

10. Rates Resolution 2014-2015

Reporting officer Alan Adcock (Group Manager Support Services)

Date of meeting 25 June 2014

Additional to Item 10

Further to the legal compliance review of the Rates Resolution for 2014-2015, the following highlighted changes to the recommendation have been made.

Recommendation

That the Whangarei District Council in pursuance of its powers under the Local Government (Rating) Act 2002 hereby resolves to set the following rates and charges, instalment dates and penalties upon the rateable value of all rateable properties appearing in the District Valuation Roll now in force in the Whangarei district for the period 1 July 2014 to 30 June 2015.

The rates will be set in accordance with the relevant provisions of the funding impact statement covering the financial year 1 July 2014 to 30 June 2015.

All rates and charges include Goods and Services Tax (GST). Penalties added to unpaid rates are exempt from GST but will be applied to the GST inclusive amount.

General rates and charges

General Rates

Type of rate	Basis of Assessment Sec 13, 14 ,15 and Schedule 2	Rate or charge 2014-2015
GENERAL RATES		
Uniform Annual General Charge	Per rating unit or separately used or inhabited part of a rating unit	\$356.00
Residential category	Per \$ of land value	\$0.0031249
Residential Step 1	Per \$ of land value	\$0.0015624
Residential Step 2	Per \$ of land value	\$0.0007812
Multi – Unit category	Per \$ of land value	\$0.0062498
Rural category	Per \$ of land value	\$0.0025926
Commercial/Industrial category	Per \$ of land value	\$0.0154950
Miscellaneous category	Per \$ of land value	\$0.0031249

Targeted rates

Council resolves to set the following targeted rates under Sec 16 of the Local Government (Rating) Act 2002.

Sewage Disposal

The targeted rate will be set and assessed per separately used or inhabited part of a rating unit connected to Council's wastewater system on a differential basis based on the number of toilet pans. All residential connections will pay a fixed amount regardless of the number of toilet pans. Other premises, ie not residential, having no more than two toilet pans or urinals will pay a fixed amount. Where other premises have more than two pans, the charge will be based on the number of pans or urinals.

Type of rate	Basis of Assessment Sec 16, 17, 18, 19 and Schedule 2 and 3	Rate or charge 2014-2015
Residential	Per rating unit or separately used or inhabited part of a rating unit	\$596.00
Other – non-residential up to two pans	Per rating unit or separately used or inhabited part of a rating unit	\$596.00
Other – non residential three or more pans	Per rating unit or separately used or inhabited part of a rating unit for each separate pan or urinal.	\$388.00

District-Wide Refuse Management

The targeted rate will be applied on a uniform basis to all properties and assessed to all separately used or inhabited parts of a rating unit.

Type of rate	Basis of Assessment Sec 16, 17, 18, 19 and Schedule 2 and 3	Rate or charge 2014-2015
DISTRICT WIDE REFUSE MANAGEMENT CHARGE		
All categories	Per rating unit or separately used or inhabited part of a rating unit	\$155.00

Water Supply

Water Supply rates are set under Section 19 of the Local Government (Rating) Act 2002. The Water consumption is charged as a targeted rate on the basis of water consumed as recorded by a water meter. For all connected properties a uniform targeted rate set under Sec 16 for the annual supply charge will also apply.

For those premises where consumption of water is not recorded through a meter, but they are connected to any of the District's water supply systems, a uniform targeted rate set under Sec 16 will apply. Where premises are capable of being connected as they are situated within 100 meters of any public water supply reticulation system, and capable of connection, a targeted rate for availability will apply.

A targeted rate set under Sec 16 for back flow prevention applies to all properties which have a back flow preventer connected. The rate will be calculated on a scale of charges based on the size of the back flow preventer.

Type of rate	Basis of Assessment Sec 16, 17, 18, 19 and Schedule 2 and 3	Rate or charge 2014-2015
WATER RATES		
Consumption Charge	Volume of metered water consumed per cubic metre	\$2.13
Supply charge	Provision of service per separately used or inhabited part of a rating unit	\$30.00
Availability charge	Availability of service per separately used or inhabited part of a rating unit	\$30.00
Uniform charge (unmetered)	Provision of service per separately used or inhabited part of a rating unit.	\$416.00
Backflow preventer charge	Provision of service per connection based on the nature of connection	
	15/20mm connection	\$73.94
	25mm connection	\$74.94
	32mm connection	\$88.65
	40mm connection	\$90.73
	50mm connection	\$94.13
	80/100mm connection	\$237.09
150mm connection	\$277.55	
200mm connection	\$459.69	

Special rates and roading schemes

Targeted rates are set for specific activities under Sec 16 of the Local Government Rating Act 2002 and apply to properties within a defined area of benefit either for the provision of a service, or where they are capable of being connected to the service.

