

Rating Funding Impact Statement

Background

Council have worked through the requirements of the Revenue and Financing Policy under the Local Government Act 2002. The Local Government Act 2002 and Local Government (Rating) Act 2002 require Council to disclose some funding and rating information and policies in the Long Term Plan, while other information is disclosed by other means, primarily by being available at www.waitaki.govt.nz.

Introduction

Section 95 of the Local Government Act 2002 requires the inclusion of a Funding Impact Statement, the document that supports the setting of the rates for any year. The Funding Impact Statement shows what rates Council will charge, what the basis of the rate is, what activities the rate funds, and the amount of the rate. This section also includes a number of other policies required by the Local Government Act 2002, which relate to rates collection, remissions, relief and postponement.

The Funding Impact Statement includes the following matters, with the Local Government (Rating) Act 2002 section references:

- The basis of setting the general rate i.e. land value, annual value or capital value (Section 13)
- Any category or categories that will be used for differentiating the general rate (Section 14)
- The function or functions for which a targeted rate will be set (Section 16)
- Any category or categories of land that will be used to set a targeted rate on a differential basis or determine whether a property will be liable for a targeted rate (Section 16)
- Any factor or factors that will be used to calculate liability for a targeted rate (Section 18)
- An indication that we wish to set a charge for water supply by volume of water consumed if we are intending to do so (Section 19)

Within this document there is further information on Council policies relating to rate remissions, postponements and relief for Maori land that may be in effect.

Maps showing boundaries of targeted rates based on locality are available on request.

General rates

General Rate

Council set a general rate based on the land value of each rating unit in the district. The general rate will be set at a uniform rate in the dollar.

The General Rate will contribute to the funding for:

- Council
- Community Boards
- Resource Consents Processing
- Noxious Plants
- Forestry
- Community Planning and Accountability
- Sports Grounds
- District Planning
- Waitaki Community Recreation Centre Grant
- Oamaru Harbour – Port Operations

These activities are funded from a variety of funding sources. For detailed information on this refer to the Revenue and Financing Policy.

Uniform Annual General Charge

Council will charge a Uniform Annual General Charge on each Separately Used or Inhabited Part (SUIP) of a rating unit in the district.

The Uniform Annual General Charge will contribute to the funding for:

- Community Safety, Development and Grants
- Cemeteries
- Public Toilets
- Liquor Licensing
- Tourism Development and Visitor Services
- Environmental Monitoring and Enforcement
- Otago Museum Grant
- Sports Grounds
- Building Control
- Environmental Health
- Civil Defence
- Residual waste disposal, closed landfills and waste minimisation

These activities are funded from a variety of funding sources. For detailed information on this refer to the Revenue and Financing Policy.

Targeted Rates – District Services

Council set a targeted rate for district services, based on the capital value of each rating unit in the district. The targeted rate will be set at a uniform rate in the dollar.

The District Services rate will contribute to the funding for:

- Council
- Community Boards
- Waitaki Community Recreation Centre
- Commercial Property
- Town Centres – Christmas Decorations
- Community Planning and Accountability
- Economic Development
- Community Housing
- Waitaki Lakes Camping
- Oamaru Harbour – Coastal Protection

These activities are funded from a variety of funding sources. For detailed information on this refer to the Revenue and Financing Policy.

Targeted Rates by Ward

Targeted rates by ward are charged on rating units within the ward boundaries.

Ahuriri Ward Services Rate

Council set a targeted rate for Ahuriri Ward Services, based on the capital value of each rating unit in the Ahuriri Ward. The targeted rate will be set at a uniform rate in the dollar.

The Ahuriri Ward Services Rate will contribute to the funding for:

- Reserves and Open Spaces

These activities are funded from a variety of funding sources. For detailed information on this refer to the Revenue and Financing Policy.

Ahuriri Ward Community Board Rate

Council set a targeted rate for Ahuriri Community Board, based on the land value of each rating unit in the Ahuriri Ward. The targeted rate will be set at a uniform rate in the dollar.

The Ahuriri Ward Community Board Rate will be used to fund 60% of the costs of the Ahuriri Community Board.

Ahuriri Ward Services Charge

Council set a charge on each Separately Used or Inhabited Part (SUIP) of a rating unit in the district differentiated by ward.

The Ahuriri Ward Services Charge will contribute to the funding for:

- Forrester Gallery and North Otago Museum
- Oamaru Public Gardens
- Streetscapes and Town Centres
- **Parking Enforcement**
- District Libraries
- Oamaru Opera House
- Waitaki Aquatic Centre

Corriedale Ward Services Rate

Council set a targeted rate for Corriedale Ward Services, based on the capital value of each rating unit in the Corriedale Ward. The targeted rate will be set at a uniform rate in the dollar.

The Corriedale Ward Services Rate will contribute to the funding for:

- Reserves and Open Spaces

These activities are funded from a variety of funding sources. For detailed information on this refer to the Revenue and Financing Policy.

Corriedale Ward Services Charge

Council set a charge on each Separately Used or Inhabited Part (SUIP) of a rating unit in the District differentiated by ward.

The Corriedale Ward Services Charge will contribute to the funding for:

- Forrester Gallery and North Otago Museum
- Oamaru Public Gardens
- Streetscapes and Town Centres
- **Parking Enforcement**
- District Libraries
- Oamaru Opera House
- Waitaki Aquatic Centre

These activities are funded from a variety of funding sources. For detailed information on this refer to the Revenue and Financing Policy.

Oamaru Ward Services Rate

Council set a targeted rate for Oamaru Ward Services, based on the capital value of each rating unit in the Oamaru Ward. The targeted rate will be set at a uniform rate in the dollar.

The Oamaru Ward Services Rate will contribute to the funding for:

- Reserves and Open Spaces

Oamaru Ward Services Charge

Council set a charge on each Separately Used or Inhabited Part (SUIP) of a rating unit in the district differentiated by ward.

The Oamaru Ward Services Charge will contribute to the funding for:

- Forrester Gallery and North Otago Museum
- Oamaru Public Gardens
- Oamaru Opera House
- **Parking Enforcement**
- District Libraries
- Waitaki Aquatic Centre
- Streetscapes and Town Centres

These activities are funded from a variety of funding sources. For detailed information on this refer to the Revenue and Financing Policy.

