

Council

28th June 2016



Appendix 1

Resolution to set Rates for the year commencing 1st July 2016 to 30th June 2017

THAT:

The Wairoa District Council sets the following rates under the Local Government (Rating) Act 2002 for the financial year commencing 1st July 2016 to 30 June 2017.

1. Uniform Annual General Charge

- (a) a uniform annual general charge under section 15 of the Local Government (Rating) Act 2002 on all rateable land of \$638.00 (incl GST) per separately used or inhabited part of a rating unit.

2. General Rate

- (a) a general rate under sections 13 and 14 of the Local Government (Rating) Act 2002 at different rates in the dollar of land value for all rateable land in all differential categories used for setting the general rate, as follows:

	Differential Category	Rate in the \$ of Land Value (incl GST) (\$)
i.	Wairoa Township (all properties not included in 2(ii) or (iii) below) / General Urban <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township", and with a land value less than \$80,000.</i>	0.0000431
ii.	Wairoa Township (Commercial/Industrial) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial".</i>	0.0001659
iii.	General Urban/Residential 3 (LV ≥\$80,000) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township" and with a land value equal to or greater than \$80,000.</i>	0.0000237
iv.	Wairoa Rural (all properties not included in 2(v), (vi) or (vii) below) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural".</i>	0.0002711

	Differential Category	Rate in the \$ of Land Value (incl GST) (\$)
v.	Rural Villages of Frasertown, Nuhaka and Ruapunga <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential" (the rural townships of Frasertown, Raupunga and Nuhaka).</i>	0.0003389
vi.	General Rural Residential / Residential One (Mahia) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Mahia Rural Residential".</i>	0.0002305
vii.	General Rural Residential - Residential One (b) (Tuai) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Tuai Rural Residential".</i>	0.0001356

3. Rooding Targeted Rate

- (a) a rooding targeted rate set under section 16 of the Local Government (Rating) Act 2002 at different rates in the dollar of land value for all rateable land in all differential categories used for setting the rooding targeted rate, as follows:

	Differential Category	Rate in the \$ of Land Value (incl GST) (\$)
i.	Wairoa Township (all properties not included in 3(ii) or (iii) below) / Rooding Urban <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township", and with a land value less than \$80,000.</i>	0.0116676
ii.	Wairoa Township (Commercial/Industrial) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial".</i>	0.0449200
iii.	Residential 3 (LV ≥\$80,000) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township" and with a land value equal to or greater than \$80,000.</i>	0.0064172
iv.	Wairoa Rural (all properties not included in 3(v), (vi), (vii), (viii) and (ix) below) / Rooding Rural <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural" with a land value less than \$100,000.</i>	0.0034066
v.	Rural Villages of Frasertown, Nuhaka and Ruapunga <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential" (the</i>	0.0042582

	Differential Category	Rate in the \$ of Land Value (incl GST) (\$)
	<i>rural townships of Frasertown, Raupunga and Nuhaka).</i>	
vi.	Rural Non-Forestry (LV ≥\$100,000 and < \$1,000,000) <i>being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural”, with a land value equal to or greater than \$100,000 and less than \$1,000,000.</i>	0.0034066
vii.	Rural Non-Forestry (LV ≥\$1,000,000) <i>being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural” with Land Values greater than or equal to \$1,000,000.</i>	0.0034066
viii.	Roading Rural Residential / Residential One (Mahia) <i>being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Mahia Rural Residential”.</i>	0.0028956
ix.	Roading Rural Residential - Residential One (b) (Tuai) <i>being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Tuai Rural Residential”.</i>	0.0017033
x.	Rural Rooding Forestry (<100ha) <i>being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Forestry” and with a land area less than 100 hectares.</i>	0.0034066
xi.	Rural Rooding Forestry (≥100ha) <i>being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Forestry” and with a land area equal to or greater than 100 hectares.</i>	0.0052461

4. Recreation Targeted Rate

- (a) a recreation targeted rate set under section 16 of the Local Government (Rating) Act 2002 at different rates in the dollar of capital value for all rateable land in all differential categories used for setting the recreation targeted rate, as follows:

	Differential Category	Rate in the \$ of Capital Value (incl GST) (\$)
i.	Wairoa Township (all properties not included in 4(ii) or (iii) below) / Recreation Urban <i>being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township”.</i>	0.0017805
ii.	Wairoa Township (Commercial/Industrial) (CV <\$200,000) <i>being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial with rateable capital value less than</i>	0.0048963

	Differential Category	Rate in the \$ of Capital Value (incl GST) (\$)
	\$200,000.00".	
iii.	Wairoa Township (Commercial/Industrial) (CV ≥\$200,000) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial with rateable capital value equal to or greater than \$200,000.00".</i>	0.0048963
iv.	Wairoa Rural (all properties not included in 4(v), (vi), (vii) and (viii) below) / Recreation Rural <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural".</i>	0.0002625
v.	Rural Villages of Frasertown, Nuhaka and Ruapunga <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential" (the rural townships of Frasertown, Raupunga and Nuhaka).</i>	0.0003281
vi.	Recreation Rural Residential / Residential One (Mahia) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Mahia Rural Residential".</i>	0.0002231
vii.	Recreation Rural Residential / Residential One (b) (Tuai) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Tuai Rural Residential".</i>	0.0001313
viii.	Commercial Rural (CV ≥\$200,000) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a."</i>	0.0009710

5. Services Targeted Rate

- (a) a services targeted rate set under section 16 of the Local Government (Rating) Act 2002 at different rates in the dollar of capital value for all rateable land in all differential categories used for setting the services targeted rate, as follows:

	Differential Category	Rate in the \$ of Capital Value (incl GST) (\$)
i.	Wairoa Township (all properties not included in 5(ii) or (iii) below) / Services Urban <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township".</i>	0.0014574
ii.	Wairoa Township (Commercial/Industrial) (CV <\$200,000) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial with rateable capital value less than</i>	0.0040077

	Differential Category	Rate in the \$ of Capital Value (incl GST) (\$)
	\$200,000.00".	
iii.	Wairoa Township (Commercial/Industrial) (CV ≥\$200,000) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial with rateable capital value equal to or greater than \$200,000.00".</i>	0.0040077
iv.	Wairoa Rural (all properties not included in 5(v), (vi), (vii) and (viii) below) / Recreation Rural <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural".</i>	0.0002402
v.	Rural Villages of Frasertown, Nuhaka and Ruapunga <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential" (the rural townships of Frasertown, Raupunga and Nuhaka).</i>	0.0003003
vi.	Services Rural Residential / Residential One (Mahia) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Mahia Rural Residential".</i>	0.0002042
vii.	Services Rural Residential / Residential One (b) (Tuai) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Tuai Rural Residential".</i>	0.0001201
viii.	Commercial Rural (CV ≥\$200,000) <i>being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a."</i>	0.0008887

6. Water Supply (Fixed Charges) Targeted Rate

- (a) a water supply (fixed charges) targeted rate set under section 16 of the Local Government (Rating) Act 2002 on all land connected to a water supply in the district (and not metered exclusively for water supply), set differentially for different categories of land, as follows:

	Differential Category	Basis for Liability	Charge (incl GST) (\$)
i.	Wairoa Township/Wairoa Ward Supply Area (including Frasertown and Wairoa Environs) - connected	Per separately used or inhabited part of a rating unit	536.00
ii.	Wairoa Township Supply Area (including Frasertown and Wairoa Environs) – not connected but available <i>being a property to which water can be supplied but is not supplied (being a</i>	Per separately used or inhabited part of a rating unit	268.00

	Differential Category	Basis for Liability	Charge (incl GST) (\$)
	<i>property within 100 metres of any part of the water reticulation system)</i>		
iii.	Mahanga Supply Area – connected	Per separately used or inhabited part of a rating unit	358.10
iv.	Mahanga Supply Area – not connected but available <i>being a property to which water can be supplied but is not supplied (being a property within 100 metres of any part of the water reticulation system)</i>	Per separately used or inhabited part of a rating unit	179.05
v.	Tuai Supply Area – connected	Per separately used or inhabited part of a rating unit	400.40
vi.	Tuai Supply Area – not connected but available <i>being a property to which water can be supplied but is not supplied (being a property within 100 metres of any part of the water reticulation system)</i>	Per separately used or inhabited part	200.20