Rates for the schemes noted below recover a contribution of the costs of capital works over a five year period. They are:

- Acacia Park roading remediation
- Ruakaka sewerage extension
- Coastal Amenities - Pataua Boat ramp and foreshore protection
- Coastal Amenities - McGregors Bay, Taiharuru erosion protection.

Hikurangi Swamp Rating Districts

A targeted rate applies to properties in the Hikurangi Swamp Special Rating District. The land within this special rating district is divided into classes based on benefit or effect of the scheme on a property. The targeted rate is based on a differential graduated scale according to the class of the property and the area of land within the rating unit. Some properties may have land which falls into several classes. A second targeted rate applies to properties in the Hikurangi Swamp Drainage Rating District, based on a differential graduated scale according to the class of the property and the area of land within the rating unit. The revenue is used to defray the costs and charges of the schemes.

SPECIAL RATES		
Roading Schemes Acacia Park Roding Remediation (Year 4 of 5)	Per rating unit in a specified and defined area of benefit	\$400.00
Mains Extension – Sewer Ruakaka South Wastewater (Year 3 of 5)	Per rating unit or separately used or inhabited part of a rating unit in a specified and defined area of benefit which is connected or capable of being connected <ul style="list-style-type: none"> - Residential - Non-Residential 	\$2,342.95 \$3,466.87
Parks and Recreation Pataua Boat Ramp and Foreshore Protection (Year 5 of 5)	Per rating unit in a specified and defined area of benefit	\$141.07
McGregors Bay, Taiharuru Erosion Protection (Year 5 of 5)	Per rating unit in a specified and defined area of benefit <ul style="list-style-type: none"> – Beachfront properties – Other properties 	\$2,204.07 \$304.83
Stormwater Hikurangi Swamp Major Scheme Rating District to defray costs and charges within the Hikurangi Swamp special rating area	Per hectare of land in the Hikurangi Swamp Special Rating area <ul style="list-style-type: none"> Class A approx 2,814 ha Class B approx 1,499 ha Class C approx 1,470 ha Class D approx 1,931 ha Class E approx 921 ha Class F approx 32,450 ha 	\$138.25 \$124.16 \$96.79 \$13.85 \$6.97 \$2.79
Hikurangi Swamp Drainage Rating District to defray costs and charges within the Hikurangi Swamp drainage rating area	Per hectare of land in the Hikurangi Swamp Drainage Rating District <ul style="list-style-type: none"> Class A approx 5,190 ha Class F approx 11,956 ha 	\$15.99 \$1.60

Discount for full payment of annual rates

Council resolves to apply a policy for early payment of rates under Sec 55 of the Local Government Rating Act 2002. Where the total year's land rates and any arrears are paid in full by the due date of the first instalment a discount will apply.

	Due Date	Discount
Full payment of annual land rates and any arrears.	20 August 2014	Discount 3.0%

Penalty dates for rates paid by instalments

Due dates and penalty dates for land rates

Council resolves **the following due dates and** to add penalties to rates not paid by the due date under Sec 57 of the Local Government (Rating) Act 2002. A penalty will be added to each instalment or part thereof which remains unpaid after the due date for payment.

	Due date	Late payment penalty	Penalty date
Instalment One	20 August 2014	Penalty 10%	25 August 2014
Instalment Two	20 November 2014	Penalty 10%	25 November 2014
Instalment Three	20 February 2015	Penalty 10%	25 February 2015
Instalment Four	20 May 2015	Penalty 10%	25 May 2015

Due dates and penalty dates for water rates

Water accounts are processed monthly, two-monthly or six-monthly. The due dates of these accounts will be relative to the consumer's cyclic billing period and will show on the water rates invoice. A penalty of 10% will apply to amounts unpaid after the applicable due date. The penalty will be added no more than 5 days after the applicable due date.

Penalty dates for previous years**Additional penalty on arrears for land rates**

All rates (including penalties previously added) from the previous rating year ended 30 June that still remain unpaid as at 1 September will have a further 10% penalty added on 2 September 2014.

Additional penalty on arrears for water rates

A further penalty of 10% will be added to any rates (including penalties previously added) which continue to remain unpaid at every six monthly interval after the due date. The penalty will be added no more than 5 days after the applicable due date.