Waihemo Ward Services Rate

Council set a charge on each Separately Used or Inhabited Part (SUIP) of a rating unit in the district differentiated by ward. The targeted rate will be set at a uniform rate in the dollar.

The Waihemo Ward Services Rate will contribute to the funding for:

- Waihemo Service Centre
- Reserves and Open Spaces
- **Parking Enforcement**

These activities are funded from a variety of funding sources. For detailed information on this refer to the Revenue and Financing Policy.

Waihemo Ward Community Board Rate

Council set a targeted rate for Waihemo Community Board, based on the land value of each rating unit in the Waihemo Ward. The targeted rate will be set at a uniform rate in the dollar.

The Waihemo Ward Community Board Rate will be used to fund 60% of the Waihemo Community Board and Waihemo Service Centre.

Waihemo Ward Services Charge

We set a charge on each Separately Used or Inhabited Part (SUIP) of a rating unit in the district differentiated by ward.

The Waihemo Ward Services Charge will contribute to the funding for:

- Forrester Gallery and North Otago Museum
- Oamaru Public Gardens
- Streetscapes and Town Centres
- District Libraries
- Oamaru Opera House
- Waitaki Aquatic Centre

These activities are funded from a variety of funding sources. For detailed information on this refer to the Revenue and Financing Policy and Funding Needs Analysis.

Targeted Rates by Locality

Oamaru Business Area Rates

We set a targeted rate for services to the Oamaru Business Areas, based on the capital value of each rating unit in the Oamaru Business Areas that is not used exclusively for residential purposes.

Council have established two Oamaru Business Areas, 'A' and 'B'.

The targeted rates will be set at a uniform rate in the dollar. The rate in dollars for area 'B' will be set at 50% of the rate for area 'A'.

The Oamaru Business Area Rates will contribute to the funding for:

- Tourism Development and Visitor Services
- Forrester Gallery and North Otago Museum
- Waitaki Aquatic Centre
- Christmas Decorations
- Parking Enforcement
- District Libraries
- Oamaru Public Gardens
- Oamaru Opera House

These activities are funded from a variety of funding sources. For detailed information on this refer to the Revenue and Financing Policy.

Oamaru Urban Area

Council set a targeted rate for coastal protection and port operations to the Oamaru urban area, based on the capital value of each rating unit in the Oamaru urban area. The boundaries of the Oamaru urban area are available from Council. The targeted rate will be set at a uniform rate in the dollar.

The Oamaru Urban Area Rate will be used to fund 80% of the cost of coastal protection works at the Oamaru Harbour.

Loan Rates

For reasons of public safety or due to private benefit, Council may agree to fund the private benefit of works by specific local rates on targeted properties.

Targeted rates by activity

Roading Rate

Council set a targeted rate for roads and bridges based on the capital value of each rating unit in the district.

The Roothing Rate is set on a differential basis based on land use and area (the categories are Hydro-Electric Power Generation Installations, Mining and Mineral Extraction, Forestry, and General Purposes).

Part of the rate is used to fund a reserve to help fund forestry related roading issues.

The differential categories are defined thus:

Differential Category	Description of Category	Differential basis
Hydroelectric Power General Installations	All rating units used primarily or predominantly for the generation of hydroelectric power from Lakes Aviemore, Benmore, Ohau or Waitaki	6% of activity funded from this differential
Mining and Mineral Extraction	All rating units with an area greater than 30 hectares used primarily or predominantly for the purposes of mining or mineral extraction	5% of activity funded from this differential
General Purposes	All rating units not either used primarily or predominantly for the generation of hydro-electric power from Lakes Aviemore, Benmore, Ohau or Waitaki or with an area greater than 30 hectares used primarily or predominantly for the purposes of mining or mineral extraction, or primarily used for forestry activities	89% of activity funded from this differential
Forestry	All rating units used primarily or predominantly for the commercial forestry purposes	4x "General Purposes" base rate

Local Amenity Rates

Council set targeted rates for local amenity. Local Amenity Rates are primarily used for roading works specific to the locality. They also include, as a separate component, stormwater costs where the township has a stormwater system.

Oamaru and Weston use a combination of land value and fixed charge. All other amenity rates are based on the land value of each rating unit in the defined area. The rates will be set as separate targeted rates for each township that has agreed to establish a local amenity rate. The targeted rates will be set at a uniform rate in the dollar.

The separate targeted rates are:

Duntroun	Lake Ohau	Otematata
Herbert	Maheno	Palmerston
Hampden	Moeraki	Shag Point
Kakanui	Oamaru	Weston
Kurow	Omarama	

The targeted rates will contribute to the funding of new footpaths, kerb and channel, off-street car parks, street lighting, stormwater and other improvements, within these boundaries. The Oamaru Amenity Rate provides funding for the Oamaru Drill Hall.

These activities are funded from a variety of funding sources. For detailed information on this refer to the Revenue and Financing Policy and Funding Needs Analysis.

Public Hall and Community Centre Rates

Council, in consultation with the Public Hall and Community Centre Committees, has set uniform charges for public halls and community centres charged on each Separately Used or Inhabited Part (SUIP) of a rating unit in the defined areas. The defined areas are specified on the maps available from Council offices in either Oamaru or Palmerston.

The separate uniform targeted rates for public halls:

Airedale	Kurow	Palmerston
Ardgowan	Macraes	Lower Waitaki
Awamoko	Maheno	Pukeuri
Dunback	Moeraki	Tokarahi
Duntroun	Ngapara	Totara
Enfield	Omarama	Waianakarua
Five Forks	Otekaieke	Waitaki Bridge
Hampden	Otematata	Weston
Kakanui	Otepopo	Windsor
Kauru Hill		

The targeted rates will be used to fund public halls and community centres.

Sewerage (Waste Water) Rates

Council set targeted rates for sewerage treatment and disposal based on a fixed amount per water closet. A rating unit used primarily as a residence for one household is not treated as having more than one water closet or urinal.

Some uniform targeted rates will be differentiated based on the following differential categories:

- Connected – all urinals or water closets connected to the sewerage reticulation, provided that the maximum number of charges made for rating units comprising a household used exclusively for residential purposes shall be one
- Serviceable – all rating units within 30 metres of the sewerage reticulation and all rating units with buildings within 60 metres of the sewerage reticulation. No rating units at Duntroon are considered serviceable. Serviceable charges are 50% of the connected charge.

