commercial CV \$1,165,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	574.08	588.28	618.73
UAGC	677.36	646.91	600.31
Rubbish and recycling	227.97	382.03	421.72
Wastewater	766.64	931.99	953.25
Roading and building control CV	171.25	192.34	215.38
Economic development rate	687.12	658.25	593.67
Works and services rate	248.80	230.71	270.79
Works and services charge	295.49	281.59	308.24
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	29.86	65.74	57.89
Water (serviced not metered)	734.92	761.77	803.90
Total	4,499.40	4,834.63	4,930.62
Increase/(decrease)			9.58%

Rural other CV \$545,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	360.58	369.50	388.63
UAGC	677.36	646.91	600.31
Rubbish and recycling	227.97	382.03	421.72
Roading and building control CV	80.11	89.98	100.76
Works and services rate	156.27	144.91	170.08
Works and services charge	295.49	281.59	308.24
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	8.80	19.37	17.06
Total	1,892.49	2,029.31	2,093.53
Increase/(decrease)			10.62%

PROPOSED RATING EXAMPLES CONTINUED

Whangamata

Residential CV median \$860,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	569.33	583.42	613.62
UAGC	677.36	646.91	600.31
Rubbish and recycling	227.97	382.03	421.72
Wastewater	766.64	931.99	953.25
Roading and building control CV	126.42	141.99	158.99
Works and services rate	158.36	165.96	185.12
Works and services charge	304.32	227.49	246.04
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	13.86	30.52	26.88
Water	734.92	761.77	803.90
Total	3,665.09	3,967.09	4,096.57
Increase/(decrease)			11.77%

Farming and horticultural CV \$2,485,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	1,181.37	1,210.60	1,273.26
UAGC	677.36	646.91	600.31
Roading and building control CV	365.29	410.27	459.41
Works and services rate	547.66	573.95	640.20
Works and services charge	304.32	227.49	246.04
Total	3,076.00	3,069.23	3,219.22
Increase/(decrease)			4.66%

Industrial & Commercial CV \$1,165,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	574.08	588.28	618.73
UAGC	677.36	646.91	600.31
Rubbish and recycling	227.97	382.03	421.72
Wastewater	766.64	931.99	953.25
Roading and building control CV	171.25	192.34	215.38
Economic development rate	687.12	658.25	593.67
Works and services rate	159.68	167.34	186.66
Works and services charge	304.32	227.49	246.04
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	29.86	65.74	57.89
Water	734.92	761.77	803.90
Total	4,419.11	4,717.15	4,784.29
Increase/(decrease)			8.26%

Rural other CV \$545,000	2022/23 AP	2023/24 LTP	2023/24 AP
General rate	360.58	369.50	388.63
UAGC	677.36	646.91	600.31
Rubbish and recycling	227.97	382.03	421.72
Roading and building control CV	80.11	89.98	100.76
Works and services rate	100.29	105.11	117.24
Works and services charge	304.32	227.49	246.04
Stormwater - charge	85.91	95.01	86.74
Stormwater - rate	8.80	19.37	17.06
Total	1,845.34	1,935.40	1,978.49
Increase/(decrease)			7.22%

CAPITAL EXPENDITURE

Ward	Sub activity	Project Description	Project Number	23/24 Long Term Plan	23/24 Proposed Annual Plan
Thames	Airfields	Thames Airfields renewals	2426	\$112,925	\$27,423
Thames	Ctty Roding	Thames Footpath rehabilitation	1174	\$60,759	\$30,896
Thames	Ctty Roding	Thames Streetlight renewals	2296	\$58,261	\$29,626
Thames	Ctty Roding	Tōtara Valley Rd service extensions - Roding (Deferred to 24/34 LTP)	2546		\$450,000
Thames	Ctty Roding	Pollen Street upgrade roding reinstatement (Deferred to 24/34 LTP)	2729	\$2,223,900	\$0
Thames	Halls	Thames Halls furniture & fittings	1002	\$6,778	\$6,893
Thames	Libraries	Thames Library books	1066	\$84,720	\$86,160
Thames	Libraries	Thames Library furniture & fittings	1013	\$5,295	\$0
Thames	Parks	Thames Parks and reserves renewals	1069	\$125,228	\$63,678
Thames	Pub Conv	Thames Public convenience renewals	2433	\$592,473	\$0
Thames	Parks	Thames Street furniture renewals	2298	\$2,549	\$2,592
Thames	Parks	Porritt Park	2728		\$854,561
Thames	Swimming Pool	Accessibility lifter	3744		\$40,000
THAMES TOTAL				\$3,272,888	\$1,591,829

