

Rates Policy Proposal Changes

Targeted rates for business and economic development

Council sets 2 targeted rates to fund business and economic development on all rating units differentiated on the basis of the use to which the land is put as shown in the table below or for vacant land the activities that are permitted, controlled or discretionary as set out in the district plan (as identified in the tables below) (excluding Kaingaroa Village rating unit 07010 514 01A and Rotorua Lakes Council utilities) This rate contributes to the cost of Economic Projects

- Destination Rotorua Marketing
- Tourism Rotorua Travel and Information Centre

The relationship between the three differential categories for the purposes of setting these targeted rates in terms of the total revenue to be gathered has been set as follows:

Revenue gathering split for the Business and Economic Development targeted rates		
1.	Business Urban and Rural	80%
2.	Industrial	10%
3.	Farming	10%
Total revenue to be generated		100%

- a. Council will set a targeted rate as a fixed amount per rateable rating unit, on a differential basis based on the use of the land or for vacant land the activities that are permitted, controlled or discretionary as set out in the district plan as set out in the table below:

Differential categories	Relative differentials
Business Urban and Rural	100
Industrial	100
Farming	25

- b. In addition, Council will set a targeted rate in the dollar on capital value set on a differential basis for the following categories of properties, as follows:

Differential categories	Rate per \$ of capital value
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Business Urban and Rural	0.002580
Industrial	0.000828
Farming	0.000175

The differentiated targeted rate in the dollar on capital value will be set on every rating unit where either:

- a. the principal use of that rating unit falls into one of the three categories described above, or
- b. if a rating unit does not have a principal use that falls into one of the three categories above, but part of the rating unit has a significant secondary use that falls into one of the categories described.

This rate will apply only to the part of the rating unit allocated to the appropriate category.

Definition of differential categories for the business and economic development targeted rates

Business, Urban and Rural: Every property that is zoned urban or rural in the district plan and is used for any business purpose except industrial or farming. This category includes utilities and their networks.

Industrial: Every property that is used for industrial purposes

Farming: Every property that is used for farming purposes

Notes: "Providing short-term accommodation" for the purposes of this rate includes the provision of accommodation such as a B&B, lodge, retreat, farm stay or homestay or the provision of other similar short-term accommodation[, and includes properties that are advertised for short term rentals on more than 60 days of the financial year]."

Targeted rate for refuse collection and waste management services

Council sets a targeted rate for refuse collection and waste management services on all rating units in the district that are located within the Rotorua urban rating boundary (as shown on map V) and that are located in the rural areas identified on map W and that are not used as council reserves. The rate is differentiated based on the location of the rating unit, the use to which the rating unit is put, and the provision or availability of the service to the rating unit. The rate is set as either an amount per separately used or inhabited part (SUIP) of a rating unit that receive the service, or is set as an amount per rating unit for rating units that are "Serviceable".

The targeted rate funds refuse collection service which includes recycling. The targeted rate also funds waste management services, which include litter bin provision and the management of, as well as the removal of illegal littering and waste dumping on council controlled land, conducting of waste minimisation information and education programmes as well as other associated costs to Council in providing the service.

Serviced (CBD business SUIP) rating units

The relationship between the differential categories for the waste collection rates is as follows:

Waste Collection	Relative differentials (%)
Serviced	100
Serviced (CBD business SUIP)	200
Serviced (Rural)	100
Serviceable	100

Description of differential categories for the refuse collection and waste management services rates – rateable properties

Serviced: All rating units that receive the service within the area shown on Map V, excluding rating units within the CBD area identified in Map Y, **Serviced (CBD business SUIP):** All rating units used for commercial purposes within the CBD area identified in the map X.

Serviced (Rural): All rating units identified on Map W.

Serviceable: All rating units shown in map V (Rotorua urban rating boundary) where the service is available to a rating unit, but is not used. This includes any rating units that are vacant (including bare land). It does not allow for voluntary opting out of receiving the service.

Notes: Council reserve tenants will have the option of entering a private contract with Council's contractor if they wish to use the collection service.