7. Water by Meter Targeted Rate

- (a) A water supply (water by meter) targeted rate set under section 19 of the Local Government (Rating) Act 2002 for all rating units fitted with a water meter and metered for ordinary water supply or extraordinary supply, set on a differential basis as a volumetric charge, as follows:

	Area	Basis for Liability	Charge per m ³ (excl GST) (\$)
i.	Wairoa Township Reticulation Area	All rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply	0.45
ii.	Wairoa Environs Area (not including rating units in (i), (iii) and (iv))	All rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply	0.45
iii.	Frasertown Reticulation Area	All rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply	0.45
iv.	Tuai Reticulation Area	All rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply	0.45

	Area	Basis for Liability	Charge per m ³ (excl GST) (\$)
v.	Silver Fern Farms Limited	All rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply	0.45
vi.	Affco Limited	All rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply	0.42

- (b) A minimum quarterly charge of \$117.39 (excl GST) shall apply to each metered water supply, being the equivalent value of a fixed charge water supply.

8. Targeted Waste Management Rate

- (a) a waste management targeted rate under section 16 of the Local Government (Rating) Act 2002 set differentially for different categories of rateable land as follows:

	Differential Category	Basis for Liability	Charge (incl GST) (\$)
i.	Wairoa Township Area <i>being all rateable properties defined under the Rate Review Special Order Differential Rating Special Orders Resolution confirmed on 1st August 2001 under A General 2 "The Urban Area".</i>	Per separately used or inhabited part of a rating unit	219.50
ii.	Rural Areas <i>being all rateable properties defined under the Rate Review Special Order Differential Rating Special Orders Resolution confirmed on 1st August 2001 under A General 2 "The Rural Area".</i>	Per separately used or inhabited part of a rating unit	157.20

9. Drainage Targeted Rate

- (a) a drainage targeted rate under section 16 of the Local Government (Rating) Act 2002 on all rateable land in the Wairoa Urban Area and specified Mahia Township areas, set differentially as follows:

	Differential Category	Basis for Liability	Charge (incl GST) (\$)
i.	Wairoa Urban Area <i>being all rateable properties defined under the Rate Review Special Order Differential Rating Special Orders Resolution confirmed on 1st August 2001 under A General 2 "The Urban Area".</i>	Per separately used or inhabited part of a rating unit	159.60
ii.	Mahia Township Area <i>being all rateable properties situated within the Mahia Township area</i>	Per separately used or inhabited part of a rating unit	111.30

10. Sewerage Disposal Targeted Rate

- (a) a sewerage disposal targeted rate under section 16 of the Local Government (Rating) Act 2002 on all land connected to a sewerage disposal scheme in the district, set differentially for different categories of land as follows:

	Differential Category ¹	Basis for Liability	Charge (incl GST) (\$)
i.	Wairoa Ward – connected (not temporary accommodation businesses)	Per water closet or urinal connected (for up to the first five)	413.80
ii.	Wairoa Ward (not temporary accommodation businesses) – connected	Per water closet or urinal connected (for six to up to and including 15)	70% full rate
iii.	Wairoa Ward (not temporary accommodation businesses) – connected	Per water closet or urinal connected (for 16 or more)	50% full rate
iv.	Wairoa Ward – connected (temporary accommodation businesses)	Per water closet or urinal connected (for up to the first five)	413.80
v.	Wairoa Ward – connected (temporary accommodation businesses)	Per water closet or urinal connected (for six or more)	50% full rate
v.	Wairoa Ward – not connected but available <i>where a property is situated within 30 metres of a public sewerage drain to which it is capable of being connected, either directly or through a public drain.</i>	Per rating unit	206.90
vi.	Tuai Village - connected	Per water closet or urinal connected	413.80
vii.	Tuai Village – not connected but available <i>where a property is situated within 30 metres of a public sewerage drain to which it is capable of being connected, either directly or through a public drain.</i>	Per rating unit	206.90
	Mahia wastewater – connected or required to be connected under the Trade Waste and Wastewater Bylaw 2012	Per number or nature of connections from land within each rating unit to the reticulation system	413.80
	Opoutama wastewater – connected or required to be connected under the Trade Waste and Wastewater Bylaw 2012	Per number or nature of connections from land within each rating unit to the reticulation system	413.80

¹ For the purposes of this rate, a rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal.

