

Mayor and Councillors
COUNCIL

27 JUNE 2013

Meeting Status: **Public**

Purpose of Report: For Decision

SETTING OF RATES FOR 2013/14 YEAR

PURPOSE OF REPORT

1. The 2013/14 rates are being set in accordance with the 2013/14 Funding Impact Statement in the Council's 2013/14 Annual Plan.

SIGNIFICANCE OF DECISION

2. The Council's significance policy is not triggered by this report.

BACKGROUND

3. The Council has adopted the 2013/14 Annual Plan and is now moving to set the rates for the 2013/14 year in accordance with the relevant provisions of the 2012 Long Term Plan and the funding impact statement for the 2013/14 year.

RECOMMENDATIONS

4. That the Kapiti Coast District Council set the following rates under the Local Government (Rating) Act 2002, on rating units in the District for the financial year commencing on 1 July 2013 and ending 30 June 2014.

(a) Districtwide General

A districtwide general rate set under section 13(2)(b) of the Local Government (Rating) Act 2002 on every rating unit, assessed on a differential basis as described below:

- A rate of 0.2690 cents in the dollar (GST inclusive) of land value on every rating unit in the urban rating areas of the District as per the Council maps dated 21 June 2000 as amended on 27 June 2013.
- A rate of 0.1022 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating areas of the District as per the Council maps dated 21 June 2000 as amended on 27 June 2013 with an area less than 50 hectares, excluding those properties in the Rural Village Differential rating areas.
- A rate of 0.0592 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating areas of the District as per the Council maps dated 21 June 2000 as amended on 27 June 2013 with an area equal to or greater than 50 hectares or where a combination of two or more rating units have a total area of 50 hectares or greater and form part of one farming operation owned by the same ratepayer.

- A rate of 0.1883 cents in the dollar (GST inclusive) 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 maps dated 17 December 2008 as amended on 27 June 2013.

(b) Paekākāriki Community Rate

A targeted rate set under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 assessed on a differential basis on all rating units in the Paekākāriki Community Board area as follows:

- A rate of 0.0201 cents in the dollar (GST inclusive) of land value on every rating unit in the urban rating area of the Paekākāriki Community Board area as per the Council maps dated 21 June 2000.
- A rate of 0.0076 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating area of the Paekākāriki Community Board area as per the Council maps dated 21 June 2000, with an area less than 50 hectares.
- A rate of 0.0044 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating area of the Paekākāriki Community Board area as per the Council maps dated 21 June 2000, with an area equal to or greater than 50 hectares or where a combination of two or more rating units have a total area of 50 hectares or greater and form part of one farming operation owned by the same ratepayer.

(c) Paraparaumu/Raumati Community Rate

A targeted rate set under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 assessed on a differential basis on all rating units in the Paraparaumu and Paekākāriki/Raumati Wards (excluding the Paekākāriki Community Board area) as follows:

- A rate of 0.00312 cents in the dollar (GST inclusive) of land value on every rating unit in the urban rating area of the Paraparaumu and Paekākāriki/Raumati Wards (excluding the Paekākāriki Community Board Area) as per the Council maps dated 21 June 2000.
- A rate of 0.00118 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating area of the Paraparaumu and Paekākāriki/Raumati Wards (excluding the Paekākāriki Community Board area) as per the Council maps dated 21 June 2000 with an area less than 50 hectares, excluding those properties in the Rural Village Differential rating areas.
- A rate of 0.00069 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating area of the Paraparaumu and Paekākāriki/Raumati Wards (excluding the Paekākāriki Community Board area) as per the Council maps dated 21 June 2000 as amended on 27 June 2013 with an area equal to or greater than 50 hectares or where a combination of two or more rating units have a total area of 50 hectares or greater and form part of one farming operation owned by the same ratepayer.

- A rate of 0.00218 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating area of the Paraparaumu and Paekākāriki/Raumati Wards (excluding the Paekākāriki Community Board area), which is located in the Rural Village Differential Rating Areas as per the Council maps dated 17 December 2008 as amended on 27 June 2013.

