

Mayor and Councillors
COUNCIL

26 JUNE 2014

Meeting Status: **Public**

Purpose of Report: For Decision

SETTING OF RATES FOR 2014/15 YEAR

PURPOSE OF REPORT

- 1 The 2014/15 rates are being set in accordance with the relevant provisions of the 2012 Long Term Plan and the 2014/15 Funding Impact Statement in the Council's 2014/15 Annual Plan.

SIGNIFICANCE OF DECISION

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

BACKGROUND

- 3 The Council has adopted the 2014/15 Annual Plan and is now moving to set the rates for the 2014/15 year in accordance with the relevant provisions of the 2012 Long Term Plan and the funding impact statement for the 2014/15 year.

Legal Considerations

- 4 This report has been reviewed by the Council's Solicitors, Simpson Grierson.

Publicity Considerations

- 5 There is no legal requirement to advertise the setting of rates. The rates resolution will be published on the Council's website. Publicity will be focused on the adoption of the Annual Plan.

RECOMMENDATIONS

- 4 That the Kapiti Coast District Council set the following rates under Section 23 of the Local Government (Rating) Act 2002, on rating units in the District for the financial year commencing on 1 July 2014 and ending 30 June 2015.

(a) Districtwide General Rate

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

- A rate of 0.27174 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 2014.

- A rate of 0.10326 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 2014 with an area less than 50 hectares, excluding those properties in the Rural Village Differential rating areas.
- A rate of 0.05978 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 2014 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 0.19022 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 2014.

(b) Districtwide Regulatory Services Rate

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 all rateable rating units in the Kapiti District as follows:

- A rate of 0.14987 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 2014.
- A rate of 0.05695 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 2014, with an area less than 50 hectares, excluding those properties in the Rural Village Differential rating areas.
- A rate of 0.03297 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 2014, 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 0.10491 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 2014.

(c) 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 Kapiti District as follows:

- All Rating Units (excluding motels, camping grounds, hotels, hostels and lodges, licensed hotels and taverns) - \$475.50 (GST inclusive) per separately used or inhabited part of a rating unit.

- Motels/Camping Grounds - \$142.65 (GST inclusive) per separately used or inhabited part of a rating unit.
- Hotels/Hostels and Lodges, Licensed Hotels and Taverns - \$951.00 (GST inclusive) per separately used or inhabited part of a rating unit.

(d) Districtwide Roading 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 all rateable rating units in the Kapiti District as follows:

- All Rating Units (excluding motels, camping grounds, hotels, hostels and lodges, licensed hotels and taverns) - \$240.00 (GST inclusive) per separately used or inhabited part of a rating unit.
- Motels/Camping Grounds - \$72.00 (GST inclusive) per separately used or inhabited part of a rating unit.
- Hotels/Hostels, Licensed Hotels and Taverns and Lodges - \$480.00 (GST inclusive) per separately used or inhabited part of a rating unit.

(e) Districtwide Roading Land Value 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 0.01800 cents in the dollar (GST inclusive) of land value on every rateable rating unit situated in the District.

(f) Districtwide Stormwater Rate

A 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 situated in the Paraparaumu/Raumati, Waikanae, Otaki and Paekakariki Stormwater Drainage areas, as set out in the Council maps dated 21 June 2000, as follows:

- A rate of 0.03896 cents in the dollar (GST inclusive) of capital value on all Rating Units in the District's Drainage Areas.

(g) Districtwide Water Supply Fixed Rate

A differential targeted rate set under section 16 of the Local Government (Rating) Act 2002 for each rating unit connected to or capable of being connected to the District's water supply. The annual fixed rate will be charged at a daily rate with no free allowance.

Differential Categories	Annual Fixed Rate including GST
General means per separately used or inhabited part of a rating unit connected to the District's water supply (excluding large and medium scale Rating units, Motels/Hotels/Hostels/Lodges/Camping Grounds/ Licensed Hotels and Taverns).	\$188.50

Differential Categories	Annual Fixed Rate including GST
Large Scale means per rating unit or separately used or inhabited part of a rating unit connected to the District's water supply where there are 20 or more units whose water is collectively supplied through one or more water meters and individual check meters have not been installed;	\$150.80
Medium Scale means per rating unit or separately used or inhabited part of a rating unit connected to the District's water supply where there are 10 or more, but less than 20 units, whose water is collectively supplied through one or more water meters and individual check meters have not been installed;	\$169.65
Motels/Hotels/Hostels/Lodges/Camping Grounds/Licensed Hotels and Taverns means per separately used or inhabited part of a rating unit connected to the District's water supply and used principally or exclusively as motels, hotels, hostels, lodges, camping grounds, licensed hotels or taverns.	\$377.00
Serviceable means per rating unit not connected to the District's water supply, but within 100 metres of a water main and capable of being connected	\$188.50

(h) Districtwide Water Supply Volumetric Rate

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

Volumetric Rate	Rate/m3 Including GST
Per cubic metre of water consumed	\$0.95

(i) Hautere/Te Horo Water Supply Rate

A uniform 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.

