

Rating Policy

Introduction

This Rating Policy should be read in conjunction with Council's Revenue and Financing Policy.

At various points in this policy a level of rate or charge is specified. These are indicative figures included to give ratepayers an estimate of what their level of rates is likely to be in the coming year.

These figures are not the actual level of rates that will be assessed in the coming year, and the actual figure will not be known until the council's rating information database and the special consultative procedure are completed.

Council has stated an intention to change to setting annual charges on a "per separately used or inhabited part of a rating unit" basis rather than on a "per rating unit" basis, during the life of this Hauraki Community Plan.

All figures in this policy are GST inclusive.

General Rates

Council proposes to set a Uniform Annual General Charge, and a Differential General Rate based on Capital Value, for the purpose of funding leadership, libraries, solid waste disposal, roading, regulatory services, sports, halls, drainage, stormwater, community growth, community initiatives, and other sundry activities.

Uniform Annual General Charge

Council sets on each rating unit within the Hauraki District, a Uniform Annual General Charge.

In the 2009/10 year this charge is estimated to be \$298 (2008/09 \$255).

The revenue sought is approximately \$2,532,000 (2008/09 \$2,147,000).

Differential General Rate

Council proposes to set on each rating unit within the Hauraki District, a capital value general rate. The capital value general rate will be set on a differential basis based on land use.

The categories are:

- Residential and Rural Land Use - all rating units used primarily for residential, recreational, cultural or primarily or predominately for the purposes of agriculture, viticulture, horticulture or silviculture.
- Commercial, Industrial and Utility Land Use - all rating units used for commercial or industrial purposes, including utility networks.
- Mineral Extraction Land Use - all mineral value rating units that are not used in gold mining.
- Mining Land Use - all mineral value rating units that are used in gold mining.

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The 2009/10 estimated rates (in cents per dollar of capital value) per category are:

Category	Estimated Rate in the Dollar	Revenue Sought	Revenue Sought 2009/10	Revenue Sought 2008/09
Residential and Rural	.13632	85%	\$5,177,000	\$4,864,000
Commercial, Industrial and Utility	.20448	11%	\$654,000	\$611,000
Mineral Extraction	1.32775	1%	\$51,000	\$49,000
Mining	14.14286	3%	\$198,000	\$180,000

Targeted Rates

Community Facilities

Council proposes to set targeted rates for each ward, based on an annual charge per rating unit for the purpose of fully and partially funding activities within the ward. These activities include grants and donations, domains, halls, footpaths and street-cleaning, information and visitors' centres, swimming pools, reserves, the Positive Paeroa Co-ordinator and Go Waihi, Waihi urban stormwater and other sundry activities. The charges will be set on a uniform basis per category with the categories based on the matter location.

The categories are:

- Paeroa Ward – all rating units situated within the Paeroa Ward.
- Plains Ward – all rating units situated within the Plains Ward.
- Waihi Ward – all rating units situated within the Waihi Ward.

Annual Charges

Council proposes to set on each rating unit within each of the wards the following annual charges.

The 2009/10 estimated charges are:

Category	Annual Charge	Revenue Sought 2009/10	Revenue Sought 2008/09
Paeroa Ward	\$356.00	\$952,000	\$1,189,000
Plains Ward	\$268.00	\$561,000	\$599,000
Waihi Ward	\$267.00	\$989,000	\$1,337,000

Community Facilities - Business

Council proposes to set targeted rates for each ward, based on a differential annual charge per separately used or inhabited part of a commercial and industrial rating unit for the purpose of fully and partially funding activities within the ward. These activities include car-parks, street cleaning, information and visitor centres, the Positive Paeroa Coordinator, Positively Promoting the Plains and Go Waihi, town centre improvements, and main street gardens. The rate funding of these activities comes partly from this targeted rate, partly from the ward based Community Facilities targeted rate and also from General rates.

The charges will be set on a differential basis on categories based on location and land use. These rates will only be assessed on separately used or inhabited commercial and industrial parts of

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commercial and industrial rating units. Council sets its Community Facilities Business Rate on the basis of separately used and inhabited parts.