(d) Waikanae Community Rate

A targeted rate set under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 assessed on a differential basis on all rating units in the former **Waikanae Ward** that applied during the 2001/04 triennium, as follows:

- A rate of 0.01103 cents in the dollar (GST inclusive) of land value on every rating unit in the urban rating area of the former Waikanae Ward that applied during the 2001/04 triennium as per the Council maps dated 21 June 2000 as amended on 27 June 2013.
- A rate of 0.00419 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating area of the former Waikanae Ward that applied during the 2001/04 triennium as per the Council maps dated 21 June 2000 as amended on 27 June 2013, with an area less than 50 hectares, excluding those properties in the Rural Village Differential rating areas.
- A rate of 0.00243 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating area of the former Waikanae Ward that applied during the 2001/04 triennium as per the Council maps dated 21 June 2000 as amended on 27 June 2013, with an area equal to or greater than 50 hectares or where a combination of two or more rating units have a total area of 50 hectares or greater and they form part of one farming operation owned by the same ratepayer.
- A rate of 0.00772 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating area of the former Waikanae Ward that applied during the 2001/04 triennium, which is located in the Rural Village Differential Rating areas as per the Council maps dated 17 December 2008 as amended on 27 June 2013.

(e) Ōtaki Community Rate

A targeted rate set under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 assessed on a differential basis on all rating units in the former **Ōtaki Ward** that applied during the 2001/04 triennium as follows:

- A rate of 0.0466 cents in the dollar (GST inclusive) of land value on every rating unit in the urban rating area of the former Ōtaki Ward that applied during the 2001/04 triennium as per the Council maps dated 21 June 2000.

- A rate of 0.01771 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating area of the former Ōtaki Ward that applied during the 2001/04 triennium as per the Council maps dated 21 June 2000, with an area less than 50 hectares, excluding those properties in the Rural Village Differential rating areas.
- A rate of 0.01025 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating area of the former Ōtaki Ward that applied during the 2001/04 triennium as per the Council maps dated 21 June 2000, with an area equal to or greater than 50 hectares or where a combination of two or more rating units have a total area of 50 hectares or greater and they form part of one farming operation owned by the same ratepayer.
- A rate of 0.03263 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating area of the former Ōtaki Ward that applied during the 2001/04 triennium, which is located in the Rural Village Differential Rating areas as per the Council maps dated 17 December 2008.

(f) Regulatory Services Rates

A districtwide targeted rate for regulatory services, set under section 16(3)(a) and 16(4)(b) of the Local Government (Rating) Act 2002 assessed on a differential basis on rating units in the Kapiti Coast District as follows:

- A rate of 0.14556 cents in the dollar (GST inclusive) of land value on every rating unit in the urban rating areas of the District as per the Council maps dated 21 June 2000 as amended on 27 June 2013.
- A rate of 0.05531 cents in the dollar (GST inclusive) of land value on every rating unit in the Rural rating areas of the District as per the Council maps dated 21 June 2000 as amended on 27 June 2013, with an area less than 50 hectares, excluding those properties in the Rural Village Differential rating areas.
- A rate of 0.03202 cents in the dollar (GST inclusive) of land value on every rating unit in the rural rating areas of the District as per the Council maps dated 21 June 2000 as amended on 27 June 2013, with an area equal to or greater than 50 hectares or where a combination of two or more rating units have a total area of 50 hectares or greater and they form part of one farming operation owned by the same ratepayer.
- A rate of 0.10189 cents in the dollar (GST inclusive) 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 Council maps dated 17 December 2008 as amended on 27 June 2013.

(g) 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 rating units in the Kapiti Coast District as follows:

- All rating units (excluding motels, camping grounds, hotels, hostels and lodges, licensed hotels and taverns) - \$491.00 (GST inclusive) per separately used or inhabited part of a rating unit.
- Motels/Camping Grounds - \$147.30 (GST inclusive) per separately used or inhabited part of a rating unit.
- Hotels/Hostels and Lodges, Licensed Hotels and Taverns - \$982.00 (GST inclusive) per separately used or inhabited part of a rating unit.

