

Mayor and Councillors
COUNCIL

28 JUNE 2018

Meeting Status: **Public**

Purpose of Report: For Decision

SETTING OF RATES, DUE DATES AND PENALTIES REGIME

PURPOSE OF REPORT

- 1 This report requests that Council set the rates, due dates and penalties regime for the 2018/19 financial year.

DELEGATION

- 2 Only Council can set the rates, due dates and penalties regime for the 2018/19 financial year.

BACKGROUND

- 3 The Council has adopted the 2018/38 Long Term Plan and is now moving to set the rates for the 2018/19 year in accordance with the relevant provisions of the Funding Impact Statement Rating Policies for the 2018/19 year and its revenue and financing policy.

CONSIDERATIONS

Policy Implications

- 4 This report is governed by the provisions of the Funding Impact Statement – Rating Policies. The policy sets out changes to Council’s rating system which include a new commercial targeted rate and a change from a fixed targeted rate for Districtwide Rooding to a targeted rate based on capital value.
- 5 It is proposed to change the water rates penalty date to fall the day after an invoice due date as property rates penalties do.

Legal Considerations

- 6 The Funding Impact Statement - Rating Policies and this report (Corp-18-532) have been subject to a full and detailed legal review from Simpson Grierson.

Financial Considerations

- 7 The total rates revenue requirement for the 2018/19 financial year is \$75.13 million (inclusive of GST). This represents an average rates increase of 4.8% (after growth) when compared to the 2017/18 financial year (excluding the water conservation device loan rate).

Tāngata Whenua Considerations

- 8 A member of Te Whakaminenga o Kāpiti was present at most of the meetings and workshops where the components of the draft LTP were discussed. Te Whakaminenga o Kāpiti provided a submission in support of a number of issues.

Significance and Engagement

- 9 The setting of rates for the 2018/19 financial year follows the 2018/19 Long Term Plan and is not in itself a matter that triggers the Council's significance and engagement policy.

Publicity

- 10 A press statement will be released following the adoption of the LTP and setting of the rates.

RECOMMENDATIONS

- 11 That Council set the following rates under Section 23 of the Local Government (Rating) Act 2002, on rating units in the Kāpiti Coast District (District) for the financial year commencing on 1 July 2018 and ending 30 June 2019.

(1) Districtwide General Rate

A Districtwide general rate set under section 13(2)(b) of the Local Government (Rating) Act 2002 on all rateable rating units, assessed on a differential basis on all rateable rating units in the District as follows:

- a rate of 0.39831 cents in the dollar (inclusive of GST) of land value on every rating unit in the urban rating areas of the District as per the Council's rating area maps;
- a rate of 0.15135 cents in the dollar (inclusive of GST) of land value on every rating unit in the rural rating areas of the District as per the Council's rating area maps with an area less than 50 hectares, excluding those properties in the rural village differential rating areas;
- a rate of 0.08764 cents in the dollar (inclusive of GST) of land value on every rating unit in the rural rating areas of the District as per the Council's rating area maps with an area equal to or greater than 50 hectares plus rating units less than 50 hectares where a combination of these properties total greater than 50 hectares and form part of one farming operation, excluding those properties in the rural village differential rating areas;
- a rate of 0.27882 cents in the dollar (inclusive of GST) of land value on every rating unit in the rural rating areas of the District which is located in the rural village differential rating areas as per the Council's rating area maps.

(2) Districtwide Community Facilities Rate

A Districtwide targeted rate for community facilities, set under section 16(3)(a) and 16(4)(b) of the Local Government (Rating) Act 2002, assessed on a differential basis on all rateable rating units in the District as follows:

- all rateable rating units other than Accommodation/Hospitality - \$638.00 (inclusive of GST) per separately used or inhabited part of a rating unit.

- Motels and camping grounds - \$191.40 (inclusive of GST) per separately used or inhabited part of a rating unit.
- Accommodation/Hospitality (other than motels and camping grounds) - \$1,276.00 (inclusive of GST) per separately used or inhabited part of a rating unit.