Hautere/Te Horo Water Supply	Rate Including GST
Per unit of water supplied, where one unit is the equivalent of 1m3 per day	\$325.50

(j) Districtwide Wastewater Disposal Rate

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

General:	means all rating units connected to the Paraparaumu/ Raumati/Waikanae or Otaki Wastewater Treatment Plants other than rating units in the "Community" or "Motel" or "Educational" or "Recreational" or "Large Scale Commercial/ Residential" categories
Motel:	means rating units connected to the sewerage system used principally or exclusively as a motel
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
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 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

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, Paekakariki/ Raumati (excluding the Paekakariki Community) and Otaki Wards as follows:	
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	
General and Large Scale Commercial/ Residential:	\$356.00 (GST inclusive) for each water closet or urinal connected to the sewerage system up to a maximum of five connections
Motel:	\$356.00 (GST inclusive) for each water closet or urinal connected to the sewerage system up to the first water closet or urinal
	\$178.00 (GST inclusive) for each water closet or urinal connected to the sewerage system other than the first one
Community:	\$178.00 (GST inclusive) for each water closet or urinal connected to the sewerage system

Educational:	\$160.20 (GST inclusive) for each water closet or urinal connected to the sewerage system
Recreational:	\$89.00 (GST inclusive) for each water closet or urinal connected to the sewerage system
Large Scale: Commercial/Residential	\$178.00 (GST inclusive) for each water closet or urinal Connected to the sewerage system other than the first five
Serviceable:	\$178.00 (GST inclusive) per rating unit not connected to the sewerage system but within 30 metres of a sewer main and capable of being connected

(k) 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 rateable rating units in the Paraparaumu and Paekakariki/Raumati Wards (excluding the Paekakariki Community Board area) as follows:

- A rate of 0.01179 cents in the dollar (GST inclusive) of land value on every rating unit in the Urban rating area of the Paraparaumu and Paekakariki/Raumati Wards (excluding the Paekakariki Community Board Area) as per the Council maps dated 21 June 2000.
- A rate of 0.00448 cents in the dollar (GST inclusive) of land value on every rating unit in the Rural rating area of the Paraparaumu and Paekakariki/Raumati Wards (excluding the Paekakariki 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 0.00259 cents in the dollar (GST inclusive) of land value on every rating unit in the Rural rating area of the Paraparaumu and Paekakariki/Raumati Wards (excluding the Paekakariki 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.
- A rate of 0.00825 cents in the dollar (GST inclusive) of land value on every rating unit in the Rural rating area of the Paraparaumu and Paekakariki/Raumati Wards (excluding the Paekakariki 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 2014.

(l) 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 rateable rating units in the former **Waikanae Ward** that applied during the 2001/04 triennium, as follows:

- A rate of 0.00935 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 2014.
- A rate of 0.00355 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 2014, with an area less than 50 hectares, excluding those properties in the Rural Village Differential rating areas.
- A rate of 0.00206 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 2014, with an area equal 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 0.00654 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 2014.

(m) Otaki 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 rateable rating units in the former **Otaki Ward** that applied during the 2001/04 triennium as follows:

- A rate of 0.04765 cents in the dollar (GST inclusive) of land value on every rating unit in the Urban rating area of the former Otaki Ward that applied during the 2001/04 triennium as per the Council maps dated 21 June 2000.
- A rate of 0.01811 cents in the dollar (GST inclusive) of land value on every rating unit in the Rural rating area of the former Otaki 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 0.01048 cents in the dollar (GST inclusive) of land value on every rating unit in the Rural rating area of the former Otaki 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 0.03335 cents in the dollar (GST inclusive) of land value on every rating unit in the Rural rating area of the former Otaki 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.

(n) Paekakariki 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 rateable rating units in the Paekakariki Community Board area as follows:

- A rate of 0.02607 cents in the dollar (GST inclusive) of land value on every rating unit in the Urban rating area of the Paekakariki Community Board Area as per the Council maps dated 21 June 2000.
- A rate of 0.00991 cents in the dollar (GST inclusive) of land value on every rating unit in the Rural rating area of the Paekakariki Community Board Area as per the Council maps dated 21 June 2000, with an area less than 50 hectares.
- A rate of 0.00573 cents in the dollar (GST inclusive) of land value on every rating unit in the Rural rating area of the Paekakariki Community Board Area as per the Council maps dated 21 June 2000, with an area equal 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.

(o) Otaki Community Services Charges

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

- \$11.50 (GST inclusive) per rateable rating unit situated in the former Otaki Ward that applied during the 2001/04 triennium.

(p) Paekakariki Community Services Charges

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

- \$22.50 (GST inclusive) per rateable rating unit situated in the Paekakariki Community Board area.

(q) 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.

- 5 That all property rates (including Hautere/Te Horo Water Supply Rate) will be payable in four instalments due on:
 - 4 September 2014
 - 4 December 2014
 - 4 March 2015
 - 4 June 2015
- 6 That water rates (excluding Hautere/Te Horo Water Supply Rate) will be invoiced separately on a three-monthly basis dependent on when the water meters are read and the due dates will be specified on the invoice.

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

- 7 That Council will 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 2014 and which remains unpaid after the due dates above, to be added on the penalty dates above.
 - A charge of ten per cent (10%) on so much of any property rates levied or assessed before 1 July 2014 which remain unpaid will be added on 3 July 2014.
 - A charge of ten per cent (10%) on any current portion of a water rates invoice assessed after 1 July 2014 which remain unpaid after the due date specified on the invoice to be added 20 working days after the due date.
- 8 That property and water rates shall be payable by cash, cheque and eftpos at any of the following places:
- Paraparaumu, Civic Administration Building, 175 Rimu Road, Paraparaumu
 - Waikanae Service Centre, Waikanae Library, Mahara Place, Waikanae
 - Otaki Service Centre, Otaki Library, Main Street, Otaki
 - New Zealand Post, countrywide
 - Westpac Bank, countrywide
 - Paekakariki Agency, Paekakariki Fruit & Vegetable Shop, Beach Road, Paekakariki
 - Greater Wellington Regional Council, 2 Fryatt Quay, Pipitea, 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 www.kapiticoast.govt.nz.

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