For the purposes of this rate separately used and inhabited parts refers to the ability to use part or parts of the rating unit for independent trading operations. A separately used and inhabited part will be classified where the property has been set-up to accommodate, or is accommodating, separate businesses.

Separately used or inhabited commercial and industrial parts of commercial and industrial rating units in the rural areas of the Paeroa and Waihi Wards will be assessed an annual charge equivalent to half the annual charge assessed on urban rating units. In the Plains Ward the rural rate assessed is equivalent to 58% of the annual charge assessed on urban rating units. This is due to Positively Promoting the Plains being funded equally by urban and rural rating units.

The categories are:

- Paeroa Ward Urban – all rating units used principally for commercial and industrial purposes situated within the valuation rolls 5001, 5002, 5003 and 5004.
- Paeroa Ward Rural – all rating units used principally for commercial and industrial purposes situated within the Paeroa Ward but outside the valuation rolls 5001, 5002, 5003 and 5004.
- Plains Ward Urban – all rating units used principally for commercial and industrial purposes situated within the valuation roll 4771.
- Plains Ward Rural – all rating units used principally for commercial and industrial purposes situated within the Plains Ward but outside the valuation roll 4771.
- Waihi Ward Urban – all rating units used principally for commercial and industrial purposes situated within the valuation rolls 5020 and 5030.
- Waihi Ward Rural – all rating units used principally for commercial and industrial purposes situated within the Waihi Ward but outside the valuation rolls 5020 and 5030.

Annual Charges

Council proposes to set on each separately used or inhabited part of a rating unit within each of the wards the following annual charges.

The 2009/10 estimated charges are:

Category		Annual Charge	Revenue Sought 2009/10	Revenue Sought 2008/09
Paeroa Ward	- Urban	\$1,066.00	\$241,000	\$199,000
	- Rural	\$533.00	\$8,000	\$8,000
Plains Ward	- Urban	\$407.00	\$22,000	\$19,000
	- Rural	\$203.50	\$14,000	\$16,000
Waihi Ward	- Urban	\$742.00	\$125,000	\$68,000
	- Rural	\$371.00	\$7,000	\$4,000

Community Halls

Council proposes to set targeted rates on all rating units in Community Hall Rating Areas for the purpose of funding community halls. A separate targeted rate will be set for each Community Hall Rating Area.

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Land Value Rates

Council proposes to set targeted rates, based on land value, on each of the following categories based on location.

The categories are:

- Kaihere Hall – all rating units situated within the Kaihere Hall Rating Area,
- Patetonga Hall – all rating units situated within the Patetonga Hall Rating Area.

The 2009/10 estimated rates (in cents per dollar of land value) are:

Category	LV Rate In the dollar	Revenue Sought 2009/10	Revenue Sought 2008/09
Kaihere Hall	.00301	\$2,200	\$2,200
Patetonga Hall	.00201	\$1,700	\$1,600

Annual Charges

Council proposes to set targeted rates, based on an annual charge per separately used or inhabited part of a rating unit, on each of the following categories based on location.

The categories are:

- Hikutaia Hall – all rating units situated within the Hikutaia Hall Rating Area within the Hauraki District.
- Karangahake Hall – all rating units situated within the Karangahake Hall Rating Area.
- Kerepehi Hall – all rating units situated within the Kerepehi Hall Rating Area.
- Netherton Hall – all rating units situated within the proposed Netherton Hall Rating Area.
- Tirohia Hall – all rating units situated within the Tirohia Hall Rating Area.
- Turua Hall – all rating units situated within the Turua Hall Rating Area.
- Waikino Hall – all rating units situated within the Waikino Hall Rating Area.
- Waitakaruru Hall – all rating units situated within the Waitakaruru Hall Rating Area.