The uniform targeted sewerage rates are charged in the following areas. The charging of a serviceable rate does not require us to make a connection available to the rating unit. The charge confirms the rating unit is within 30 meters of the public sewer. The rating maps are indicative only. Any information regarding a particular rating unit may require a site inspection.

Duntroon	Kakanui	Kurow
Lake Ohau Village	Moeraki	Oamaru
Omarama	Otematata	Palmerston

Water Rates – Urban

Council will use several different rating tools to charge the targeted rates for water supply. These tools are:

- A targeted rate for water supply that will be charged based on the number of connections the rating unit has to the system
- A targeted rate for treatment and supply of water to an appropriate standard, based on the number of connections the rating unit has to the system
- A targeted rate to fund the cost of the reticulation network. This will be charged to each connected rating unit
- A uniform targeted rate based on the type of connection that allows a specified volume to be supplied to a rating unit (a unit) or the total volume supplied recorded by a meter.

Some rates will be set on a differentiated basis:

- Geographic supply zone. This is a specific area with a larger rating area
- Connected – all separately used and inhabited portions of rating units connected to the water reticulation
- Serviceable – all rating units within 100 metres of the water reticulation. Serviceable charges are 50% of the connected charge.

Individual urban water rates are based on the following:

Urban Town/Township	Basis for charge
Oamaru Supply	Connections per rating unit
Oamaru Reticulation	Per connected rating unit
Kurow	Connections per rating unit
Omarama	Connections per rating unit
Otematata	Connections per rating unit

Palmerston zone – Waihemo Water	Connections per rating unit
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Water Rates – Rural

Council set targeted rates for water supply to rural water supplies based on the type of connection that allows a specified volume of water (a unit) to be supplied to the rating unit. Multiple units can be supplied to a single connected property.

The specified base unit volume of water for connected properties are:

Township/locality	Activity and basis for charge	Unit Volume (litres/day)
Awamoko	Supply per unit	1,818
Dunback zone – Waihemo Water	Supply per unit	1,818
Dunroon	Supply per unit	1,818
Enfield zone – Oamaru Water	Supply per unit	1,818
Goodwood zone – Waihemo Water	Supply per unit	1,818
Herbert/Waianakarua zone – Oamaru Water	Supply per unit	1,818
Kauru Hill	Supply per unit	1,818
Lake Ohau Village	Supply per unit	600
Lake Ohau Village availability	Per rating unit located within 100m of water reticulation	
Lower Waitaki	Supply per unit	1,818
Bushy Creek	Supply per unit	1,818
Stoneburn	Supply per unit	1,000
Tokarahi	Supply per unit	1,818
Weston zone – Oamaru Water	Supply per unit	1,818
Windsor	Supply per unit	1,818

The Hampden/Moeraki zone of the Oamaru Water Supply is differentiated by the nature of the connection that allows the supply of a volume using the following definitions:

- Domestic Unit – rating units supplied to the original townships of Hampden and Moeraki
- Rural Unit – rating units supplied outside the original townships of Hampden and Moeraki.

The Kakanui zone of the Oamaru Water Supply rate is differentiated by the nature of the connection that allows the supply of a volume using the following definitions:

- Unit – uniform volume of water supplied to a connected rating unit.

- Crib Unit – uniform volume of water supplied to a connected rating unit to properties identified as cribs in the rating information database. There are presently no new crib units available.

The specified volumes of water for connected properties are:

Township/locality	Activity and basis for charge	Unit Volume (litres/day)
Hampden/Moeraki zone – Oamaru Water	Domestic supply per unit	909
	Rural Supply per unit	1,818
Kakanui zone – Oamaru Water	Supply per unit	1,818
	Crib supply per unit	909

The metered water rates will be set on all rating units serviced by meter. The targeted rates will be used to fund water supply.

Construction Loan Rates

Council set targeted rates for significant capital upgrades to sewerage and water schemes per serviced rating unit within a defined boundary.

The targeted rates for the Oamaru Water Treatment Upgrade Loan Rate are charged to all non-commercial non-metered rating units connected to the water reticulation system, but are only levied on properties that have not contributed to a lump sum option for the particular scheme.

These rates fund the cost of financing the capital works. Council annually review these charges and provide ratepayers the opportunity to pay each rating unit's lump sum share of the outstanding debt.

The uniform targeted rates are:

- Moeraki Sewerage Reticulation Construction Loan Rate
- Moeraki Sewerage Treatment Construction Loan Rate
- Oamaru Water Treatment Loan Rate
- Omarama Water Upgrade Loan Rate (connected)

Definition of *Separately Used or Inhabited Parts of a rating unit*

Separately used or inhabited parts of a rating unit shall be such parts of a property that can be separately used or occupied in addition to the principal habitation or use, except where the use is an accessory one or is ancillary to principal use. In the situation where a rating unit contains both commercial or industrial uses, and a residential or agricultural use, they will be treated as two or more separate uses except where the ratepayer resides on the rating unit.

For example:

- Not separately used parts of a rating unit:
 - o A residential sleep-out or 'granny flat' without independent **cooking** facilities
 - o A hotel room with or without independent **cooking** facilities
 - o A motel room with or without independent **cooking** facilities
 - o Rooms in a residential dwelling or hostel with common **cooking facilities**
 - o Separately leased commercial areas with shared access, reception or other facilities
- These are separately used parts of a rating unit:
 - o Flats, apartments and other residential units with independent **cooking** facilities
 - o Separately leased commercial areas with separate access, sanitary or other facilities.

The definition of SUIP has been revised to change the use of "kitchen facilities" to "cooking facilities" as this captures a broader market which addresses some of the administrative issues that have been identified since the last LTP.

The SUIP for commercial properties/businesses captures some quite small spaces which imposes a significant extra cost on those affected. To make the application fairer across all businesses, Council has developed a measure based on gross floor area.

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2021/22 Rates Schedule

This table specifies, with reference to the revenue and financing mechanism used to meet the estimated expenses of Council, the total amount of revenue to be collected from the rate, and the rate to be charged. All rates and revenues shown are GST inclusive and all value based factors are shown per \$100 of value.

