

## Part VI: Rating Policy

There have been significant changes to legislation affecting the way Council can fund its activities.

The Local Government (Rating Act) 2002 and the Local Government Act 2002 have provided new opportunities for rating but also placed new obligations on Councils regarding their rating and operation.

This year's Annual Plan is Council's first to be produced under the new legislation.

The most significant changes to the rating legislation include:

- Changes in Owner Liability
- Use of Separately Used or Inhabited Parts of a Rating Unit
- Use of Targeted Rates instead of Separate Rates

Another significant change is the procedure by which Council adopts its rates. Under previous legislation Council's Annual Plan and rating processes were two quite separate processes. From this year both processes take place at the same time. This is achieved by Council publishing its Rating Policies in its Annual Plan and consulting on these policies via the Annual Plan's Special Consultative Procedure.

### 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.*

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 democracy, libraries, refuse disposal, roading, planning and environmental services, parks and reserves, drainage, and other sundry activities.

#### Uniform Annual General Charge

Council proposes to set on each rating unit within the District, a uniform annual general charge.

In the 2003/04 year this charge is estimated to be \$250.

The revenue sought is approximately \$1,944,000.

## Differential General Rate

Council proposes to set on each rating unit within the 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.

The 2003/04 estimated rates (in cents per dollar of capital value) per category are:

Category	Estimated Rate in the Dollar	Revenue Sought %age	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Residential and Rural	.24599	83.5%	\$3,667,000	\$3,459,000
Commercial, Industrial and Utility	.36899	12.3%	\$541,000	\$782,000
Mineral Extraction	2.39595	0.9%	\$42,000	\$40,000
Mining	7.37972	3.3%	\$144,000	\$140,000

The revenue sought is approximately \$4,394,000.

## 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 cemeteries, community assistance, domains, halls and events centres, footpaths and street-cleaning, information and visitors' centres, public baths, 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 2003/04 estimated charges are:

Category	Uniform Charge	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Paeroa Ward	\$272.00	\$683,000	\$647,000
Plains Ward	\$170.00	\$330,000	\$345,000
Waihi Ward	\$287.00	\$949,000	\$948,000

## 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, Freshlook 2010, Streetscape 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 parts of commercial and industrial rating units. Separately used or inhabited parts of commercial and industrial rating units in the rural areas of each ward will be assessed an annual charge equivalent to half the annual charge assessed on urban 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 2003/04 estimated charges are:

Category	Uniform Charge	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Paeroa Ward - Urban	\$550.00	\$112,000	\$0
- Rural	\$275.00	\$3,000	\$0
Plains Ward - Urban	\$105.00	\$14,000	\$0
- Rural	\$52.50	\$2,000	\$0
Waihi Ward - Urban	\$256.00	\$48,000	\$0
- Rural	\$128.00	\$4,000	\$0

## 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.

### 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 2003/04 estimated rates (in cents per dollar of land value) are:

Category	LV Rate in the Dollar – 03/04	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Kaihere Hall	.00902	\$2,200	\$2,200
Patetonga Hall	.00597	\$1,580	\$1,580

## 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 2003/04 year the estimated charges are:

Category	Uniform Charge – 03/04	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Hikutaia Hall	\$22.50	\$2,500	\$2,500
Karangahake Hall	\$15.00	\$1,845	\$1,845
Kerepehi Hall	\$10.00	\$2,750	\$2,750
Netherton Hall	\$20.00	\$3,440	\$0
Tirohia Hall	\$12.25	\$625	\$625
Turua Hall	\$13.00	\$4,700	\$4,700
Waikino Hall	\$22.50	\$4,115	\$4,115
Waitakaruru Hall	\$22.50	\$4,880	\$4,880

## LAND DRAINAGE

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

### Eastern Plains Drainage District Rates

Council proposes to set land value rates on a uniform basis on each rating unit within the following category based on location.

The category is:

- Eastern Plains – all rating units situated within the Eastern Plains Drainage District. The 2003/04 estimated rates (in cents per dollar of land value) are:

Category	LV Rate in the Dollar – 03/04	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Eastern Plains Drainage District	.15650	\$272,000	\$272,000

### Komata North Drainage District Rates

Council proposes to set land value rates on a differential basis on all land within the following categories based on location and land classifications.

The categories are:

- Komata North Class A – all land classified as Class A within rating units situated within the Komata North Drainage District.

