


OIR: 2425/1367

4 June 2025



Tēnā koe ,

**Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)**

Thank you for your email of 20 May 2025 requesting the following information:

***Rating Structure & Calculations for Retirement Villages, Homes for the Elderly, Care Facilities and the Like.***

- 1. How are Rates calculated for Retirement Villages etc for both the Business Administration (ie common areas dining, library, swimming pool, restaurant etc) and Individual Living options (ie individual care rooms or independent living accommodation for instance, stand-alone Villas, Multi story Apartments, Serviced Apartments, Rest Home Care. Caring Unit. Is this standard Residential Rates or Business Rates?***

Retirement villages with no Hospital/Rest home/Care facilities are rated as residential.

Any villages with Hospital/Rest home/Care facilities are rated with a commercial apportionment plate. The residential portion is apportioned onto its own plate.

If they have other facilities at the village like a café or hair salon they are also treated as 1x SUIP<sup>1</sup> per separate use.

Common use facilities are rated as part of the commercial part and are not considered as a separate SUIP.

All residential units are counted as 1 x SUIP each unit.

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<sup>1</sup> Separately used or inhabited part of a rating unit

*Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.*

Where a carpark is on its own unit title, it is a separate rating unit and rated contiguously<sup>2</sup>. This means that the carpark rating unit doesn't attract some rates like community facilities and wastewater but does attract some rates like districtwide general, stormwater and roading.

**2. Please advise if rates are calculated on size of dwellings or number of rooms per Business/residential? or value of overall property etc?**

Kāpiti Coast District Council has two main rating types:

- Districtwide
- Targeted rates

Targeted rates are either:

- a fixed charge
- a charge calculated based on your property's land value or capital value
- a usage-based charge.

As noted above, all residential units and other facilities are counted as 1 x SUIP per separate use.

Our district primarily uses land value, capital value<sup>3</sup> and SUIP to assess rates.

**3. When Client's Purchased Villas, Apartments etc are sold, please advise method of re-calculating the new Rates, eg is the calculation based on the property sale value & land value or advise method used.**

Where we rate the village as a whole a client purchase of a villa or apartment has no impact on the setting of the rates. If the village apportion rates to the client, Council is not involved in the apportionment process.

Where a villa or apartment is rated separately the apportionment of rates is settled between the vendor and purchaser at settlement. The Council is not involved in the apportionment process.

Our district primarily uses land value, capital value and SUIP to assess rates.

**4. Is the rating for Retirement/Care facilities based on the same calculation throughout New Zealand i.e the same across all Councils or different between Councils?**

The Council's method of rating will vary from district to district but all Councils will rate using the factors allowed under [Schedule 3](#) of the Local Government (Rating) Act 2002 and the relevant sections related to what rates can be set and how.

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<sup>2</sup> For practical purposes we can rate carpark as contiguous under Section 20 of the Local Government (Rating) Act 2002, in that they are on a separate title, but used jointly with another title.

<sup>3</sup> Councils must keep a rating information database and keep it up to date by having properties in the district revalued at least every three years. The Council contracts Quotable Value (QV) to carry out these revaluations, to reflect changing market values.

**5. *Is there a Local Government regulation providing calculations for Retirement/Care Villages and the like, if so please advise Legislation Details?***

The Local Government (Rating) Act 2002 records the law on who must pay rates and how rates can be set. As noted above, the Act sets out what rates can be set and how and Schedule 3 of the act sets out the factors that can be used.

**6. *Please provide a table of all Retirement Villages etc for both the Business and individual care rooms or independent living accommodation etc for KCDC region.***

Please see Excel spreadsheet attached. All figures are related to the 2024/25 rating year and include GST.

We have identified where we have created an apportionment plate for Residential and Commercial (including identifying which SUIP falls under which category) and where the rating unit is an individual property or carpark.

The spreadsheet sets out what factors we use to rate specific types of rates like community facilities, wastewater, commercial and supplied water.

Some of these are rated based on SUIP where we have identified more than one use. An example of this would be each apartment within a complex, then other facilities as identified.

Community Facilities, Wastewater General and Water Fixed Supply is rated per SUIP. Wastewater Large is rated per connected water closet or urinal.

**7. *For each individual Retirement/Care facility please state the Rates for the overall Business buildings + number of Individual types of accommodation and their associated Rates.***

As per our response to question 6.

**8. *Similarity, please advise how Water Rates are calculated for each Retirement Village etc for both Water Supply Fixed Rate & Water Supply Volumetric Rate or is it a blanket rate for each business - Please add a line item to above 6.***

As per our response to question 6.