Abbreviations used in this table						
LV	=	Land Value		CRU	=	Connected Rating Unit
CV	=	Capital Value		Unit	=	Type of connection
RU	=	Rating Unit		M3	=	Cubic Metres
SRU	=	Serviceable Rating Unit		SUIP	=	Separately used or inhabited Part of a Rating Unit
WC	=	Water Closet				

Name of Rate	2021-22 Rates			2020-21 Rates		
	Proposed Rate	Basis for Rate	Budgeted Total Revenue	Proposed Rate	Basis for Rate	Budgeted Total Revenue
General Rate	\$0.0833	LV	\$3,545,272	\$0.0573	LV	\$2,435,794
Uniform Annual General Charge	\$431	SUIP	\$5,938,155	\$348	SUIP	\$4,786,814
District Services Rate	\$0.0241	CV	\$2,042,180	\$0.0274	CV	\$2,314,234
Ahuriri Ward Services Rate	\$0.0139	CV	\$308,447	\$0.0213	CV	\$474,392
Ahuriri Community Board Rate	\$0.0063	LV	\$39,877	\$0.0062	LV	\$39,405
Ahuriri Ward Services Charge	\$110	SUIP	\$224,340	\$119	SUIP	\$240,250
Corriedale Ward Services Rate	\$0.0103	CV	\$288,523	\$0.0104	CV	\$289,189
Corriedale Ward Services Charge	\$311	SUIP	\$806,191	\$324	SUIP	\$836,229
Oamaru Ward Services Rate	\$0.0397	CV	\$963,682	\$0.0476	CV	\$1,150,354
Oamaru Ward Services Charge	\$502	SUIP	\$3,618,078	\$521	SUIP	\$3,751,217
Waihemo Ward Services Rate	\$0.0443	CV	\$446,594	\$0.0467	CV	\$470,971
Waihemo Community Board Rate	\$0.0199	LV	\$124,534	\$0.0205	LV	\$128,370
Waihemo Ward Services Charge	\$110	SUIP	\$218,158	\$119	SUIP	\$235,519
Oamaru Business Area Rate A	\$0.3120	CV	\$489,449	\$0.3713	CV	\$560,792
Oamaru Business Area Rate B	\$0.1560	CV	\$89,766	\$0.1857	CV	\$106,821
Oamaru Urban Area	\$0.0315	CV	\$592,386	\$0.0229	CV	\$429,501
			\$19,735,633			\$18,249,852
Township Amenity Rates						
Township Amenity - Duntroon	\$0.0000	LV	\$0	\$0.0421	LV	\$1,725
Township Amenity - Hampden	\$0.0950	LV	\$23,000	\$0.1423	LV	\$34,500
Township Amenity - Herbert	\$0.0000	LV	\$0	\$0.0383	LV	\$1,725
Township Amenity - Kakanui	\$0.0111	LV	\$5,750	\$0.0111	LV	\$5,750
Township Amenity - Kurow	\$0.0041	LV	\$706	\$0.1200	LV	\$20,747
Township Amenity - Maheno	\$0.0000	LV	\$0	\$0.0496	LV	\$1,725
Township Amenity - Moeraki	\$0.0008	LV	\$206	\$0.0275	LV	\$7,086
Township Amenity - Oamaru	\$0.0942	LV	\$513,906	\$0.1217	LV	\$662,397
Township Amenity - Lake Ohau	\$0.0018	LV	\$527	\$0.0128	LV	\$3,807
Township Amenity - Omarama	\$0.0220	LV	\$8,969	\$0.0582	LV	\$23,723
Township Amenity - Otematata	\$0.0951	LV	\$51,398	\$0.1307	LV	\$70,402
Township Amenity - Palmerston	\$0.0711	LV	\$16,301	\$0.2338	LV	\$53,621
Township Amenity - Shag Point	\$0.0000	LV	\$0	\$0.0157	LV	\$1,725
Township Amenity - Weston	\$0.1794	LV	\$79,340	\$0.1045	LV	\$45,301
			\$700,103			\$934,234

Name of Rate	2021-22 Rates			2020-21 Rates		
	Proposed Rate	Basis for Rate	Budgeted Total Revenue	Proposed Rate	Basis for Rate	Budgeted Total Revenue
Roading Rate						
Roading - General	\$0.0884	CV	\$6,746,266	\$0.0861	CV	\$6,557,571
Roading - Electrical Generation	\$0.0716	CV	\$549,330	\$0.0661	CV	\$506,575
Roading - Mineral Extraction	\$2.7534	CV	\$393,878	\$2.6659	CV	\$381,355
Roading - Forestry	\$0.3624	CV	\$188,078	\$0.3444	CV	\$181,591
			<u>\$7,877,552</u>			<u>\$7,627,092</u>
Lakes Camping Rates						
General, Mineral Extraction	\$0.0000	LV	\$0	\$0.0000	LV	\$0
Electrical Generation	\$0.0000	LV	\$0	\$0.0000	LV	\$0
			<u>\$0</u>			<u>\$0</u>
Public Hall Rates						
Airedale Public Hall Rate	\$60	SUIP	\$1,620	\$20	SUIP	\$540
Ardgowan Public Hall Rate	\$20	SUIP	\$2,800	\$20	SUIP	\$2,760
Awamoko Public Hall Rate	\$30	SUIP	\$2,550	\$30	SUIP	\$2,550
Dunback Public Hall Rate	\$30	SUIP	\$3,930	\$30	SUIP	\$3,900
Dunroon Public Hall Rate	\$20	SUIP	\$3,040	\$20	SUIP	\$3,020
Enfield Public Hall Rate	\$20	SUIP	\$2,680	\$20	SUIP	\$2,760
Five Forks Public Hall Rate	\$20	SUIP	\$1,600	\$20	SUIP	\$1,600
Hampden Public Hall Rate	\$30	SUIP	\$8,400	\$30	SUIP	\$8,370
Kakanui Public Hall Rate	\$20	SUIP	\$7,540	\$20	SUIP	\$7,560
Kurow Public Hall Rate	\$50	SUIP	\$15,900	\$50	SUIP	\$15,800
Lower Waitaki Public Hall Rate	\$80	SUIP	\$15,600	\$80	SUIP	\$15,360
Macraes Public Hall Rate	\$60	SUIP	\$3,180	\$60	SUIP	\$3,180
Maheno Public Hall Rate	\$30	SUIP	\$6,000	\$30	SUIP	\$5,880
Moeraki Public Hall Rate	\$40	SUIP	\$9,120	\$40	SUIP	\$9,040
Ngaparua Public Hall Rate	\$20	SUIP	\$1,740	\$20	SUIP	\$1,720
Omarama Public Hall Rate	\$50	SUIP	\$18,800	\$50	SUIP	\$18,550
Otekaieke Public Hall Rate	\$20	SUIP	\$1,700	\$20	SUIP	\$1,700
Otematata Public Hall Rate	\$50	SUIP	\$25,950	\$40	SUIP	\$20,640
Otepopo Public Hall Rate	\$30	SUIP	\$5,400	\$30	SUIP	\$5,400
Palmerston Public Hall Rate	\$40	SUIP	\$27,880	\$40	SUIP	\$27,840
Pukeuri Public Hall Rate	\$20	SUIP	\$2,080	\$20	SUIP	\$2,060
Tokarahi Public Hall Rate	\$30	SUIP	\$3,270	\$30	SUIP	\$3,210
Totara Public Hall Rate	\$40	SUIP	\$8,800	\$40	SUIP	\$8,880
Waianakarua Public Hall Rate	\$30	SUIP	\$1,800	\$30	SUIP	\$1,800
Waitaki Bridge Public Hall Rate	\$20	SUIP	\$3,100	\$20	SUIP	\$3,100
Weston Public Hall Rate	\$40	SUIP	\$23,960	\$40	SUIP	\$23,680
Windsor Public Hall Rate	\$50	SUIP	\$3,300	\$50	SUIP	\$3,300
			<u>\$211,740</u>			<u>\$204,200</u>