- Komata North Class B – all land classified as Class B within rating units situated within the Komata North Drainage District.
- Komata North Class C – all land classified as Class C within rating units situated within the Komata North Drainage District.

The 2003/04 estimated rates (in cents per dollar of land value) are:

Category	LV Rate in the Dollar – 03/04	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Komata North Class A	.26510	\$33,500	\$30,400
Komata North Class B	.18524	\$700	\$700
Komata North Class C	.10239	\$300	\$200

### **Opukeko Drainage District Rates**

Council proposes to set land value rates on a differential basis on all land within the following categories based on location and land classifications.

The categories are:

- Opukeko Class A – all land classified as Class A within rating units situated within the Opukeko Drainage District.
- Opukeko Class B – all land classified as Class B within rating units situated within the Opukeko Drainage District.
- Opukeko Class C – all land classified as Class C within rating units situated within the Opukeko Drainage District.

The 2003/04 estimated rates (in cents per dollar of land value) are:

Category	LV Rate in the Dollar – 03/04	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Opukeko Class A	.71540	\$6,800	\$6,800
Opukeko Class B	.61320	\$8,000	\$8,000
Opukeko Class C	.10220	\$300	\$300

### **Tirohia-Rotokohu Drainage District Rates**

Council proposes to set land value rates on a differential basis on all land within the following categories based on location and land classifications.

The categories are:

- Tirohia-Rotokohu Class A – all land classified as Class A within rating units situated within the Tirohia-Rotokohu Drainage District.
- Tirohia-Rotokohu Class B – all land classified as Class B within rating units situated within the Tirohia-Rotokohu Drainage District.
- Tirohia-Rotokohu Class C – all land classified as Class C within rating units situated within the Tirohia-Rotokohu Drainage District.



The 2003/04 estimated rates (in cents per dollar of land value) are:

Category	LV Rate in the Dollar – 03/04	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Tirohia-Rotokohu Class A	.51520	\$52,500	\$52,500
Tirohia-Rotokohu Class B	.38640	\$15,300	\$15,300
Tirohia-Rotokohu Class C	.12880	\$1,000	\$1,000

### Western Plains Drainage District Rates

Council proposes to set land value rates on a differential basis on all land within the following categories based on location and land classifications.

The categories are:

- Waitakaruru Class A – all land classified as Class A within rating units situated in the Waitakaruru Subdivision of the Western Plains Drainage District.
- Waitakaruru Class C – all land classified as Class C within rating units situated in the Waitakaruru Drainage District of the Western Plains Drainage District.
- Waitakaruru Class E – all land classified as Class E within rating units situated in the Waitakaruru Drainage District of the Western Plains Drainage District.
- Miranda Class A – all land classified as Class A within rating units situated in the Miranda Subdivision of the Western Plains Drainage District.
- Miranda Class C – all land classified as Class C within rating units situated in the Miranda Drainage District of the Western Plains Drainage District.
- Boom Road Class A – all land classified as Class A within rating units situated in the Boom Road Subdivision of the Western Plains Drainage District.
- Boom Road Class C – all land classified as Class C within rating units situated in the Boom Road Drainage District of the Western Plains Drainage District.
- Boom Road Class E – all land classified as Class E within rating units situated in the Boom Road Drainage District of the Western Plains Drainage District.
- Ngatea Township – all land within rating units situated in the Ngatea Township Drainage District of the Western Plains Drainage District.
- Ngatea/Piropoa – all land within rating units situated in the Ngatea/Piropoa Drainage District of the Western Plains Drainage District.

The 2003/04 estimated rates (in cents per dollar of land value) are:

Category	Rate in the \$ Land Value	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Waitakaruru Class A	.56034	\$39,800	\$36,200
Waitakaruru Class C	.37356	\$1,500	\$1,400
Waitakaruru Class E	.18678	\$900	\$800
Miranda Class A	.72864	\$129,600	\$117,800
Miranda Class C	.48576	\$1,900	\$1,700

Boom Road Class A	.78903	\$16,000	\$14,600
Boom Road Class C	.52602	\$2,500	\$2,300
Boom Road Class E	.26301	\$2,200	\$2,000
Ngatea Township	.42940	\$77,800	\$38,900
Ngatea/Pipiroa	.24706	\$125,500	\$114,100

Council proposes to set land area rates on a differential basis on all land within the following categories based on location and land classifications.