The Districtwide Water Supply Fixed Rate for the current rating unit is:

A Districtwide targeted rate set under section 16(3)(b) and 16(4)(b) 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<sup>4</sup> - \$260.00 (inclusive of GST) per separately used or inhabited part of a rating unit.

Medium Scale<sup>5</sup> - \$234.00 (inclusive of GST) per separately used or inhabited part of a rating unit.

Large Scale<sup>6</sup> - \$208.00 (inclusive of GST) per separately used or inhabited part of a rating unit.

Accommodation/Hospitality – \$520.00 (inclusive of GST) per separately used or inhabited part of a rating unit.

Serviceable<sup>7</sup> - \$260.00 (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.

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 or supplied - \$1.39 (inclusive of GST) per cubic metre.

**9. *Are there any other details that I may not of asked as to how Rates are derived for retirement / Care Facilities that you can make me aware off?***

The Local Government (Rating) Act 2002 records the law on who must pay rates and how rates can be set. Council sets the rates in accordance with the act and outlines how it achieves this in [Annual and Long-term Plans](#).

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

General - \$604.53 (inclusive of GST) per rating unit connected to the sewerage system.

Community - \$302.26 inclusive of GST) per water closet or urinal connected to the sewerage system.

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<sup>4</sup> General is classified as separately used or inhabited part of a rating unit that is connected to the district's water supply (excluding medium and large-scale rating units, and accommodation/hospitality).

<sup>5</sup> Medium scale is classified as a rating unit or separately used or inhabited parts of a rating unit, where there are 10 or more, but less than 20, whose water is collectively supplied through one or more water meters and individual check meters have not been installed.

<sup>6</sup> Large scale is classified as a rating units or separately used or inhabited parts of a rating unit where there are 20 or more whose water is collectively supplied through one or more water meters and individual check meters have not been installed.

<sup>7</sup> Serviceable is classified as rating units not connected to the district's water supply, but within 100 metres of a water main and capable of being connected

Educational – \$272.04 (inclusive of GST) per water closet or urinal connected to the sewerage system.

Recreational - \$151.13 (inclusive of GST) per water closet or urinal connected to the sewerage system.

Large Scale Commercial/Residential - \$302.26 (inclusive of GST) per water closet or urinal connected to the sewerage system, where there is more than one water closet or urinal.

Retirement Villages, homes for the elderly, care facilities and the like would typically fall under the General or Large Scale categories.