(h) Districtwide Roothing Rate

A districtwide targeted rate for roading, set under section 16(3)(a) and 16(4)(b) of the Local Government (Rating) Act 2002, assessed on a differential basis on rating units in the Kapiti Coast District as follows:

- All rating units (excluding motels, camping grounds, hotels, hostels and lodges, licensed hotels and taverns) - \$220.00 (GST inclusive) per used or inhabited part of a rating unit.
- Motels/Camping Grounds - \$66.00 (GST inclusive) per separately used or inhabited part of a rating unit.
- Hotels/Hostels and Lodges, Licensed Hotels and Taverns - \$440.00 (GST inclusive) per separately used or inhabited part of a rating unit.

(i) Districtwide Roothing Rate

A districtwide targeted rate for roading, set under section 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002, of:

- a rate of 0.0040 cents in the dollar (GST inclusive) of land value on every rating unit situated in the District.

(j) Water Rates

For the purposes of certain water rates the following differential categories apply.

- "General" – means the separately used parts of a rating unit connected to the relevant water scheme other than the separately used parts of a rating unit in the "Recreational" or "Motels/Hotels/Hostels/Lodges/Camping Grounds/Licensed Hotels and Taverns" category.
- "Motels/Hotels/Hostels/Lodges/Camping Grounds/Licensed Hotels and Taverns" – means a separately used part of a rating unit connected and used principally or exclusively as motels, hotels, hostels, lodges, camping grounds, licensed hotels or taverns and the water supply being fitted with a water meter.

- "Recreational" – means rating units connected and used exclusively or principally by recreational, sporting or other community organisations and Council community properties.
- "Serviceable" - means rating units not connected to the relevant water scheme but within 100 metres of a water main and capable of being connected.

(k) Districtwide Water Supply Rate

Paraparaumu/Raumati/Waikanae, Ōtaki and Paekākāriki Water Supplies

A differential targeted rate for water supply set under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 in the Waikanae, Paraparaumu, Paekākāriki/Raumati and Ōtaki Wards as follows:

- General - \$357.00 (GST inclusive) per separately used or inhabited part of a rating unit connected to the Paraparaumu/Raumati/Waikanae, Ōtaki, Paekākāriki water supplies.
- Recreational - \$178.50 (GST inclusive) per separately used or inhabited part of a rating unit connected to the Paraparaumu/ Raumati/Waikanae, Ōtaki, Paekākāriki water supplies.
- Motels/Hotels/Hostels/Lodges/Camping Grounds/Licensed Hotels and Taverns - \$714.00 (GST inclusive) per separately used or inhabited part of a rating unit connected to the Paraparaumu/Raumati/Waikanae, Ōtaki, Paekākāriki water supplies.
- Serviceable – \$178.50 (GST inclusive) per rating unit not connected to the relevant water scheme, but serviceable by the Paraparaumu/ Raumati/Waikanae, Ōtaki, Paekākāriki water supplies.

(l) 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 of \$270.00 (GST inclusive) per unit of water (1m³ per day per annum) supplied by the Hautere Te Horo water supply.

(m) Districtwide Water Extraordinary Supply Rate

A targeted rate for extraordinary water supply set under section 19(2)(a) of the Local Government (Rating) Act 2002 of \$1.02 cents (GST inclusive) per cubic metre of water consumed from the Waikanae/Paraparaumu/Raumati, Ōtaki and Paekākāriki water supplies:

- by rating units categorised as General and Recreational which have consumed water in excess of 350 cubic metres per annum per connection; and
- by rating units categorised as Motel/Hotels/Hostels/Lodges/Licensed Hotels and Taverns/Camping Grounds which have consumed water in excess of 700 cubic meters per annum per connection.

(n) Water Conservation Device Loan Rate

A targeted rate on those Rating Units that have received an interest free loan 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.