Ward	Sub activity	Project Description	Project Number	23/24 Long Term Plan	23/24 Proposed Annual Plan
Coromandel	Ctty Roding	Coromandel Footpath rehabilitation	1175	\$8,992	\$9,145
Coromandel	Ctty Roding	Coromandel Footpath construction	1147	\$121,785	\$0
Coromandel	Ctty Roding	Coromandel Streetlight renewals	2303	\$18,849	\$10,000
Coromandel	Harbours	Coromandel Harbour Renewals	2299	\$21,180	\$21,540
Coromandel	Parks	Coromandel Minor reserves projects	2300	\$15,885	\$0
Coromandel	Parks	Coromandel Parks and Reserves Renewals	1076	\$17,178	\$10,000
COROMANDEL TOTAL				\$203,869	\$50,685

CAPITAL EXPENDITURE

Ward	Sub activity	Project Description	Project Number	23/24 Long Term Plan	23/24 Proposed Annual Plan
Mercury Bay	Ctty Roding	Mercury Bay Footpath construction	2018	\$169,440	\$0
Mercury Bay	Ctty Roding	Mercury Bay Cycleway development (Deferred to 24/34 LTP)	2685	\$180,030	\$0
Mercury Bay	Ctty Roding	Mercury Bay Footpath rehabilitation	1176	\$73,792	\$37,523
Mercury Bay	Ctty Roding	Mercury Bay Streetlight renewals	2311	\$75,122	\$38,200
Mercury Bay	Ctty Roding	Mercury Bay Streetlight improvements	2310	\$76,329	\$0
Mercury Bay	Harbours	Mercury Bay Harbour renewals	2353	\$59,529	\$30,271
Mercury Bay	Harbours	Matarangi Wharf Renewals	2694	\$3,177	\$3,231
Mercury Bay	Harbours	Whitianga Wharf pontoon (Deferred to 24/34 LTP)		\$874,047	\$0
Mercury Bay	Libraries	Mercury Bay Library books	1067	\$50,900	\$51,765
Mercury Bay	Libraries	Mercury Bay Library furniture & fittings	2004	\$2,118	\$0
Mercury Bay	Parks	Mercury Bay Minor reserves projects	2307	\$158,850	\$0
Mercury Bay	Parks	Mercury Bay Parks and reserves renewals	1077	\$193,192	\$98,238
Mercury Bay	Parks	Matarangi land Purchase		\$1,000,000	\$0
Mercury Bay	Parks	Mercury Bay Esplanade reclamation	2698		\$80,000
Mercury Bay	Pub Conv	Cooks Beach front toilet upgrade (Deferred to 24/34 LTP)		\$366,361	\$0
Mercury Bay	Pub Conv	Buffalo Beach toilet replacement (Deferred to 24/34 LTP)	3742		\$0
MERCURY BAY TOTAL				\$3,282,887	\$339,228

Ward	Sub activity	Project Description	Project Number	23/24 Long Term Plan	23/24 Proposed Annual Plan
Tairua Pāuanui	Ctty Roding	Tairua Pāuanui Footpath rehabilitation	1177	\$46,638	\$23,716
Tairua Pāuanui	Ctty Roding	Tairua Pāuanui Footpath construction	2686	\$89,359	\$0
Tairua Pāuanui	Ctty Roding	Tairua Pāuanui Streetlight renewals	2324	\$19,470	\$10,000
Tairua Pāuanui	Ctty Roding	Tairua Pāuanui Streetlight improvements	2687	\$22,121	\$0
Tairua Pāuanui	Ctty Roding	Tairua Pāuanui Carpark reseals	2622	\$3,712	\$3,775
Tairua Pāuanui	Harbours	Tairua Pāuanui Harbour renewals	2316	\$1,589	\$1,616
Tairua Pāuanui	Harbours	Tangiteroria boat ramp consenting	3743	\$15,504	\$15,767
Tairua Pāuanui	Libraries	Tairua Pāuanui Library books	2157	\$13,688	\$13,920
Tairua Pāuanui	Libraries	Tairua Pāuanui Library Furniture & fittings	2168	\$2,118	\$0
Tairua Pāuanui	Parks	Tairua Pāuanui Minor reserves projects	2319	\$52,950	\$0
Tairua Pāuanui	Parks	Pāuanui playground equipment renewals (Deferred to 24/34 LTP)	2517	\$95,310	\$0
Tairua Pāuanui	Parks	Tairua Pāuanui Parks and reserves renewals	1081	\$75,205	\$38,242
Tairua Pāuanui	Parks	Tairua Pāuanui Street furniture renewals	2322	\$6,354	\$6,462
Tairua Pāuanui	Parks	Manaia Rd - Hub -Library extension (Deferred to 24/34 LTP)	2718	\$228,744	\$0
Tairua Pāuanui	Parks	Pāuanui skate bowl renewal (Deferred to 24/34 LTP)		\$492,434	\$0
Tairua Pāuanui	Parks	Tairua skate park (Carried forward from 22/23)	2603		\$808,580
Tairua Pāuanui	Pub Conv	Tairua Pāuanui Public convenience renewals	2639	\$177,725	\$180,746
TAIRUA PAUANUI TOTAL				\$1,342,921	\$1,102,824