In the 2009/10 year the estimated charges are:

Category	Annual Charge	Revenue Sought 2009/10	Revenue Sought 2008/09
Hikutaia Hall	\$22.50	\$2,700	\$2,600
Karangahake Hall	\$15.00	\$2,100	\$2,100
Kerepehi Hall	\$10.00	\$2,800	\$2,800
Netherton Hall	\$20.00	\$3,200	\$3,200
Tirohia Hall	\$12.25	\$600	\$600
Turua Hall	\$18.00	\$7,200	\$5,100
Waikino Hall	\$22.50	\$4,600	\$4,500
Waitakaruru Hall	\$22.50	\$5,000	\$4,900

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Land Drainage

Council proposes to set targeted rates for each of the Drainage Districts for the purpose of funding drainage activity within those drainage districts.

Drainage Rates (D Rates)

Council proposes to set land value rates on each rating unit within the following categories based on location for the purpose of funding drainage activity.

The categories are:

- Eastern Plains – all rating units situated within the Eastern Plains Drainage District (as shown in document 465387), excluding those Residential, Commercial & Industrial, and Community land use rating units within the townships of Kerepehi and Turua
- Western Plains – all rating units situated within the Western Plains Drainage District (as shown in document 465398), excluding those Residential, Commercial & Industrial, and Community land use rating units within the town of Ngatea
- Komata North Drainage District – all land situated within the Komata North Drainage District (as shown in document 465388).
- Opukeko Drainage District – all land situated within the Opukeko Drainage District (as shown in document 465390) excluding those Residential, Commercial & Industrial, and Community land use rating units within the town of Paeroa
- Tirohia-Rotokohu Drainage District – all land situated within the Tirohia-Rotokohu Drainage District (as shown in document 465353) excluding those Residential, Commercial & Industrial, and Community land use rating units within the town of Paeroa

The 2009/10 estimated rates (in cents per dollar of land value) are:

Category	LV Rate In the dollar	Revenue Sought 2009/10
Eastern Plains D Rate	.0526	\$264,000
Western Plains D Rate	.1049	\$593,000
Komata North D Rate	.0780	\$47,000
Opukeko D Rate	.1042	\$18,000
Tirohia-Rotokohu D Rate	.1245	\$78,000

Flood Protection Rates (F Rates)

Council proposes to set land value rates on a differential basis on each rating unit within the following categories based on the extent of the service provided for the purpose of funding flood protection activity.

The categories are:

- Flood Protection Class 1 (F1) – all rating units situated within the Western Plains Drainage District Flood Protection Area 1 (as shown in document 465398).
- Flood Protection Class 2 (F2) – all rating units situated within the Western Plains Drainage District Flood Protection Area 2 (as shown in document 465398).

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The 2009/10 estimated rate (in cents per dollar of land value) is:

Category	LV Rate In the dollar	Revenue Sought 2009/10
Western Plains F1	.1763	\$97,000
Western Plains F2	.1175	\$26,000

Pump Rates (P Rates)

Council proposes to set a land area rate on a uniform basis on all land within the following category based on provision of service, for the purpose of funding the replacement of drainage pumps.

- Western Plains Class P – all land serviced by the Hopai West, Martinovich, Central, North and Rawerawe West pump stations.

The 2009/10 estimated rates (in dollars per hectare of land area) are:

Category	Rate per Hectare	Revenue Sought 2009/10	Revenue Sought 2008/09
Western Plains Class P	\$21.83	\$36,000	\$34,000

Urban Stormwater

Council proposes to set targeted rates on all non-rural land use rating units in the towns of Paeroa, Ngatea, Kerepehi, Turua, Waihi, and Whiritoa for the purpose of funding the urban stormwater activity.

Land Value Rates

Council proposes to set land value targeted rates on each rating unit within the following categories based on land use, provision of service, and location.