The categories are:

- Pouarua-Patetonga Class A – all land classified as Class A within rating units situated within the Pouarua-Patetonga Drainage District.
- Pouarua-Patetonga Class B – all land classified as Class B within rating units situated within the Pouarua-Patetonga Drainage District.
- Pouarua-Patetonga Class C – all land classified as Class C within rating units situated within the Pouarua-Patetonga Drainage District.
- Pouarua-Patetonga Class D – all land classified as Class D within rating units situated within the Pouarua-Patetonga Drainage District.

The 2003/04 estimated rates (in dollars per hectare of land area) are:

	Rate per Hectare	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Pouarua-Patetonga Class A	\$29.22	\$295,100	\$268,300
Pouarua-Patetonga Class B	\$12.78	\$2,800	\$2,500
Pouarua-Patetonga Class C	\$3.65	\$6,800	\$6,200
Pouarua-Patetonga Class D	\$1.83	\$400	\$400

Council proposes to set land area rates on a uniform basis on all land within the following category based on provision of service.

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

The 2003/04 estimated rates (in dollars per hectare of land area) are:

Category	Rate per Hectare	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Western Plains Class P	\$15.20	\$25,500	\$25,500



## URBAN STORMWATER

Council proposes to set targeted rates on all rating units in the Paeroa Urban Stormwater rating area for the purpose of funding the urban stormwater activity.

### Land Value Rates

Council proposes to set land value rates on a differential basis on each rating unit within the following categories based on land use and land area.

The categories are:

- Rural, Recreation and Cultural Land Use Over 10 Hectares - all rating units situated in the Paeroa urban stormwater area which have a land use predominantly rural, recreational, or cultural, and which have a land area greater than 10 hectares.
- Rural Land Use 10 Hectares and Under - all rating units situated in the Paeroa urban stormwater area which have a land use predominantly rural and which have a land area less than or equal to 10 hectares.
- Other Land – all rating units situated in the Paeroa urban stormwater area not included in the categories Rural, Recreation and Cultural Land Use Over 10 Hectares, and Rural Land Use 10 Hectares and Under.

2003/04 estimated rates (in cents per dollar of land value) are:

Category	Rate in the Dollar Land Value	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Rural, Recreation and Cultural Land Use Over 10 Hectares	.09592	\$800	\$700
Rural Land Use 10 Hectares and Under	.23980	\$5,300	\$4,800
Other Land	.47960	\$192,000	\$174,600

## 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 the extent of 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 2003/04 estimated annual charge is:

- Per Metered Connection - \$60

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 extent of provision of service.

The categories are:

- Fully Treated – rating units connected to the Paeroa, Plains and Waihi water supplies.
- Partially Treated – rating units connected to the Kaimanawa, Karangahake, Ohinemuri, and Waikino water supplies.
- Raw Water – rating units connected to a Council raw water main that receive completely untreated water

The 2003/04 estimated rates (in cents per cubic metre of water supplied) are:

- Fully Treated - 80c
- Partially Treated - 70c
- Raw Water - 35c

The revenue sought from water supply targeted rate annual charges and water volume rates is approximately \$4,137,000.

### **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 2003/04 estimated annual charge is:

- Karangahake Connected - \$84

The revenue sought is approximately \$7,100.

### **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.

Council also proposes to set a land value targeted rate for the purpose of repaying Paeroa Wastewater loans.



## 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 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 or Whiritoa Wastewater schemes.
- Waihi Unconnected – All rating units not connected to the Waihi Wastewater scheme with a boundary within 30 metres of a Waihi wastewater main.
- Waihi Connected – All rating units connected to the Waihi Wastewater scheme.

In the 2003/04 year the annual charges are estimated to be:

Category	Uniform Charge	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
District Unconnected	\$191.25	\$103,800	\$97,900
Waihi Unconnected	\$182.50	\$33,000	\$28,500

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

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	Waihi Connected
Up to & including 2 Pans	100%	\$382.50 per pan	\$365.00 per pan
Up to & including 4 Pans	75%	\$287.00 per pan	\$274.00 per pan
Up to & including 6 Pans	67%	\$255.00 per pan	\$243.50 per pan
Up to & including 8 Pans	62.5%	\$240.00 per pan	\$228.00 per pan
Up to & including 10 Pans	60%	\$230.00 per pan	\$219.00 per pan
Up to & including 15 Pans	48%	\$185.00 per pan	\$176.50 per pan
Up to & including 20 Pans	42.5%	\$162.50 per pan	\$155.00 per pan
Over 20 pans	37%	\$140.00 per pan	\$134.00 per pan
Approximate revenue sought 03/04		\$1,151,000	\$768,900
Approximate revenue sought 02/03		\$1,093,500	\$663,100

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.