Ward	Sub activity	Project Description	Project Number	23/24 Long Term Plan	23/24 Proposed Annual Plan
Whangamatā	Ctty Roding	Christmas lights and decorations	2335	\$2,335	\$2,375
Whangamatā	Ctty Roding	Whangamatā Footpath rehabilitation	1178	\$20,749	\$10,551
Whangamatā	Ctty Roding	Whangamatā Footpath construction	2688	\$112,343	\$0
Whangamatā	Ctty Roding	Whangamatā Streetlight renewals	2333	\$54,020	\$27,469
Whangamatā	Ctty Roding	Whangamatā Streetlight improvements	2332	\$45,396	\$0
Whangamatā	Ctty Roding	Whangamatā Nib kerb construction	2512	\$685,183	\$685,183
Whangamatā	Ctty Roding	Whangamatā Car park reseals	2622	\$94,621	\$96,230
Whangamatā	Parks	Whangamatā Minor reserves projects	2330	\$21,180	\$0
Whangamatā	Parks	Whangamatā Parks and Reserves Renewals	1087	\$118,460	\$60,236
Whangamatā	Parks	Whangamatā Street furniture renewals	2235	\$4,236	\$4,308
Whangamatā	Parks	Boardwalk extension - dune section (Deferred to 24/34 LTP)	3745	\$635,400	\$0
Whangamatā	Parks	Fire Station reserve playground (Deferred to 24/34 LTP)	2720		\$0
WHANGAMATA TOTAL				\$1,793,923	\$886,352

Ward	Sub activity	Project Description	Project Number	23/24 Long Term Plan	23/24 Proposed Annual Plan
District	Council	Computer Software	1103	\$529,500	\$538,502
District	Council	Computer Hardware	1104	\$423,600	\$430,801
District	Econ Dev	Kōpū Marine project (Provincial Growth Fund) (Carried forward from 22/23)	2655		\$7,032,227
District	Emergency Mngt	Alert Coromandel - Signage (Carried forward from 22/23)	2666		\$133,901
District	Hazards	Moana-Taiari coastal protection seawall renewal	2733	\$5,295	\$34,000
District	Hazards	Brophys Beach coastal protection renewal (Carried forward from 22/23)	2722		\$76,671
District	Property	Property furniture and fittings	1106	\$58,245	\$59,235
District	Property	Motor vehicles	1105	\$519,026	\$527,850
District	Property	Property renewals (Carried forward from 22/23)	2665	\$366,638	\$900,900
District	Property	Matarangi land purchase		\$1,000,000	\$0
District	Roading	Minor safety projects	1164	\$1,059,000	\$600,000
District	Roading	Unsealed road wearing course replacement	2345	\$718,107	\$730,315
District	Roading	Unsealed road basecourse replacement	2346	\$488,304	\$496,605
District	Roading	Major drainage control	1180	\$821,630	\$835,598
District	Roading	Maintenance chip seals	1181	\$1,751,928	\$1,781,711
District	Roading	Thin AC surfacing	1268	\$515,190	\$523,948
District	Roading	Bridge component Replacement	2347	\$153,954	\$156,570
District	Roading	Preventative maintenance	2196	\$361,002	\$367,140
District	Roading	Traffic services	2162	\$218,048	\$221,755
District	Roading	Traction seals (Deferred to 24/34 LTP)	2684	\$84,720	\$0
District	Roading	Te Kōuma Rd Intersection	2550		\$250,000
District	Roading	Coromandel township bypass (Deferred to 24/34 LTP)	2734	\$521,860	\$0
District	Roading	July 22 storm event (Carry forward from 22/23)	2730		\$1,623,725