(3) Districtwide Roothing Capital Value Rate

A Districtwide targeted rate for rooding, set under section 16(3)(a) and 16(4)(b) of the Local Government (Rating) Act 2002, assessed on all rateable rating units in the District as follows:

- a rate of 0.04992 cents in the dollar (inclusive of GST) of capital value on all rateable rating units in the District

(4) Districtwide Roothing Land Value Rate

A Districtwide targeted rate for rooding, set under section 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002, assessed on all rateable rating units in the District as follows:

- a rate of 0.02601 cents in the dollar (inclusive of GST) of land value on all rateable rating units in the District.

(5) Districtwide Stormwater Rate

A Districtwide targeted rate for stormwater, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, on all rateable rating units in the District's stormwater drainage areas as per the Council's stormwater drainage rating area maps as follows:

- a rate of 0.02307 cents in the dollar (inclusive of GST) of capital value on all rating units.

(6) Districtwide Water Supply Fixed Rate

A Districtwide targeted rate set under section 16 of the Local Government (Rating) Act 2002, assessed on all rating units connected or capable of being connected to the District's water supply, assessed on a differential basis as below. The Districtwide water supply fixed rate is invoiced as a daily rate for convenience.

- General - \$215.00 (inclusive of GST) per separately used or inhabited part of a rating unit.
- Medium Scale - \$193.50 (inclusive of GST) per separately used or inhabited part of a rating unit.
- Large Scale - \$172.00 (inclusive of GST) per separately used or inhabited part of a rating unit.
- Accommodation/Hospitality – \$430.00 (inclusive of GST) per separately used or inhabited part of a rating unit.

- Serviceable - \$215.00 (inclusive of GST) per rating unit not connected to the district's water supply, but within 100 metres of a water main and capable of being connected.

(7) Districtwide Water Supply Volumetric Rate

A Districtwide targeted rate set under Section 19(2)(a) of the Local Government (Rating) Act 2002 on each rating unit which is provided with a metered water supply service.

- Volumetric rate of water consumed - \$1.14 (inclusive of GST) per cubic metre.

(8) Hautere/Te Horo Water Supply Rate

A targeted rate for water supply set under section 19(2)(a) of the Local Government (Rating) Act 2002 per unit of water supplied by the Hautere/Te Horo water supply.

- A fixed charge of \$336.00 (inclusive of GST) per unit of water supplied to all rating units connected to Hautere/Te Horo water supply (annual provision of 1 unit = 1 cubic metre per day).

(9) Districtwide Wastewater Disposal Rate

A Districtwide targeted rate for wastewater disposal, set under section 16(3)(b) and 16(4)(b) on rating units in the Waikanae, Paraparaumu, Raumati and Ōtaki rating areas, as per the Council's rating area maps.

- General - \$383.50 (inclusive of GST) per rating unit connected to the sewerage system. A rating unit used primarily as a residence for one household shall not be treated as having more than one water closet or urinal.
- Community - \$191.75 inclusive of GST) per water closet or urinal connected to the sewerage system.
- Educational - \$172.58 (inclusive of GST) per water closet or urinal connected to the sewerage system.
- Recreational - \$95.88 (inclusive of GST) per water closet or urinal connected to the sewerage system.
- Large Scale Commercial/Residential - \$191.75 (inclusive of GST) per water closet or urinal connected to the sewerage system, where there is more than one water closet or urinal.
- Serviceable - \$191.75 (inclusive of GST) per rating unit not connected to the sewerage system but within 30 metres of a sewer main and capable of being connected.

(10) Paraparaumu/Raumati Community Rate

A targeted rate set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 as follows:

- a rate of 0.00123 cents in the dollar (inclusive of GST) of capital value on all rating units in the Paraparaumu and Raumati urban and rural rating areas as per the Council's rating area maps.

(11) Waikanae Community Rate

A targeted rate set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 as follows:

- a rate of 0.00230 cents in the dollar (inclusive of GST) of capital value on all rating units in the Waikanae urban and rural rating areas as per the Council's rating area maps.

(12) Ōtaki Community Rate

A targeted rate set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 as follows:

- a rate of 0.01057 cents in the dollar (inclusive of GST) of capital value on all rating units in the Ōtaki urban and rural rating areas as per the Council's rating area maps.