## Loan Rates

Council proposes to set a targeted land value rate within the following categories based on location and land classifications.

The categories are:

- Paeroa Class A – all land classified as Class A within rating units situated within the Paeroa Wastewater scheme area.
- Paeroa Class B – all land classified as Class B within rating units situated within the Paeroa Wastewater scheme area.
- Paeroa Class C – all land classified as Class C within rating units situated within the Paeroa Wastewater scheme area.
- Paeroa Class D – all land classified as Class D within rating units situated within the Paeroa Wastewater scheme area.
- Paeroa Class F – all land classified as Class F within rating units situated within the Paeroa Wastewater scheme area.
- Paeroa Special Sewer Loan 1970 – all land classified as Special Sewer Loan 1970 within rating units situated within the Paeroa Wastewater scheme area.
- Paeroa Special Sewer Loan 1981 –all land classified as Special Sewer Loan 1981 within rating units situated within the Paeroa Wastewater scheme area.

2003/04 estimated rates (in cents per dollar of land value) are:

Category	Rate in the \$ Land Value	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Paeroa Class A	.06133	\$1,100	\$2,200
Paeroa Class B	.23990	\$8,800	\$17,700
Paeroa Class C	.11987	\$40,200	\$80,500
Paeroa Class D	.13745	\$500	\$900
Paeroa Class F	.08148	\$100	\$200
Paeroa Special Sewer Loan 1970	.00609	\$100	\$50
Paeroa Special Sewer Loan 1981	.11129	\$1700	\$800

## REFUSE COLLECTION TARGETED RATES

Council proposes to set targeted rates for refuse collection 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 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 refuse collection excluding those in the Whiritoa township.
- District Collected – all rating units serviced by Council’s refuse collection in the Whiritoa township.

The 2003/04 estimated annual charges are:

Category	Uniform Charge	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
District Collected	\$47.00	\$223,000	\$211,000
Whiritoa Collected	\$61.00	\$26,000	\$24,000

### POSITIVE PAEROA

Council proposes to set a targeted rate based on an annual charge per separately used or inhabited part of a commercial and industrial rating unit for the purpose of partially funding the Positive Paeroa activity. Funding of this activity comes partly from this targeted rate and partly from the ward based Community Facilities targeted Rate.

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 parts of commercial and industrial rating units. Separately used or inhabited parts of commercial and industrial rating units in the rural areas of each ward will be assessed an annual charge equivalent to half the annual charge assessed on urban 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.

The 2003/04 estimated charges are:

Category	Uniform Charge	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Paeroa Ward Urban	\$227.00	\$44,000	\$39,300
Paeroa Ward Rural	\$113.50	\$1,000	\$0

## GO WAIHI

Council proposes to set a targeted rate based on an annual charge per separately used or inhabited part of a commercial and industrial rating unit for the purpose of partially funding the Go Waihi activity. Funding of this activity comes partly from this targeted rate and partly from the ward based Community Facilities targeted Rate.

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 parts of commercial and industrial rating units. Separately used or inhabited parts of commercial and industrial rating units in the rural areas of each ward will be assessed an annual charge equivalent to half the annual charge assessed on urban rating units.

The categories are:

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.

The 2003/04 estimated charges are:

Category	Uniform Charge	Revenue Sought 03/04 \$	Revenue Sought 02/03 \$
Waihi Ward Urban	\$220.00	\$40,700	\$31,200
Waihi Ward Rural	\$110.00	\$3,300	\$0

## 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:

<i>Instalment Number</i>	<i>Instalment Date</i>	<i>Last Date Before Penalty</i>	<i>Penalty Added</i>
<i>One</i>	<i>20 October 2003</i>	<i>30 October 2003</i>	<i>31 October 2003</i>
<i>Two</i>	<i>20 February 2004</i>	<i>26 February 2004</i>	<i>27 February 2004</i>
<i>Three</i>	<i>20 May 2004</i>	<i>28 May 2004</i>	<i>29 May 2004</i>

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 2003.
- A further additional charge of 10% will be added to all rates assessed in a previous year which remain unpaid on 1 March 2004.