Name of Rate	2021-22 Rates			2020-21 Rates		
	Proposed Rate	Basis for Rate	Budgeted Total Revenue	Proposed Rate	Basis for Rate	Budgeted Total Revenue
Water Rates - Urban						
Oamaru			Oamaru Total			Oamaru Total
Oamaru Water - Supply	\$292	CRU	\$1,950,778	\$240	CRU	\$1,601,837
Oamaru Water - Reticulation	\$248	CRU	\$1,560,941	\$227	CRU	\$1,426,221
Oamaru Water Treatment Loan (excludes businesses with water meters)	\$106	CRU	\$591,357	\$92	CRU	\$513,358
Oamaru Water - Enfield Zone	\$646	CRU	\$173,388	\$559	CRU	\$150,060
Oamaru Water - Weston Zone	\$646	CRU	\$652,868	\$559	CRU	\$562,236
Oamaru Water - Kakanui ordinary supply	\$646	CRU	\$288,405	\$559	CRU	\$246,249
Oamaru Water - Kakanui crib unit supply	\$500	CRU	\$23,977	\$439	CRU	\$21,054
Oamaru Water - Hampden/Moeraki Domestic supply	\$500	Unit	\$248,510	\$439	Unit	\$217,343
Oamaru Water - Hampden/Moeraki Water Supply	\$646	Unit	\$90,239	\$559	Unit	\$77,819
Oamaru Water - Herbert/Waianakarua Water Supply	\$646	Unit	\$390,145	\$559	Unit	\$338,214
Oamaru Water - metered supply - all zones	\$1.19	m3	N/A	\$1.19	m3	N/A
Waihemo Water			Waihemo Total			Waihemo Total
Waihemo Water - Palmerston Zone	\$871	CRU	\$469,041	\$824	CRU	\$438,560
Waihemo Water - Dunback Zone	\$871	CRU	\$183,802	\$824	CRU	\$171,323
Waihemo Water - Goodwood Zone	\$871	CRU	\$210,385	\$824	CRU	\$198,929
Waihemo Water - Palmerston Zone - metered supply	\$1.19	m3	N/A	\$1.19	m3	N/A
Other Urban Water						
Kurow Water Supply	\$732	CRU	\$222,240	\$594	CRU	\$177,215
Kurow metered supply	\$0.52	m3	N/A	\$0.52	m3	N/A
Lake Ohau Village Water Supply	\$352	CRU	\$14,424	\$320	CRU	\$23,987
Lake Ohau Village - connection availability	\$176	SRU	\$15,655	\$160	SRU	\$8,795
Omarama Water Supply	\$633	CRU	\$207,406	\$624	CRU	\$203,786
Omarama - metered supply	\$0.96	m3	N/A	\$0.96	m3	N/A
Otematata Water Supply	\$573	CRU	\$303,878	\$482	CRU	\$253,899
Otematata - metered supply	\$0.52	m3	N/A	\$0.52	m3	N/A
Other Rural Water						
Awamoko Water Supply	\$543	Unit	\$137,380	\$530	Unit	\$134,095
Dunroon Water Supply	\$857	Unit	\$66,829	\$627	Unit	\$51,744
Kauru Water Supply	\$618	Unit	\$121,447	\$445	Unit	\$86,942
Lower Waitaki Water Supply	\$626	Unit	\$260,270	\$595	Unit	\$248,251
Bushy Creek Water Supply	\$183	Unit	\$17,952	\$186	Unit	\$18,186
Stoneburn Water Supply	\$429	Unit	\$141,112	\$352	Unit	\$116,188
Tokarahi Water Supply	\$399	Unit	\$276,935	\$421	Unit	\$292,069
Windsor Water Supply	\$337	Unit	\$64,081	\$416	Unit	\$78,194
			<u>\$8,683,444</u>			<u>\$7,656,555</u>