(13) Paekākāriki Community Rate

A targeted rate set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 as follows:

- a rate of 0.00991 cents in the dollar (inclusive of GST) of capital value on all rating units in the Paekākāriki urban and rural rating areas as per the Council's rating area maps.

(14) Commercial Rate

A targeted rate set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 as follows:

- a rate of 0.03381 cents in the dollar (inclusive of GST) of capital value assessed on all rateable rating units used principally or exclusively for commercial purposes.

(15) Water Conservation Device Loan Rate

A targeted rate on those rating units that have received an interest free loan (up to \$5,000 plus GST) for approved water conservation devices from the Council that has not yet been fully repaid, set at 10% of the amount of the original loan plus GST.

- 12 That all property rates (including Hautere/Te Horo Water Supply Rate, but excluding Districtwide Water supply fixed and volumetric rates) be payable in four equal instalments due on:

Instalment	Due Dates	Penalty Dates
Instalment One	6 September 2018	7 September 2018
Instalment Two	6 December 2018	7 December 2018
Instalment Three	6 March 2019	7 March 2019
Instalment Four	6 June 2019	7 June 2019

All payments made will be receipted against the earliest outstanding rate amounts in accordance with authorised accounting procedures.

- 13 That water rates (excluding Hautere/Te Horo Water Supply Rate) be invoiced separately on a quarterly basis dependent on when the relevant meter is read. Due dates for each area are specified below:

Area	Water meters read during	Due date	Penalty date
Paraparaumu/Raumati/ Raumati Beach/Raumati South/ Paekākāriki	Jul-18	3-Sep-18	4-Sep-18
	Oct-18	3-Dec-18	4-Dec-18
	Jan-19	1-Mar-19	4-Mar-19
	Apr-19	4-Jun-19	5-Jun-19
Otaki/Peka Peka/ Waikanae Beach	Aug-18	1-Oct-18	2-Oct-18
	Nov-18	7-Jan-19	8-Jan-19
	Feb-19	1-Apr-19	2-Apr-19
	May-19	1-Jul-19	2-Jul-19
Waikanae/Nikau Valley/ Otaihanga/ Paraparaumu Beach	Sep-18	1-Nov-18	2-Nov-18
	Dec-18	4-Feb-19	5-Feb-19
	Mar-19	1-May-19	2-May-19
	Jun-19	1-Aug-19	2-Aug-19

- 14 That Council apply the following penalties on unpaid rates in accordance with sections 57 and 58 of the Local Government (Rating) Act 2002:

- a charge of ten per cent (10%) on so much of any property rate instalment that has been assessed after 1 July 2018 and which remains unpaid after the due dates as per paragraph 10, to be added on the penalty dates above.
- a charge of ten per cent (10%) on so much of any property rates (including previously applied penalties) assessed before 1 July 2018 which remain unpaid on 5 July 2018. The penalty will be added on 6 July 2018.
- a charge of ten per cent (10%) will be added to any portion of a current water rates invoice that remains unpaid after the due date specified. Penalty will be added on the penalty dates shown as per paragraph 13.

- 15 That property and water rates be payable by cash, cheque and eftpos at any of the following places:

- Paraparaumu, Civic Building, 175 Rimu Road, Paraparaumu
- Waikanae Service Centre, Waikanae Library, Mahara Place, Waikanae
- Ōtaki Service Centre, Ōtaki Library, Main Street, Ōtaki
- New Zealand Post, countrywide
- Westpac Bank, countrywide (*excluding water supply rates*)
- Greater Wellington Regional Council, Shed 39, 2 Fryatt Quay, Pipitea, Wellington
- Greater Wellington Regional Council, 34 Chapel Street, Masterton

Alternatively payment of the due rates can be made to the Council by direct debit, internet banking, direct credit, telephone banking and credit card (subject to a convenience fee) through the Council's website.

Report prepared by:

**Vicky Silk
Business Analyst – Rates**

Approved for Submission by:

**Janice McDougall
Acting Group Manager
Corporate Services**

Approved for Submission by:

**Kevin Black
Acting Group Manager
Strategy and Planning**