

Council

16 June 2020



Appendix 1

Resolution to set Rates for the year commencing 1st July 2020

THAT:

The Wairoa District Council sets the following rates under the Local Government (Rating) Act 2002 for the financial year 1st July 2020 to 30 June 2021.

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 \$726.20 (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 \$68,000.</i>	0.0015554
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>	0.0059882
iii.	Urban/Residential 3 (LV ≥\$68,000) <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 \$68,000.</i>	0.0008555
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>	0.0001110

	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>	0.0001388
vi.	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>	0.0000944
vii.	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>	0.0000555

3. Rooding Targeted Rate

- (a) a roading 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 roading 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 \$68,000.</i>	0.0046498
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>	0.0179016
iii.	Residential 3 (LV ≥\$68,000) <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 \$68,000.</i>	0.0025574
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>	0.0019751
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>	0.0024688

	Differential Category	Rate in the \$ of Land Value (incl GST) (\$)
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>	0.0019751
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>	0.0019751
viii.	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>	0.0016788
ix.	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>	0.0009875
x.	Rural 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>	0.0019751
xi.	Rural 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>	0.0098753

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>	0.0014185
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 \$200,000.00”.</i>	0.0039009

	Differential Category	Rate in the \$ of Capital Value (incl GST) (\$)
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>	0.0039009
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>	0.0002404
v.	Rural Villages of Frasertown, Nuhaka and Raupunga <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>	0.0003005
vi.	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>	0.0002043
vii.	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>	0.0001202
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>	0.0008894

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>	0.0024878
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 \$200,000.00".</i>	0.0068415

	Differential Category	Rate in the \$ of Capital Value (incl GST) (\$)
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>	0.0068415
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>	0.0004356
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>	0.0005446
vi.	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>	0.0003703
vii.	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>	0.0002178
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>	0.0016119

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	669.10
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 property within 100 metres of any part of the water reticulation system)</i>	Per separately used or inhabited part of a rating unit	335.10

	Differential Category	Basis for Liability	Charge (incl GST) (\$)
iii.	Mahanga Supply Area – connected	Per separately used or inhabited part of a rating unit	492.80
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	246.40
v.	Tuai Supply Area – connected	Per separately used or inhabited part of a rating unit	546.10
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 of a rating unit	273.10

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 (incl GST) (\$)
i.	Wairoa Township Reticulation Area	All rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply	0.61
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	0.61
iii.	Frasertown Reticulation Area	All rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply	0.61
iv.	Tuai Reticulation Area	All rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply	0.61

	Area	Basis for Liability	Charge per m³ (incl GST) (\$)
v.	Land used for meat processing located within the Wairoa Township Reticulation Area	All rating units fitted with a meter and metered exclusively for ordinary supply or metered for extraordinary supply	0.33

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	319.00
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	266.40

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 rating unit	203.10
ii.	Mahia Township Area <i>being all rateable properties situated within the Mahia Township area with valuation references between 870016600 to 870016800(inclusive) and 870030400 to 870042617 (inclusive), 08700 42619, 08700 42622 to 08700 665 (inclusive), 08700 42672, 08700 42673, 08700 42675 to 08700</i>	Per rating unit	137.70

	Differential Category	Basis for Liability	Charge (incl GST) (\$)
	42696, 08700 42701 (inclusive) to 08700 42704 (inclusive) and 870050801 to 870050839 (inclusive).		

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)	570.80
ii.	Wairoa Ward (not temporary accommodation businesses) – connected	Per water closet or urinal connected (for six to up to and including 15)	399.50
iii.	Wairoa Ward (not temporary accommodation businesses) – connected	Per water closet or urinal connected (for 16 or more)	285.40
iv.	Wairoa Ward – connected (temporary accommodation businesses)	Per water closet or urinal connected (for up to the first five)	570.80
v.	Wairoa Ward – connected (temporary accommodation businesses)	Per water closet or urinal connected (for six or more)	399.50
vi.	Wairoa Ward – not connected but available <i>where a property is situated within 30 metres of a public sewerage to which it is capable of being connected, either directly or through a public drain.</i>	Per rating unit	285.40
vii.	Tuai Village - connected	Per water closet or urinal connected	570.80
viii.	Tuai Village – not connected but available <i>where a property is situated within 30 metres of a public sewerage system to which it is capable of being connected, either directly or through a public drain.</i>	Per rating unit	285.40
ix.	Mahia wastewater – connected or required to be connected under the	Per number or nature of connections from land within	570.80