Name of Rate	2021-22 Rates			2020-21 Rates		
	Proposed Rate	Basis for Rate	Budgeted Total Revenue	Proposed Rate	Basis for Rate	Budgeted Total Revenue
Sewerage Rates and Charges						
Sewerage - Oamaru	\$250	WC	\$2,004,481	\$187	WC	\$1,498,342
Sewerage - Kakanui	\$250	WC	\$83,114	\$187	WC	\$62,236
Sewerage - Duntroon	\$676	WC	\$7,438	\$93	WC	\$1,020
Sewerage - Kurow	\$342	WC	\$102,487	\$239	WC	\$71,905
Sewerage - Lake Ohau Village	\$292	WC	\$10,814	\$312	WC	\$22,183
Sewerage - Lake Ohau Village - connection availability	\$146	SRU	\$13,298	\$156	SRU	\$8,905
Sewerage - Moeraki	\$1,631	WC	\$317,971	\$896	WC	\$172,897
Sewerage - Moeraki - connection availability	\$817	SRU	\$36,771	\$449	SRU	\$20,201
Sewerage - Omarama	\$404	WC	\$221,309	\$332	WC	\$180,471
Sewerage - Otematata	\$303	WC	\$163,612	\$284	WC	\$155,922
Sewerage - Palmerston	\$358	WC	\$220,991	\$365	WC	\$224,548
			\$3,182,286			\$2,418,629
Total Rate Required (GST inclusive)			<u>\$40,390,757</u>			<u>\$37,090,562</u>

Rates Examples

	Capital Value				Annual Rates			
	2020/21 Value	2021/22 Value	Change \$	Change %	2020/21 Rates	2021/22 Rates	Change \$	Change %
Agricultural Properties								
Ahuriri	\$7,780,000	\$7,780,000			\$16,511	\$16,974	+\$463	+2.81%
Awamoko	\$2,380,000	\$2,380,000			\$6,433	\$6,740	+\$307	+4.77%
Maerewhenua	\$3,020,000	\$3,020,000			\$5,324	\$5,844	+\$520	+9.77%
Papakaio	\$16,200,000	\$16,200,000			\$32,918	\$35,166	+\$2,248	+6.83%
Waihemo	\$1,540,000	\$1,540,000			\$5,659	\$6,007	+\$348	+6.15%
Waitaki Bridge	\$7,700,000	\$7,700,000			\$15,163	\$16,144	+\$981	+6.47%
Commercial Properties								
Oamaru	\$440,000	\$440,000			\$4,398	\$4,338	-\$60	-1.36%
Oamaru	\$515,000	\$5,150,000			\$33,844	\$31,191	-\$2,653	-7.84%
Omarama	\$1,450,000	\$1,450,000			\$8,201	\$9,575	+\$1,374	+16.74%
Otematata	\$740,000	\$740,000			\$4,064	\$4,381	+\$317	+7.79%
Palmerston	\$640,000	\$640,000			\$7,517	\$7,406	-\$111	-1.48%
Residential Properties								
Goodwood	\$140,000	\$140,000			\$1,568	\$1,704	+\$136	+8.67%
Hampden	\$255,000	\$255,000			\$1,503	\$1,590	+\$87	+5.74807
Herbert	\$265,000	\$265,000			\$1,627	\$1,773	+\$146	+8.93%
Kakanui	\$390,000	\$390,000			\$1,947	\$2,231	+\$284	+14.55%
Kurow	\$230,000	\$230,000			\$1,755	\$2,013	+\$258	+14.68%
Lake Ohau	\$415,000	\$415,000			\$1,807	\$1,897	+\$90	+4.95%
Maheno	\$215,000	\$215,000			\$1,067	\$1,061	-\$6	-0.57%
Moeraki	\$240,000	\$240,000			\$2,328	\$3,175	+\$848	+36.38%
Oamaru	\$380,000	\$380,000			\$2,636	\$2,846	+\$210	+7.99%
Oamaru	\$133,000	\$133,000			\$1,924	\$2,144	+\$216	+11.47%
Oamaru	\$320,000	\$320,000			\$2,401	\$2,612	+\$211	+8.78%
Omarama	\$310,000	\$310,000			\$2,017	\$2,156	+\$139	+6.88%
Otematata	\$320,000	\$320,000			\$1,858	\$2,037	+\$179	+9.64%
Palmerston	\$255,000	\$255,000			\$2,210	\$2,279	+\$69	+3.14%
Weston	\$355,000	\$355,000			\$2,385	\$2,646	+\$261	+10.91%

Sundry Rating Policies

Postponement of Rates

Postponement policies have been prepared under Sections 108 to 110 of the Local Government Act 2002 and Sections 85 to 87 of the Local Government Rating Act 2002.

Postponement of Rates for Extreme Financial Hardship

Objective

The objective of this policy is to assist ratepayers experiencing extreme financial hardship that affects their ability to pay rates.

The assistance will be by way of the postponement of rates arrears. The assistance will generally be only given to any ratepayer once. Properties that have a mortgage will not be considered for postponement.

Conditions and Criteria

Only rating units used primarily for the residence of the ratepayer(s) will be eligible for consideration for rates postponement for extreme financial circumstances.

Properties used for business, intensive agriculture, or properties greater than 8ha will not be considered to be used primarily for residence of the ratepayer(s).

Only the person(s) entered as the ratepayer, or their authorised agent, may make an application for rates postponement for extreme financial circumstances. The ratepayer(s) must be the current owner(s) of, and have owned for not less than five years, the rating unit which is the subject of the application. The person(s) entered on our rating information database as the 'ratepayer(s)' must not own any other rating units (whether in the district or in another place).

The ratepayer(s) (or authorised agent) must make a written application to Council. Council will consider, on a case-by-case basis, all applications received that meet the criteria described in paragraphs 1 and 2 under this section.

Council will delegate authority to approve a first application for rates postponement to the Chief Executive.

When considering whether extreme financial circumstances exist, all of the ratepayer(s) personal circumstances will be relevant including the following factors: age, physical or mental disability, injury, illness and family circumstances.

Before approving an application, Council must be satisfied that the ratepayer(s) is (are) unlikely to have sufficient funds left over after the payment of overdue rates and for normal health care, as well as making provision for normal day to day living expenses.

Where Council decide to postpone rates, the ratepayer(s) must first make acceptable arrangements for payment of future rates, for example by setting up a system for regular payments.

Any postponed rates will be postponed until:

- The death of the ratepayer(s); or
- Until the ratepayer(s) ceases to be the owner or occupier of the rating unit; or
- Until the ratepayer(s) ceases to use the property as his/her residence; or
- Until a date specified by us.

Council will only postpone rates to a value up to the capital value of the property as recorded in the Rating Information Database.

Council will charge an annual fee on postponed rates for the period between the due date and the date they are paid. This fee is designed to cover Council's administrative and financial costs and may vary from year to year. The fee will be set annually in Council's Annual Plan.

