

## Rating Areas

Throughout these pages there is reference to properties within defined areas (urban, semi-rural and rural rating areas).



The above map shows each of the rating areas.

### Urban area for rating purposes

The pale blue area is the current urban area for rating purposes. It includes the Kaikōura peninsula, Beach Road to Mill Road, a length of Ludstone Road, and includes South Bay and Ocean Ridge. As the town grows, this area may be extended to incorporate new areas as appropriate to meet the intent of these rates – i.e., in areas where property is able to connect to the Urban water supply or wastewater systems, or where footpaths, streetlights or stormwater is developed. The rating boundaries shown in the above maps are approximate, and for indicative purposes only.

### Semi-rural area for rating purposes

The purple area on the map is the semi-rural area for rating purposes. It is an area defined for its proximity to urban services, and therefore has no relationship to the size, land use, or value of individual properties within, or outside of, this area. The semi-rural area extends to the Hapuku River in the north, and to the Kahutara River to the south (thereby including the villages of Hapuku and Peketa). This area also extends inland to the foothills of Mt Fyffe, abutting the Department of Conservation (DoC) land. DoC land is shown in pale green, and while it makes up a significant part of the district, this land is non-rateable.

### Rural area for rating purposes

The remainder of the District is rural, portrayed in pale orange. Effectively the rural area for rating purposes is all rateable property that is not located within either the Urban or Semi-rural rating areas.

### Utilities

Utilities are as defined by the Resource Management Act (1991), and include Council-owned water, wastewater and stormwater systems, as well as electricity, telecommunications, and railway networks.

## Rates for 2022/2023

### General Rates & Uniform Annual General Charges

General Rates and the Uniform Annual General Charge apply to all rateable land. The Council applies a differential on the general rate of 0.9:1 for all properties in the rural and semi-rural areas (i.e. outside the urban area), except for utilities. The map on the previous page indicates those rating areas.

<p><b><i>General Rate: to fund the general operations of Council, including general management, community services, communications, strategy &amp; policy, economic development, environmental planning, the net costs of statutory planning, building control, dog control, forestry, community facilities, general parks and reserves, the airport, and a portion of public toilets and traffic control.</i></b></p> <p><i>The general rate may also fund the same activities as the UAGC, because the UAGC lever provides for costs to be transferred to the general rate where necessary to remain under the 30% cap on rates set on a uniform basis, as required by the Local Government (Rating) Act 2002 (the Rating Act).</i></p>				
Category	Differential	Factor	Rate	Amount required (including GST)
All rateable properties within the urban area, and all rateable properties classified as utilities	1:1	per dollar of rateable capital value	\$0.00120434	\$1,363,060
All rateable properties outside the urban area, except for properties classified as utilities	0.9:1	per dollar of rateable capital value	\$0.00108390	\$1,160,302
<b>Total</b>				<b>\$2,523,362</b>
<p><b><i>Uniform Annual General Charge: to fund the general operations of Council, including landfill and recycling operations, governance, library services, sports fields, playgrounds, cemetery, walkways, public halls, swimming pool, general environmental health and emergency management.</i></b></p> <p><i>The Council uses a UAGC lever to transfer costs to or from the general rate where necessary to remain under the 30% cap required by the Rating Act.</i></p>				
Category	Differential	Factor	Rate	Amount required (including GST)
All rateable properties within the Kaikōura district	None	Fixed amount per separately used or inhabited part of a rating unit	\$632.65	\$1,941,596

## Targeted Rates

The earthquake levy, roading rate, district planning rate, and civic centre charge (as below), apply to all properties within the Kaikōura district. They are separate targeted rates for the purposes of transparency and accountability, rather than for the purpose of targeting certain categories of land.

<b><i>Earthquake Levy: to fund the net costs of earthquake response and rebuilding, including loan servicing costs relating to earthquake work (most notably roading) and, once those costs are covered, to build resilience reserves which can be used for current and future emergency event response and rebuilding.</i></b>				
Category	Differential	Factor	Rate	Amount required (including GST)
All rateable properties within the Kaikōura district	None	Fixed amount per separately used or inhabited part of a rating unit	\$40.00	\$122,760
<b><i>Roading Rate: to fund the net costs of upgrading and maintenance of the district bridges and roading network</i></b>				
Category	Differential	Factor	Rate	Amount required (including GST)
All rateable properties within the Kaikōura district	None	per dollar of rateable capital value	\$0.00046924	\$1,033,392
<b><i>District Planning Rate: to fund the net costs of district planning, including development of the Kaikōura District Plan.</i></b>				
Category	Differential	Factor	Rate	Amount required (including GST)
All rateable properties within the Kaikōura district	None	per dollar of rateable capital value	\$0.00015760	\$347,084
<b><i>Civic Centre charge: to fund the net costs (after lease revenues) of the museum, library and Council office building.</i></b>				
Category	Differential	Factor	Rate	Amount required (including GST)
All rateable properties within the Kaikōura district	None	Fixed amount per separately used or inhabited part of a rating unit	\$151.80	\$465,883

Rates on the following pages are targeted rates for specific categories of land and apply to specific services.