## Rating Policy in Practice

Included below are examples of the rating implications for rural and residential properties of a defined capital and land value in each of the three wards of the Hauraki District. These examples have been provided to enable the readers of this plan greater insight into the effect of the proposals outlined in this Plan. It should be noted that these are indicative examples only, the actual rates may vary.

2003/2004  
Proposed Rates

### RURAL PROPERTIES

#### PLAINS

<b>L.V.</b>	\$510,000		
<b>C.V.</b>	\$725,000		
	Capital Value General Rate	\$1,682.51	\$1,783.43
	UAGC	\$230.00	\$250.00
	UAC Ward	\$176.50	\$170.00
	<b>SUB TOTAL</b>	<b>\$2,089.01</b>	<b>\$2,203.43</b>
	Drainage	\$1,145.46	\$1,260.01
	<b>TOTAL</b>	<b>\$3,234.47</b>	<b>\$3,463.44</b>

#### PAEROA

<b>L.V.</b>	\$510,000		
<b>C.V.</b>	\$705,000		
	Capital Value General Rate	\$1,636.09	\$1,734.23
	UAGC	\$230.00	\$250.00
	UAC Ward	\$258.00	\$272.00
	<b>SUB TOTAL</b>	<b>\$2,124.09</b>	<b>\$2,256.23</b>
	Hall	\$22.50	\$22.50
	Drainage	\$802.77	\$883.05
	<b>TOTAL</b>	<b>\$2,949.36</b>	<b>\$3,161.78</b>

#### WAIHI

<b>L.V.</b>	\$540,000		
<b>C.V.</b>	\$765,000		
	Capital Value General Rate	\$1,775.34	\$1,881.83
	UAGC	\$230.00	\$250.00
	UAC Ward	\$287.50	\$287.00
	<b>TOTAL</b>	<b>\$2,292.84</b>	<b>\$2,418.83</b>



**RESIDENTIAL PROPERTIES**

**NGATEA**

<b>L.V.</b>	\$36,000		
<b>C.V.</b>	\$127,000		
	Capital Value General Rate	\$294.73	\$312.41
	UAGC	\$230.00	\$250.00
	UAC Ward	\$176.50	\$170.00
	<b>SUB TOTAL</b>	<b>\$701.23</b>	<b>\$732.41</b>
	Sewer Maintenance	\$330.00	\$382.50
	Refuse Collection	\$45.00	\$47.00
	Drainage	\$77.29	\$154.58
	<b>TOTAL</b>	<b>\$1,153.52</b>	<b>\$1,316.49</b>

**PAEROA**

<b>L.V.</b>	\$36,000		
<b>C.V.</b>	\$161,000		
	Capital Value General Rate	\$373.63	\$396.04
	UAGC	\$230.00	\$250.00
	UAC Ward	\$258.00	\$272.00
	<b>SUB TOTAL</b>	<b>\$861.63</b>	<b>\$918.04</b>
	Sewer Loan	\$86.31	\$43.16
	Sewer Maintenance	\$360.00	\$382.50
	Refuse Collection	\$45.00	\$47.00
	Drainage	\$156.96	\$172.66
	<b>TOTAL</b>	<b>\$1,509.90</b>	<b>\$1,563.35</b>

**WAIHI**

<b>L.V.</b>	\$46,000		
<b>C.V.</b>	\$131,000		
	Capital Value General Rate	\$304.01	\$322.25
	UAGC	\$230.00	\$250.00
	UAC Ward	\$287.50	\$287.00
	<b>SUB TOTAL</b>	<b>\$821.51</b>	<b>\$859.25</b>
	Sewer Maintenance	\$315.00	\$365.00
	Refuse Collection	\$45.00	\$47.00
	<b>TOTAL</b>	<b>\$1,181.51</b>	<b>\$1,271.25</b>

**COMMERCIAL AND INDUSTRIAL PROPERTIES**

**NGATEA**

<b>L.V.</b>	\$38,000		
<b>C.V.</b>	\$225,000		
	Capital Value General Rate	\$1,200.96	\$830.23
	UAGC	\$230.00	\$250.00
	UAC Business	\$0.00	\$105.00
	UAC Ward	\$176.50	\$170.00
	<b>SUB TOTAL</b>	<b>\$1,607.46</b>	<b>\$1,355.23</b>
	Sewer Maintenance	\$165.00	\$191.25
	Refuse Collection	\$90.00	\$94.00
	Drainage	\$81.59	\$163.18
	<b>TOTAL</b>	<b>\$1,944.05</b>	<b>\$1,803.66</b>