	Differential Category ¹	Basis for Liability	Charge (incl GST) (\$)
vii.	<p>Mahia Wastewater Scheme – capital repayment and finance costs associated with the scheme over 3 years. <i>In accordance with the Capital Funding Plan.</i></p>	<p>The extent of provision of the services provided by the Mahia Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.</p>	
	<p>Mahia Wastewater Scheme – capital repayment and finance costs associated with the scheme over 5 years. <i>In accordance with the Capital Funding Plan.</i></p>	<p>The extent of provision of the services provided by the Mahia Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.</p>	
	<p>Mahia Wastewater Scheme – capital repayment and finance costs associated with the scheme over 10 years. <i>In accordance with the Capital Funding Plan.</i></p>	<p>The extent of provision of the services provided by the Mahia Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.</p>	
	<p>Mahia Wastewater Scheme – capital repayment and finance costs associated with the scheme over 20 years. <i>In accordance with the Capital Funding Plan.</i></p>	<p>The extent of provision of the services provided by the Mahia Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.</p>	
	<p>Mahia Wastewater Scheme – capital repayment and finance costs associated with the scheme over 30 years. <i>In accordance with the Capital Funding Plan.</i></p>	<p>The extent of provision of the services provided by the Mahia Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.</p>	

	Differential Category¹	Basis for Liability	Charge (incl GST) (\$)
	<p>Opoutama Wastewater Scheme – capital repayment and finance costs associated with the scheme over 3 years. <i>In accordance with the Capital Funding Plan.</i></p>	<p>The extent of provision of the services provided by the Opoutama Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.</p>	
	<p>Opoutama Wastewater Scheme – capital repayment and finance costs associated with the scheme over 5 years. <i>In accordance with the Capital Funding Plan.</i></p>	<p>The extent of provision of the services provided by the Opoutama Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property</p>	
	<p>Opoutama Wastewater Scheme – capital repayment and finance costs associated with the scheme over 10 years. <i>In accordance with the Capital Funding Plan.</i></p>	<p>The extent of provision of the services provided by the Opoutama Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property</p>	
	<p>Opoutama Wastewater Scheme – capital repayment and finance costs associated with the scheme over 20 years. <i>In accordance with the Capital Funding Plan.</i></p>	<p>The extent of provision of the services provided by the Opoutama Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property</p>	
	<p>Opoutama Wastewater Scheme – capital repayment and finance costs associated with the scheme over 30 years. <i>In accordance with the Capital Funding Plan.</i></p>	<p>The extent of provision of the services provided by the Opoutama Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property</p>	

11. Due dates for payment

That the Wairoa District Council resolves that rates be due, as set out below:

- (a) all rates (other than water by meter targeted rates) will be invoiced in quarterly instalments over the whole of the district on the due dates as set out below:

Instalment	Due Date
1	22 August 2016
2	21 November 2016
3	20 February 2017
4	22 May 2017

- (b) water by meter targeted rates are due **[on the 20th of the month of the invoice]**.

12. Penalties

That the Wairoa District Council resolves to apply the following penalties on unpaid rates:

- (a) a charge of 10 per cent will be added to any portion of rates assessed in the current year which remains unpaid after the relevant due date of each instalment as set out above. The penalty will be applied on the relevant penalty date as set out below:

Instalment	Penalty Date
1	23 August 2016
2	22 November 2016
3	21 February 2017
4	23 May 2017

- (b) an additional charge of 10 per cent on any portion of rates assessed (including previously applied penalties) in previous financial years which remain unpaid on 5 July 2017. The penalty will be added on **[6 July 2016]**.