The categories are:

- Residential, Commercial & Industrial, and Community land use rating units within the town of Paeroa that receive a level of protection from stormwater flooding by being able to discharge directly, or indirectly, to Council stormwater or drainage assets
- Residential, Commercial & Industrial, and Community land use rating units within the town of Ngatea that receive a level of protection from stormwater flooding by being able to discharge directly, or indirectly, to Council stormwater or drainage assets
- Residential, Commercial & Industrial, and Community land use rating units within the town of Kerepehi that receive a level of protection from stormwater flooding by being able to discharge directly, or indirectly, to Council stormwater or drainage assets
- Residential, Commercial & Industrial, and Community land use rating units within the town of Turua that receive a level of protection from stormwater flooding by being able to discharge directly, or indirectly, to Council stormwater or drainage assets
- Residential, Commercial & Industrial, and Community land use rating units within the town of Waihi that receive a level of protection from stormwater flooding by being able to discharge directly, or indirectly, to Council stormwater or drainage assets
- Residential, Commercial & Industrial, and Community land use rating units within the town of Whiritoa that receive a level of protection from stormwater flooding by being able to discharge directly, or indirectly, to Council stormwater or drainage assets

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2009/10 estimated rates (in cents per dollar of land value) are:

Category	LV Rate In the dollar	Revenue Sought 2009/10
Paeroa	.1727	\$345,000
Ngatea	.1604	\$126,000
Kerepehi	.1534	\$32,000
Turua	.1433	\$27,000
Waihi	.0732	\$235,000
Whiritoa	.0134	\$27,000

Water Supply

Council proposes to set targeted rates for water supply based on, the volume of water supplied and, the number of connections to the supply on all rating units connected to a water supply, for the purpose of funding the water supply activity. The water volume rate is on a differential basis based on location, and the extent of the provision of service. Water supply rates are billed separately twice yearly on varying dates in the various water supply areas. Council also proposes to set a per rating unit targeted rate for the purpose of repaying the Karangahake Water Loan.

Annual Charges

Council proposes to set an annual charge per connection to a water supply on each rating unit within the following category based on the provision of a service.

- Connected – all rating units with a connection to a Council water supply.

The 2009/10 estimated annual charge is \$70 per Metered Connection.

Every metered connection will be charged the annual charge in conjunction with their usage charges for water consumed.

Water Volume Rates (Metered Supply)

Council proposes to set a targeted rate on a differential basis per unit of water supplied to each rating unit within the following categories based on location and level of service provided.

The categories are:

- Category One – all rating units connected to the Paeroa, Plains, and Waihi water supplies within the urban settlements of Paeroa, Waihi, Ngatea, Kerepehi, Turua, and Waitakaruru.
- Category Two – all rating units within rural areas connected to the Paeroa, Plains and Waihi water supplies.
- Category Three – all rating units connected to the Kaimanawa, Karangahake, Ohinemuri, and Waikino water supplies
- Category Four – rating units connected to a Council raw water main that receives completely untreated water.

The 2009/10 estimated rates (in cents per cubic metre of water supplied) are:

- Category One – 116c
- Category Two - 99c
- Category Three - 88c

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➤ Category Four - 40c

The revenue sought from water supply targeted rate annual charges and water volume rates is approximately \$5,262,000.

During the life of this plan Council intends to introduce steps in the water volume rates, based on the consumption per rating unit.

Loan Rates

Council proposes to set an annual charge per rating unit within the following category based on location and the provision of a service. All rating units in this category that have elected to make a lump sum contribution benefit from the lump sum savings provisions and do not have to pay the rate.

The category is:

- Karangahake Connected – all rating units in the Karangahake Special Rating Area with a connection to a Council water supply.

The 2009/10 estimated annual charge is:

- Karangahake Connected - \$84

The revenue sought is approximately \$7,800.

Wastewater

Council proposes to set targeted rates for wastewater based on, an annual charge per rating unit for unconnected rating units, or per water closet/ urinal (pan) for connected rating units. Rating units used primarily as a residence for one household will only be charged one pan charge. The targeted rates are for the purpose of funding the wastewater activity.

Annual Charges

Council proposes to set an annual charge on a differential basis on the following categories based on location, provision of service, and land use.