**PAEROA**

<b>L.V.</b>	\$70,000		
<b>C.V.</b>	\$195,000		
	Capital Value General Rate	\$1,040.83	\$719.53
	UAGC	\$230.00	\$250.00
	UAC Business	\$0.00	\$550.00
	UAC Ward	\$258.00	\$272.00
	<b>SUB TOTAL</b>	<b>\$1,528.83</b>	<b>\$1,791.53</b>
	Sewer Loan	\$335.86	\$167.93
	Sewer Maintenance	\$720.00	\$765.00
	Refuse Collection	\$45.00	\$47.00
	Paeroa Information Centre	\$34.00	\$0.00
	Positive Paeroa	\$258.75	\$227.00
	Drainage	\$305.20	\$335.72
	<b>TOTAL</b>	<b>\$3,227.64</b>	<b>\$3,334.18</b>

**WAIHI**

<b>L.V.</b>	\$35,000		
<b>C.V.</b>	\$180,000		
	Capital Value General Rate	\$960.77	\$664.18
	UAGC	\$230.00	\$250.00
	UAC Business	\$0.00	\$256.00
	UAC Ward	\$287.50	\$287.00
	<b>SUB TOTAL</b>	<b>\$1,478.27</b>	<b>\$1,457.18</b>
	Sewer Maintenance	\$630.00	\$730.00
	Go Waihi	\$359.00	\$220.00
	Refuse Collection	\$45.00	\$47.00
	<b>TOTAL</b>	<b>\$2,512.27</b>	<b>\$2,454.18</b>

# Summary of Rating Changes

## District General Rates

### Uniform Annual General Charge (UAGC)

Council proposes to increase the Uniform Annual General Charge per Rating Unit by \$20 to \$250.

### Capital Value Rate

The balance of the district general rates are set on a differential basis. There are differentials on Commercial & Industrial, Mineral Extraction and Mining.

The change proposed this year is to reduce the Commercial & Industrial differential from 2.3 times the residential rate in the dollar to 1.5 times residential. This will reduce the amount paid by the Commercial and Industrial, and Utilities sectors by approximately \$231,000 or 31%. This proposed reduction will be shared by the other sectors. The portion paid by Rural and Residential increases by 6% to cover this.

### Targeted Rates

2003/04 is the first year Council can use the new targeted rates. These rates are provided for under the Local Government Rating Act 2002.

They replace separate rates.

Most of the new targeted rates are the previously charged separate rates but reworded to meet the requirements of the new legislation.

*Key differences this year are:*

Splitting the Ward Uniform Annual Charge to a Community Facilities rate paid by all ratepayers within each ward and a separate Ward Business rate to recover some of the costs related to main street and business activity, e.g. main street gardens, car parks and street cleaning.

Many activities are funded from a variety of sources including District General Rates, Ward Community Facility Rate and Community Facilities - Business rate. The Ward Business rate is proposed so that this sector pays more than a residential or rural rating unit.

Previously all rating units within a ward paid the same amount, e.g. a rating unit in Whiritoa paid the same as a retail outlet in the main street of Waihi. Council considered there were some equity issues to be addressed and this led to the Community Facilities Business rate.

This rate is differentially charged on the basis of location. Those in the principal towns within each ward, ie Ngatea, Paeroa and Waihi, pay twice as much as those in “business” out of town. Eg a business in Waikino will pay half that charged to a business in Waihi.

Another change this year is the option of charging per Separately Used or Inhabited Part of a Rating Unit (SUIP).

Council proposes to use this in a limited manner in the first year and review the use of SUIPs prior to 2004/05.

Council propose to levy Community Facilities - Business, Positive Paeroa and Go Waihi rates on separately used and inhabited parts of commercial and industrial rating units where the parts have a predominant use of commercial.

It is not Council’s intention to levy a separate rate on those properties that operate hobby or cottage industries from properties that are predominantly residential or rural in the 2003/04 financial year.

Council will consider how widely used the Separately Used or Inhabited Part of a rating unit should be during the coming year and capture data accordingly.

The use of SUIPs has an effect on those that previously paid these annual charges, ie they benefit from a reduced charge because the revenue requirement is collected from a larger pool of rating units. Those not previously charged will experience an increase in rates.