Ngā mihi,



**Mark de Haast**

Group Manager Corporate Services  
Te Kaihautū Ratonga Tōpū

Key	Location	Apportionment	SUIP Community Facilities	SUIP Wastewater Large	SUIP Wastewater General	Commerical	SUIP Water	Tariff	Land value	Capital Value	Total rates
1493171302	17 Millvale Street, Waikanae	Single rating unit		1	9	YES		1 General	990000	2450000	14,272.72
1494119500A	394 Te Moana Road, Waikanae	Single rating unit	2		38	YES		2 General	1360000	5400000	33,518.41
1494119500B	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	110000	300000	2,725.64
1494119500C	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500D	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500E	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	144000	385000	3,038.58
1494119500F	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	144000	385000	3,038.58
1494119500G	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	46000	120000	2,089.73
1494119500H	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	144000	385000	3,038.58
1494119500I	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	144000	385000	3,038.58
1494119500J	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	110000	300000	2,725.64
1494119500K	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500L	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500M	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500N	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	350000	2,899.70
1494119500O	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500P	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	350000	2,899.70
1494119500Q	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500R	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500S	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500T	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500U	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500V	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500W	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	75000	175000	2,315.64
1494119500X	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500Y	394 Te Moana Road, Waikanae	Single rating unit	1			1 NO		1 Serviceable	127000	345000	2,887.96
1494119500Z	394 Te Moana Road, Waikanae	Single rating unit	1			NO		1 Serviceable	1740000	1740000	11,275.82
1494119500AA	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AB	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AC	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AD	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AE	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AF	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AG	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AH	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AI	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AJ	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AK	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AL	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AM	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AN	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AO	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AP	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AQ	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AR	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AS	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AT	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AU	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AV	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AW	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AX	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AY	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500AZ	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500BA	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494119500BB	394 Te Moana Road, Waikanae	Carpark (rated contiguously)				NO			6300	8000	39.81
1494195000	112 Parata Street, Waikanae	Parent Plate							6300	8000	39.81
1494195000A	112 Parata Street, Waikanae	Apportionment Plate - Residential	201	217		NO		217 Large scale	8435000	70460000	471,222.37
1494195000B	112 Parata Street, Waikanae	Apportionment Plate - Commercial	13	197		YES		72 Large scale	615000	10600000	102,659.96
1495119400	Sylvan Avenue, Waikanae	Single rating unit	71	79				71 Large scale	9200000	26100000	190,760.23
1495124800A	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	435000	2,924.92
1495124800B	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	435000	2,924.92
1495124800C	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	435000	2,924.92
1495124800D	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	435000	2,924.92
1495124800E	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	430000	2,913.21
1495124800F	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	430000	2,913.21
1495124800G	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	430000	2,913.21
1495124800H	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	430000	2,913.21
1495124800I	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	435000	2,924.92
1495124800J	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	435000	2,924.92
1495124800K	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	435000	2,924.92
1495124800L	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	75000	435000	2,924.92
1495124800M	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	58000	430000	2,856.34
1495124800N	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	58000	430000	2,856.34
1495124800O	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	58000	430000	2,856.34
1495124800P	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	58000	430000	2,856.34
1495124800Q	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	58000	430000	2,856.34
1495124800R	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	58000	430000	2,856.34
1495124800S	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	58000	430000	2,856.34
1495124800T	5-11 Kapanui Road, Waikanae	Single rating unit	1			1 NO		1 General	58000	430000	2,856.34
1495144500	77 Rimu Street, Waikanae	Single rating unit	1	3		YES		1 General	655000	825000	6,592.14
1495165100	99 Belvedere Avenue, Waikanae	Parent Plate									
1495165100AA	99 Belvedere Avenue, Waikanae	Apportionment Plate - Residential	139	139		NO		139 Large scale	12365000	56650000	363,229.88
1495165100BB	99 Belvedere Avenue, Waikanae	Apportionment Plate - Commercial	2	81		YES			2785000	6500000	53,511.83
1496014000	9 Winara Avenue, Waikanae	Parent Plate									
1496014000A	9 Winara Avenue, Waikanae	Apportionment Plate - Residential	31	48		NO		46 Large scale	1665000	13165000	83,319.27
1496014000B	9 Winara Avenue, Waikanae	Apportionment Plate - Commercial	2	41		YES		2 General	1035000	6900000	37,783.37
1496016701	49 Elizabeth Street, Waikanae	Single rating unit	3	3		NO		3 Serviceable	345000	1200000	8,064.62
1511002700	58 Marine Parade, Otaki	Single rating unit	2	8		YES		2 General	1620000	1620000	14,692.96
1525159200	100 Valley Road, Paraparaumu	Single rating unit	2	90		YES		2 General	2200000	9600000	63,385.84
1525365001	Guildford Drive, Paraparaumu	Single rating unit	227	240		NO		227 Large scale	15500000	91450000	578,528.73
1526202500	91 State Highway 1, Paraparaumu	Single rating unit	1	57		YES		1 General	2700000	5250000	41,725.34
1526574303	65 Guildford Drive, Paraparaumu	Single rating unit	109	153		YES		42 Large scale	10000000	43500000	325,010.85
1526590101	Milne Drive, Paraparaumu	Single rating unit	57	57		NO		57 Large scale	7800000	26000000	164,565.41
1526590113	Milne Drive, Paraparaumu	Single rating unit	40	45		NO		40 Large scale	7040000	23900000	135,361.38
1527161000	32 Percival Road, Paraparaumu	Parent Plate									
1527161000A	32 Percival Road, Paraparaumu	Apportionment Plate - Residential	1	9		YES		2 General	1185000	2175000	14,094.83
1527161000B	32 Percival Road, Paraparaumu	Apportionment Plate - Commercial	1	21		YES		0 General	880000	3100000	19,186.03
1527252701	Sweetman Avenue, Paraparaumu	Parent Plate									
1527252701A	Sweetman Avenue, Paraparaumu	Apportionment Plate - Residential	104	149		NO		149 Large scale	9345000	44000000	288,307.94
1527252701B	Sweetman Avenue, Paraparaumu	Apportionment Plate - Commercial	3	33		YES			1455000	5250000	33,079.37
1527302500	91-92 Marine Parade, Paraparaumu	Single rating unit	1	10		YES		1 General	1550000	2400000	16,270.86
1530134100	Spencer Russell Drive, Paraparaumu	Parent Plate									
1530134100A	Spencer Russell Drive, Paraparaumu	Apportionment Plate - Residential	169	228		NO		207 Large scale	12365000	69550000	450,573.01
1530134100B	Spencer Russell Drive, Paraparaumu	Apportionment Plate - Commercial	3	58		YES		3 General	785000	2900000	30,681.33