The postponed rates or any part thereof may be paid at any time. The applicant may elect to postpone the payment of a lesser sum than that which they would be entitled to have postponed pursuant to this policy.

Postponed rates will be registered as a statutory land charge on the rating unit title. This means that Council will have first call on the proceeds of any revenue from the sale or lease of the rating unit.

Rights of Appeal

The ratepayer(s) may appeal any decision by Council under this policy. The appeal must be in writing (verbal presentation of the written appeal will be accepted). Council will hear the appeal.

Postponement of Rates on Maori Freehold Land

Maori freehold land is defined in the Local Government Rating Act 2002 as land whose beneficial ownership has been determined by a freehold order issued by the Maori Land Court. Only land that is subject to such an order may qualify for a postponement of rates under this policy.

Objectives

The objective of this policy is to facilitate the development and use of the land for economic use where Council consider utilisation would be uneconomic if full rates are required during the years of development or establishment of a crop.

Conditions and Criteria

Council will consider postponement of rates where previously unoccupied land is subject to clearing, development or growing of crops.

Application should be made prior to 30 April of each year and will be applied from 1 July of that year.

Owners or Trustees making application should include the following information in their application:

- Details of the property
- The objectives that will be achieved by providing the postponement
- Details of the proposed development.

Council will consider postponement for each individual application according to the circumstances of that application.

No postponement will be granted on targeted rates for water supply, sewerage disposal or refuse collection.

Council may, at its discretion, partially remit rates that are otherwise subject to postponement.

Remission of Rates

Remission Policies have been prepared under Sections 108 to 110 of the Local Government Act 2002 and Sections 85 to 87 of the Local Government Rating Act 2002.

Remission of Rates – General

Remission policies have been prepared under Sections 108 to 110 of the Local Government Act 2002 and Sections 85 to 87 of the Local Government Rating Act 2002.

Remission of Rates on Bare Land

Objectives

Council may cancel any separate targeted rate or uniform annual general charge in respect of one or more rating units occupied by the same ratepayer (as stated in the district valuation roll) if Council consider it reasonable in the circumstances to do so.

Criteria and Conditions

Council's policy is that where properties are occupied by the same ratepayer (as stated on the district valuation roll), it will not charge a uniform annual general charge or ward targeted rate on properties considered to be bare land, provided that the ratepayer pays at least one uniform annual general charge within the district. Bare land is defined as properties with no improvements other than fences and irrigation. For the purposes of this policy forestry blocks (without buildings or other constructions) are deemed to be bare land. To receive and retain this remission the property must be maintained and kept safe, and not present a hazard of any kind that may require Council's action or attention.

Remission of Rates on Waitaki River Kaik, Waitaki Bridge Camp, Gemmell's Crossing Camp and Moeraki Kaik Camp

Objectives

The objective of this policy is to recognise the limited opportunity to occupy the various parts of the rating units and other factors in relation to the impact of full charges.

Criteria and Conditions

Council may remit, on application from the ratepayer, all or part of the Uniform Annual General Charges and Ward Charges on the rating units that make up the Waitaki River Kaik, Waitaki Bridge Camp, Gemmell's Crossing Camp and Moeraki Kaik Camp. The level of remission will be set annually.

Remission of Rates on Rating Units with Multiple Single Bedroom Inhabitable Parts

Objectives

The objective of this policy is to recognise potential inequity of charging properties that have multiple single bedroom inhabitable parts on the same basis as other residential inhabited parts.

Criteria and Conditions

Council may remit, on application from the ratepayer, part of the Uniform Annual General Charges and Ward Charges on the rating units that have single bedroom inhabited parts. The level of remission will be set annually.

Remission of Rates on Rating Units for Separately Used Inhabited Parts used exclusively by Family Members

Objectives

The objective of this policy is to recognise the potential inequity of charging properties that are used exclusively by family members for residential purposes, on the same basis as other residential inhabited parts.

Criteria and Conditions

Council may remit, on application from the ratepayer, part or all of the SUIP based on a method established by Council, in situations where the property is being used exclusively by family members,

The ratepayer will be required to complete an Annual Declaration form (found on Council website www.waitaki.govt.nz or available from Waitaki District Council, 20 Thames Street, Oamaru) in order for a remission on the SUIP to be considered.

Remission of Rates on Properties with Mixed Residential and Other Uses In the Oamaru Business Areas

Objectives

The objective of this policy is to recognise the potential inequity of charging properties that are used for residential and another purpose in the Oamaru Business area on the same basis as a property used for business purposes.

Criteria and Conditions

Council may remit, on application from the ratepayer, all or part of the Oamaru Business Area Rates where the majority of a property is used for residential purposes. The level of remission will be determined by a number of factors including but not limited to the floor area and value of the residential portion.

Remission of Rates on Maori Freehold Land

Maori freehold land is defined in the Local Government (Rating) Act 2002 as land whose beneficial ownership has been determined by a Freehold Order issued by the Maori Land Court. Only land that is subject to such an order may qualify for a remission under this policy.

This policy aims to:

- Ensure the fair and equitable collection of rates from all sectors of the community recognising that certain Maori owned lands have particular conditions, features, ownership structures, or other circumstances, which make it appropriate to provide relief from rates.
- Implement a policy for providing rate relief on Maori land pursuant to Section 108 of the Local Government Act 2002.

Objectives

The objectives of the policy are to:

- Recognise situations where there is no occupier or person gaining an economic or financial benefit from the land
- Set aside land that is better set aside for non-use because of its natural features
- Recognise matters related to physical accessibility of the land
- Recognise and take into account of the presence of waahi tapu that may affect the use of the land for other purposes.

Conditions and criteria

Council will consider a remission for property that comes within the following criteria:

- The land is unoccupied and no income is derived from the use or occupation of that land, or
- The land is better set aside for non-use because of its natural features or as unoccupied and no income is derived from the use or occupation of that land
- The land is inaccessible and is unoccupied.

The remission for land meeting the criteria will be 100% of any rates except for targeted rates made for the supply of water, sewerage or waste collection.

Applications for land to be considered for remission must be made by 30 April of each year for the rating year commencing on the following 1 July of that year.