### **Ward Community Facilities Rates**

Paeroa Ward propose an increase of \$14 for the year;

Plains Ward propose a decrease of \$6.50 for the year;

Waihi Ward propose a decrease of \$0.50 for the year.

### **Community Facilities - Business Rates**

This is a new rate.

Ngatea Business, proposed charge of \$105.00 for the year.

Plains Ward, non-Ngatea business, proposed charge of \$52.50 for the year.

Paeroa Business, proposed charge of \$550 for the year.

Paeroa Ward , non Paeroa business, proposed charge of \$275 for the year.

Waihi Business, proposed charge of \$256 for the year.

Waihi Ward, non Waihi business, proposed charge of \$128 for the year.

The impact of these new rates is difficult to generalise.



The District General rate for Commercial and Industrial rating units is expected to decrease by 31%. This is a capital value based reduction. The increases are fixed annual charges and apply differently for the different wards.

The net effect is varied. Some will decrease, while others may increase.

### **Community Hall**

A new rate is proposed for the Netherton Community Hall.

### **Drainage**

The existing classification systems can and has been retained.

A rating review for the Western Plains Drainage District is expected to be implemented in the 2004/05 rating year.

The Western Plains Drainage District have recommended to Council the rate set for the Ngatea Township subdivision be doubled to reflect the costs incurred in that area. Currently the rate levied is only half the expected expenditure.

### **Urban Stormwater**

No change in financing method.

Council expects to conduct a review of the financing of the Urban Stormwater function because there is inconsistency across the District in how this function is funded.

This review is expected to be completed during the 2003/04 financial year.

### **Water**

No change in financing method.

### **Wastewater**

A change in pan charges is required to conform with the new legislation.

The previous sliding scale is no longer permitted. We have endeavoured to develop a scale that approximates the previous scale.

Wastewater charges for schools will be set as per the new scale. The modification to adjust for actual school rolls is achieved via a separate remission policy.

### **Refuse Collection**

No change in financing method.

## Table of Rating Summary

	Paeroa	Plains	Waihi
<b>Rural/Residential</b>			
<b>District General Rates</b>			
Uniform Annual General Charge	+ \$20.00	+ \$20.00	+ \$20.00
District Capital Value Rate	+ 6%	+ 6%	+ 6%
<b>Targeted Rates</b>			
Ward Uniform Annual Charge	+ \$14.00	- \$6.50	- \$0.50
<b>Wastewater (Sewerage)</b>			
Paeroa	+ \$22.50		
Paeroa Loan	- 50%		
Kerepehi		+ \$15.00	
Ngatea		+ \$52.50	
Turua		+ \$7.50	
Waitakaruru		\$0.00	
Waihi			+ \$50.00
Whiritoa			\$0.00
Refuse Collection - Whiritoa			+ \$4.00
Refuse Collection - Rest of District	+ \$2.00	+ \$2.00	+ \$2.00
Urban Stormwater - Paeroa, Land Value	+ 10%		
Urban Stormwater - Ngatea, Land Value		+ 100%	
<b>Land Drainage</b>			
Eastern Plains		0%	
Western Plains		+ 10%	
Komata North	+ 10%		
Opukeko	0%		
Tirohia/Rotokohu	0%		

Community Halls only change is the new Netherton Hall Rate of \$22.50 per dwelling

## Commercial & Industrial

	Paeroa	Plains	Waihi
<b>District General Rates</b>			
Uniform Annual General Charge	+ \$20.00	+ \$20.00	+ \$20.00
District Capital Value Rate	- 31%	- 31%	- 31%
<b>Targeted Rates</b>			
Ward Uniform Annual Charge	+ \$14.00	- \$6.50	- \$0.50
Community Facilities - Business (Urban)	+ \$550.00	+ \$105.00	+ \$256.00
Community Facilities - Business (Rural)	+ \$275.00	+ \$52.50	+ \$128.00
Positive Paeroa (Urban CBD)	- \$31.75		
Positive Paeroa (Urban Non-CBD)	+ \$227.00		
Positive Paeroa (Rural)	+ \$113.50		
Go Waihi (Urban CBD)			- \$139.00
Go Waihi (Urban Non-CBD)			+ \$220.00
Go Waihi (Rural)			+ \$110.00

Refuse Collection, Urban Stormwater, Land Drainage and Community Halls are all as per Residential/Rural above