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) (\$)
	<i>Trade Waste and Wastewater Bylaw 2012</i>	each rating unit to the reticulation system	
x.	Mahia wastewater – not connected or required to be connected under the Trade Waste and Wastewater Bylaw 2012 <i>where a property is situated within 30 metres of a public sewerage system to which it is capable of being connected, either directly or through a public drain.</i>	Per rating unit	285.40
xi.	Opoutama & Blue Bay 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	570.80
xiii.	Opoutama & Blue Bay wastewater – not connected or required to be connected under the Trade Waste and Wastewater Bylaw 2012 <i>where a property is situated within 30 metres of a public sewerage system to which it is capable of being connected, either directly or through a public drain.</i>	Per rating unit	285.40
ix.	Rural wastewater – all land that is not connected or able to connect to a reticulated wastewater system for which Council wastewater treatment facilities are provided.	Per Separately Used or Inhabited Part of a Rating Unit described as 'Flat, Dwelling, Bach, Cottage, Cafeteria, Accommodation, Building, Cabin, Camping Ground, Tavern, Hall, Office, Hotel, Sleepout, Orchard or Shop' in Council's Rating Information Database	47.60
x.	Mahia Wastewater Scheme – capital repayment and finance costs associated with the scheme over 5 years. <i>In accordance with the Capital Funding Plan.</i>	The capital funding components of the Mahia Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.	
xi.	Mahia Wastewater Scheme – capital repayment and finance costs associated with the scheme over 10 years. <i>In accordance with the Capital Funding Plan.</i>	The capital funding components of the Mahia Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.	
xii.	Mahia Wastewater Scheme – capital repayment and finance costs	The capital funding components of the Mahia Wastewater Scheme	

	Differential Category ¹	Basis for Liability	Charge (incl GST) (\$)
	associated with the scheme over 20 years. <i>In accordance with the Capital Funding Plan.</i>	including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.	
xiii.	Mahia Wastewater Scheme – capital repayment and finance costs associated with the scheme over 30 years. <i>In accordance with the Capital Funding Plan.</i>	The capital funding components of the Mahia Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property.	
xiv.	Opoutama Wastewater Scheme – capital repayment and finance costs associated with the scheme over 5 years. <i>In accordance with the Capital Funding Plan.</i>	The capital funding components of the Opoutama Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property	
xv.	Opoutama Wastewater Scheme – capital repayment and finance costs associated with the scheme over 10 years. <i>In accordance with the Capital Funding Plan.</i>	The capital funding components of the Opoutama Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property	
xvi.	Opoutama Wastewater Scheme – capital repayment and finance costs associated with the scheme over 20 years. <i>In accordance with the Capital Funding Plan.</i>	The capital funding components of the the Opoutama Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property	
xvii.	Opoutama Wastewater Scheme – capital repayment and finance costs associated with the scheme over 30 years. <i>In accordance with the Capital Funding Plan.</i>	The capital funding components of the the Opoutama Wastewater Scheme including the infrastructure costs, connection costs (if any), and finance costs, relating to that property	

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. The due dates for payment are as set out below:

Instalment	Due Date
1	20 August 2020
2	20 November 2020

Instalment	Due Date
3	19 February 2021
4	20 May 2021

- (i) Water by meter targeted rates will be invoiced to all relevant rating units in quarterly instalments. The due dates are as set out below:

Instalment	Due Date
1	21 September 2020
2	21 December 2020
3	19 March 2021
4	21 June 2021

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. For rates other than water by meter targeted rates, the penalty will be applied on the relevant penalty date as set out below:

Instalment	Penalty Date
1	21 August 2020
2	23 November 2020
3	22 February 2021
4	21 May 2021

- (b) penalties will be applied for unpaid water by meter rates on the relevant penalty date as set out below:

Instalment	Penalty Date
1	22 September 2020
2	22 December 2020
3	22 March 2021
4	22 June 2021

- (c) 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 2021. The penalty will be added on 6 July 2021.