Ward	Sub activity	Project Description	Project Number	23/24 Long Term Plan	23/24 Proposed Annual Plan
District	Roading	Oct 22 storm event (Carry forward from 22/23)	2732		\$444,000
District	Roading	Nov 22 storm event (Carry forward from 22/23)	2745		\$1,275,000
District	Roading	Dec 22 Storm event			\$110,000
District	Roading	Jan 23 Storms/Cyclone Hale			\$4,567,000
District	Roading	Feb 23 Cyclone Gabrielle			\$6,600,000
District	Roading	South Highway West, Whitianga	2727		\$570,000
District	Solid Waste	Whitianga closed landfill - Consent (Deferred to 24/34 LTP)	2723	\$165,469	\$0
District	Solid Waste	Refuse Transfer station roading	2682	\$122,844	\$62,466
District	Solid Waste	Solid waste renewals	2023	\$481,845	\$245,018
District	Solid Waste	Refuse/Organic wheelie bins	2735		\$2,039,238
District	Solid Waste	Whitianga refuse station (Deferred to 24/34 LTP)	2458		\$0
District	Stormwater	Stormwater consent renewals	2671	\$12,157	\$0
District	Stormwater	Whangamatā Stormwater improvements (Deferred to 24/34 LTP)		\$2,186,835	\$1,112,005
District	Stormwater	Stormwater renewals	2421	\$1,588,500	\$605,814
District	Stormwater	Thames Albert Street stormwater improvements	2736	\$275,340	\$275,340
District	Stormwater	Pollen Street redevelopment - infrastructure upgrade - SWater (Deferred to 24/34 LTP)	2727	\$2,114,823	\$0
District	Stormwater	Whitianga - Stormwater network improvement	2737		\$904,485
District	Stormwater	Tōtara Valley Rd services extension - Swater (Deferred to 24/34 LTP)	2546		\$50,000
District	Stormwater	Pāuanui Holland stream improvements (Deferred to 24/34 LTP)	2670		\$0
District	Wastewater	Wastewater process control upgrade	2677	\$113,747	\$115,697
District	Wastewater	Thames treatment plant upgrade (Deferred to 24/34 LTP)	2672	\$1,490,257	\$415,593
District	Wastewater	Matarangi treatment plant upgrade (Deferred to 24/34 LTP)	2649	\$2,891,070	\$470,000
District	Wastewater	Cooks Beach treatment plant upgrade (Deferred to 24/34 LTP)	2650	\$439,485	\$0
District	Wastewater	Cooks Beach land acquisition (Deferred to 24/34 LTP)	2675		\$0

Ward	Sub activity	Project Description	Project Number	23/24 Long Term Plan	23/24 Proposed Annual Plan
District	Wastewater	Wastewater consent renewals	2547	\$52,950	\$0
District	Wastewater	Screw Press Upgrade - Whitianga WWTP (Deferred to 24/34 LTP)	2725	\$423,600	\$0
District	Wastewater	Wastewater renewals	2422	\$3,288,701	\$1,254,228
District	Wastewater	Tōtara Valley Rd services extension - WWater (Deferred to 24/34 LTP)	2546		\$0
District	Wastewater	Pollen Street redevelopment - infrastructure upgrade - WWater (Deferred to 24/34 LTP)	2729	\$2,292,735	\$0
District	Wastewater	Hāhei wastewater extension (Deferred to 24/34 LTP)	3738	\$315,624	\$150,000
District	Wastewater	Whitianga rising main (Carried forward from 22/23)	2674		\$491,766
District	Water	Drinking water standards upgrades	2472	\$3,177,000	\$5,279,009
District	Water	Water process control upgrade	2680	\$113,747	\$115,697
District	Water	Thames South Water System Improvements (Deferred to 24/34 LTP)	2424	\$1,744,174	\$0
District	Water	Thames South Water - treatment plant Pūriri (Deferred to 24/34 LTP)	3739	\$5,295,000	\$950,000
District	Water	Universal metering - district wide (Deferred to 24/34 LTP)	2662	\$935,627	\$0
District	Water	Water renewals	2425	\$2,912,250	\$1,110,660
District	Water	Whangamatā water system optimisation (Deferred to 24/34 LTP)	2489	\$525,730	\$0
District	Water	Wharekaho water supply extension (Deferred to 24/34 LTP)	2678	\$317,700	\$0
District	Water	Hāhei water supply extension (Deferred to 25/26)	2679	\$495,231	\$0
District	Water	Whitianga Moewai feeder (Deferred to 24/34 LTP)	3741		\$0
District	Water	Whitianga water meters unbundling (Deferred to 24/25)	3740		\$0
District	Water	Tōtara Valley Rd services extension - Water (Deferred to 24/34 LTP) .	2546		\$0
District	Water	Pollen Street redevelopment - infrastructure upgrade - Water (Deferred to 24/34 LTP)	2729	\$1,481,541	\$0
DISTRICT TOTAL				\$44,850,029	\$46,534,470
TOTAL				\$54,746,517	\$50,505,388



WHAKAPĀ MAI | CONTACT US



tcdc.govt.nz

Email: customer.services@tcdc.govt.nz

Phone: 07 868 0200

Service Centres:

515 Mackay Street, Thames

355 Kapanga Road, Coromandel Town

10 Monk Street, Whitianga

620 Port Road, Whangamatā

2 Manaia Road, Tairua (Tairua Library)

Post:

Thames-Coromandel District Council

Private Bag 1001, Thames, 3540