The categories are:

- District Unconnected – All rating units not connected to the Kerepehi, Ngatea, Paeroa, Turua, Waitakaruru, Waihi or Whiritoa Wastewater schemes with a boundary within 30 metres of a wastewater main belonging to one of those schemes.
- District Connected – All rating units connected to the Kerepehi, Ngatea, Paeroa, Turua, Waitakaruru, Waihi or Whiritoa Wastewater schemes.

The 2009/10 estimated annual charges are:

Category	Uniform Charge	Revenue Sought 2009/10	Revenue Sought 2008/09
District Unconnected	\$267.50	\$178,000	\$173,000

For District Connected rating units a scale of charges will apply:

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Rating units used primarily as a residence for one household will be treated as having one pan.

Number of Pans	% of residential annual charge	District connected
Up to & including 2 Pans	100%	\$535 per pan
Up to & including 4 Pans	75%	\$401 per pan
Up to & including 6 Pans	67%	\$358 per pan
Up to & including 8 Pans	62.5%	\$334 per pan
Up to & including 10 Pans	60%	\$321 per pan
Up to & including 15 Pans	48%	\$257 per pan
Up to & including 20 Pans	42.5%	\$227 per pan
Over 20 Pans	37%	\$198 per pan
Approximate revenue sought 2009/10		\$2,995,000
Approximate revenue sought 2008/09		\$2,853,000

There may be further reductions in pan charges for educational establishments dependant upon regulations made under section 25 of the Local Government (Rating) Act 2002. Council's proposed remission policy on Wastewater charging for Educational Establishments should be read in conjunction with this policy.

Refuse Collection Targeted Rates

Council proposes to set targeted rates for refuse collection and kerbside recycling based on a uniform charge per separately used or inhabited part of a rating unit serviced by a Council funded refuse collection.

The targeted rates are for the purpose of funding the kerbside recycling activity, and the administration of the refuse collection activity. The annual charge is on a differential basis (based on location and the provision of service).

Annual Charges

Council proposes to set an annual charge per separately used or inhabited part of a rating unit on a differential basis (based location and the provision of service). Whiritoa rating units have an increased number of collections per year.

The categories are:

- District Collected – all rating units serviced by Council's kerbside recycling collection excluding those in the Whiritoa township.
- Whiritoa Collected – all rating units serviced by Council's kerbside recycling collection in the Whiritoa township.

The 2009/10 estimated annual charges are:

Category	Uniform charge	Revenue Sought 2009/10	Revenue Sought 2008/09
District Collected	\$43.00	\$217,000	\$188,000
Whiritoa Collected	\$56.00	\$25,000	\$27,000

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Penalties for Late Payments and Due Date of Payments

Payment Dates and Methods

The above rates are payable at the Council Offices at William Street, Paeroa, Orchard Rd, Ngatea and Seddon St, Waihi between 8.00am and 4.30pm Monday to Friday. Payments may also be made by way of Direct Debits and Automatic Payments. Direct Credits in the form of telephone and internet banking services are also accepted.

Excluding water supply targeted rates, the above rates are by way of three instalments, the dates of such instalments being:

Instalment Number	Instalment date	Last date before penalty	Penalty added
One	20 October 2009	28 October 2009	29 October 2009
Two	20 February 2010	24 February 2010	25 February 2010
Three	20 May 2010	26 May 2010	27 May 2010

Water supply targeted rates are by way of two instalments per year with instalment dates for the various water supply areas being staggered throughout the year. The instalment date for water rates is the invoice date.

Penalties for Late Payment

The following penalties will be added to outstanding rates (excluding water supply rates):

- An additional charge on unpaid rates of 10% of the instalment amount will be added on the day following the last date on which the instalment is payable without incurring additional charges (as described above).
- An additional charge of 10% will be added to all rates assessed in a previous year which remain unpaid on 1 September 2009.
- A further additional charge of 10% will be added to all rates assessed in a previous year which remain unpaid on 1 March 2010.

The following penalties will be applied to water supply rates:

- An additional charge of 5% will be added to all current and previous years' rates outstanding on the day following the last date for payment of the first instalment.
- An additional charge of 5% will be added to all current and previous years' rates outstanding on the day following the last date for payment of the second instalment.