(o) Wastewater Disposal Rate

For the purposes of sewerage disposal rates the following differential categories apply.

General:	means all rating units connected to the Paraparaumu/Raumati/Waikanae or Ōtaki Wastewater Treatment Plants other than rating units in the "Community" or "Motel" or "Educational" or "Recreational".
Community:	means rating units connected to the sewerage system used principally or exclusively as places of religious worship and instruction, marae, hospital and welfare homes, community health services and charitable institutions that provide maintenance or relief.
Motel:	means rating units connected to the sewerage system used principally or exclusively as a motel.
Educational:	means rating units connected to the sewerage system used principally by schools (with the exception of school houses), colleges, polytechnics, children's health camps and early childhood centres.
Recreational:	means rating units connected to the sewerage system used principally or exclusively by recreational, sporting, other community organisations (not included in the definition of community) and Council community properties.
Large Scale Commercial/Residential:	means rating units connected to the sewerage system used for large scale commercial or residential purposes (excluding motels) as characterised by more than five water closets or urinals.
Serviceable:	means rating units not connected to the sewerage system but within 30 metres of a sewer main and capable of being connected.

(p) Districtwide Wastewater Disposal Rate

A differential targeted rate for wastewater disposal, set under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on rating units in the Waikanae, Paraparaumu, Paekākāriki/Raumati (excluding the Paekākāriki Community Board area) and Ōtaki Wards as follows:

General:	\$359.00 (GST inclusive) for each water closet or urinal connected to the sewerage system up to a maximum of five connections.
Community:	\$179.50 (GST inclusive) for each water closet or urinal connected to the sewerage system.
Motel:	\$359.00 (GST inclusive) for the first water closet or urinal connected to the sewerage system.
Motel:	\$179.50 (GST inclusive) for each water closet or urinal connected to the sewerage system other than the first one.
Educational:	\$161.55 (GST inclusive) for each water closet or urinal connected to the sewerage system.
Recreational:	\$89.75 (GST inclusive) for each water closet or urinal connected to the sewerage system.
Large Scale: Commercial/Residential	\$179.50 (GST inclusive) for each water closet or urinal connected to the sewerage system other than the first five.
Serviceable:	\$179.50 (GST inclusive) per rating unit not connected to the sewerage system but within 30 metres of a sewer main and capable of being connected.

A rating unit used primarily as a residence for one household shall not be treated as having more than one water closet or urinal.

(q) Districtwide Stormwater Rates

A targeted rate for stormwater, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, on rating units situated in the Paraparaumu/Raumati, Waikanae, Ōtaki and Paekākāriki Stormwater Drainage areas, as set out in the Council maps dated 21 June 2000, as follows:

- A rate of 0.0341 cents in the dollar (GST inclusive) of capital value on all Rating Units in the District's Drainage Areas.

(r) Community Services Charges

Targeted rates for community services set under section 16(3)(b) and 16 (4)(a) of the Local Government (Rating) Act 2002, of:

- \$12.50 (GST inclusive) per rating unit situated in the former Ōtaki Ward that applied during the 2001/04 triennium.
 - \$24.00 (GST inclusive) per rating unit situated in the Paekākāriki Community Board area.
- 5 That all rates will be payable in four instalments due on:
- 5 September 2013
 - 5 December 2013
 - 5 March 2014
 - 5 June 2014

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

- 6 That Council will apply the following penalties on unpaid rates:
- A charge of ten percent on so much of any instalment that has been assessed after 1 July 2013 and which remains unpaid on the day after the due date.
 - A charge of ten percent on so much of any rates levied or assessed before 1 July 2013 which remain unpaid on 9 July 2013.
- 7 That rates shall 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
- Paekākāriki Agency, Paekākāriki Fruit & Vegetable Shop, Beach Road, Paekākāriki
- Greater Wellington Regional Council, 142 Wakefield Street, Wellington
- Greater Wellington Regional Council, 34 Chappel 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:

Approved for Submission by:

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Rates Manager**

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