Owners or Trustees making an application should include the following information in their applications:

- Details of the property
- The objectives that will be achieved by providing the remission
- Documentation that proves the land, which is the subject of the application, is Maori freehold land.

The extent of the relief is at the sole discretion of us and may be cancelled or reduced at any time.

Council will review the register annually and may require information on whether the circumstances relating to the property receiving the remission have changed, or no longer comply with the policy.

Remission of Rates Penalties

Council will grant to the Chief Executive (or his/her nominee) delegated authority in the following circumstances to approve on receipt of an application the remission of such penalty charges which have been incurred by any ratepayer as a consequence of their payment being received after the due date:

- On a 'one-off' basis where the ratepayer has had a previous satisfactory payment history
- Where a property changes hands (sale or lease) and the new owner/lessee is responsible for an instalment when the original account was issued in the name of the previous owner/lessee
- On compassionate grounds, i.e. where a ratepayer has been ill or in hospital or suffered a family bereavement or tragedy of some type, and has been unable to attend to payment (elderly persons living on their own etc.)
- Rate account not received where it can be proved a genuine case exists
- In such instances where an error has been made on our part or arising through an error in the general processing or levying of same which has subsequently resulted in a penalty charge being imposed.

Arrears – Penalty Remissions

In situations where there are arrears from previous years, negotiation may be entered into over the amount of accumulated arrears penalty that is ultimately to be paid on such accounts subject to the proviso that dispensations subsequently granted shall be conditional upon settlement being made of the total account due, and that in implementing this policy the circumstances of each case be taken into consideration on their individual merits and it be conditional upon the full amount of such rates due having been paid.

In considering the application of this policy the following matters shall be considered:

1. The remission does not go back for more than three years
2. That the rates are paid
3. That Council prefers those ratepayers who have communicated in advance and reached an agreement or an arrangement by which the base rates will be paid within a period of two years
4. Council's outgoings are always recovered
5. The ratepayer's entire relationship with Council will be reviewed. This is to ensure a benefit is not provided to a ratepayer when costs are being incurred because of the ratepayer's other interactions with Council.
6. The remission of the penalty will facilitate the sale of the property, on the basis Council are better off with a future revenue stream.

Remission of Sewerage Charges on Schools

Objectives

To provide for relief from sewerage charges for rating units used for educational establishments, so that educational establishments shall be required to pay no more for sewerage charges than previously determined under the Rating Powers (Special Provision for Certain Rates for Educational Establishments) Amendment Act 2001 ('the Donnelly Act').

Conditions and Criteria

Rating units that meet the criteria under this policy shall receive a remission of sewerage charges so that the total sewerage charges payable shall be no more than that previously determined under the Donnelly Act.

To be eligible for remission, the rating units must be used for the purposes of an educational establishment as defined in the Donnelly Act.

General Remission – Extraordinary Circumstances

Objectives

The objective of this policy is to give Council an option to respond to extraordinary events that affect a ratepayer or group of ratepayers that could not be foreseen or mitigated against at the start of the rating year.

Conditions and Criteria

Applications must be made in writing. The application should set out the circumstances and impact on the ratepayer(s). Council will consider all applications; there will be no right of appeal.

General Matters

Council Discretion

The extent of the relief is at Council's sole discretion and may be cancelled or reduced at any time.

Information to Be Supplied

Council will review the level of remission annually and may require information to be provided by the ratepayer before the remission is granted.

Deadline for Application of Remissions

In order for Council to correctly set the rates, written application for any remission must be received by 31 May of the year prior to the year that the rates are set for.

We may consider granting a remission in the year it is applied for if the remission policy was adopted as part of that year's Long Term Plan or Annual Plan process and the ratepayer would otherwise have been eligible for the remission.

Delegation to the Chief Executive Officer

Unless otherwise stated, the Chief Executive Officer or other delegated officer, is delegated authority to determine if ratepayers meet the criteria of any remission applied for, request any further information required to make a decision and grant remission in accordance with the adopted policies.

Administration of Rates

Payment Methods and Places

Rates will be collected by quarterly instalments due on the following due dates of each year or the first working day thereafter:

- 25 August
- 25 November
- 25 February
- 25 May

Rates may be paid by any of the following methods:

- Eftpos
- Automatic payment
- Internet banking
- Direct debit
- Cash
- Cheque
- Credit card

Rates may be paid at Council offices:

- Waitaki District Council Headquarters, 20 Thames Street, Oamaru between the hours of 8.30am to 5pm Monday to Friday except Thursday 8.30am to 4pm
- Waihemo Service Centre, 54 Tiverton Street, Palmerston between the hours of 8.30am to 5pm Monday to Friday except Thursday 9.30am to 5pm.

Minimum Economic Rate

Council will exercise our powers under section 54 of the Local Government (Rating) Act 2002 and will not collect the rates payable on a rating unit if the sum of those rates is so small as to be uneconomic to collect. Council have determined that it is uneconomic to collect rates owing on any rating unit of less than \$10.00 (including GST) per annum.

Rates Penalties

Under Section 58 of the Local Government (Rating) Act 2002, Council may impose penalties. Under Section 58(1)(a) a 10% penalty will be added on the next business day to so much of any instalment not paid by due date.

Under Section 58(1)(b) of the Local Government (Rating) Act 2002, a 10% penalty will be added to rates that remain unpaid from previous years. This will be added on 1 July of each year, or five working days after we have passed the rates resolution (whichever is the later).

Under Section 58(1)(c) of the Local Government (Rating) Act 2002, a further 10% penalty will be added to rates that remain unpaid from previous years. This will be added six months after the penalty made in accordance with Section 58(1) (b).

Payments are applied to the oldest debt first.

Rates Refund Policy

Council will only make a refund in any of the following circumstances:

- Rates have been fully paid for the rating year and are in credit for the next rating year or
- Payment has been made into an incorrect account and the other party has consented to a refund or
- A property is sold and a rate refund is requested by both the buyer and seller or
- When in the view of the Chief Executive Officer or other delegated officer, extraordinary circumstances exist, particularly in relation to hardship, and the account is in credit on an instalment basis.

Only one refund per ratepayer per year will be made.

Public Availability of Information

Council will charge a fee for supplying any person with a copy of information from the rating information database except when requested in person at one of its offices in Oamaru and Palmerston. For more information please go to www.waitaki.govt.nz.