<b><i>Kaikōura Water Annual Charge: to fund the costs of the supply, treatment, upgrading and maintenance of the Kaikōura water supply, including the Suburban water scheme, as well as to partially subsidise the net costs of the Ocean Ridge, East Coast, Fernleigh, Peketa and Oaro water supplies.</i></b>				
Category	Differential	Factor	Rate	Amount required (including GST)
All rateable properties connected to the Kaikōura water supply.	Full charge	Fixed amount per separately used or	\$437.74	\$823,392

		inhabited part of a rating unit		
All rateable properties situated within 100 metres of any part of the Kaikōura water supply, but not connected to the supply.	Half charge	Fixed amount per separately used or inhabited part of a rating unit	\$218.87	\$26,155
<b>Total</b>				<b>\$849,547</b>
<b><i>Suburban Water Charge: to contribute to the cost of the supply, treatment, upgrading and maintenance of the Kaikōura water supply.</i></b>				
<b>Category</b>	<b>Differential</b>	<b>Factor</b>	<b>Rate</b>	<b>Amount required (including GST)</b>
All rateable properties situated within the Suburban water area and connected to the Kaikōura water supply. The Suburban water area is from the Waimangarara water intake and the Kaikōura flats area including properties on Postmans Road, McInnes Road, Brunells Road, Schrodgers Road, Mt Fyffe Road, Schoolhouse Road and Red Swamp Road north of Postmans Road. Properties in this area have a different type of connection to the Kaikōura water supply in that Suburban water connections are supplied in water units regulated by a restrictor.	None	Fixed amount per water unit (1,000 litres)	\$437.74	\$18,385

Note that, for the Kaikōura water supply and the Suburban water area, certain properties are “extraordinary consumers”, such as commercial and accommodation premises, properties with a swimming pool, or rural properties using water for irrigation, for example. These properties are metered and water meter charges apply in addition to the applicable rates above.

<b><i>Ocean Ridge Water Annual Charge: to fund the costs of the supply, treatment, and maintenance of the Ocean Ridge water supply.</i></b>				
<b>Category</b>	<b>Differential</b>	<b>Factor</b>	<b>Rate</b>	<b>Amount required (including GST)</b>
All rateable properties connected to the Ocean Ridge water supply.	Full charge	Fixed amount per separately used or inhabited part of a rating unit	\$437.74	27,578
All rateable properties situated within 100 metres of any part of the Ocean Ridge water supply, but not connected to the supply.	Half charge	Fixed amount per separately used or inhabited part of a rating unit	\$218.87	\$19,261
<b>Total</b>				<b>\$46,839</b>

<b><i>East Coast Rural Water Charges to fund the supply, treatment, upgrading, and maintenance of the East Coast Rural Water supply.</i></b>				
<b>Category</b>	<b>Differential</b>	<b>Factor</b>	<b>Rate</b>	<b>Amount required (including GST)</b>
All rateable properties connected to the East Coast rural water supply and outside the Clarence Village area.	1:1	Fixed amount per water unit (1,800 litres)	\$690.00	\$74,520
All rateable properties situated within the Clarence Village area, being that area from the East Coast water intake near the Clarence River to where the main rail line runs adjacent to State Highway One and incorporating all properties to the South of Clarence Valley Road and State Highway One to the Clarence River or the main rail line as applicable.	0.64:1	Fixed amount per water unit (1,800 litres)	\$437.74	\$7,004
<b>Total</b>				<b>\$81,524</b>
<i>A differential applies as to whether a property is connected to the Clarence Village (treated) supply or not. The rural differential is 1:1 due to the large pipe network and booster pumps required to supply water over the rural area. The village differential is 0.64:1 because (for economic reasons<sup>2</sup>), these properties are part of the Kaikōura Water Cohort and are partially subsidised by the Kaikōura water supply.</i>				
<b><i>Other Rural Water Charges to fund the supply, treatment, upgrading, and maintenance of the following water supply areas.</i></b>				
<b>Rate and Category</b>	<b>Factor</b>	<b>Rate</b>	<b>Amount required (including GST)</b>	
<b><u>Kincaid Rural Water Charge:</u></b> all rateable properties connected to the Kincaid rural water supply.	per water unit (1,000 litres per day)	\$147.45	\$88,173	
<b><u>Oaro Rural Water Charge:</u></b> all rateable properties connected to the Oaro rural water supply.	per separately used or inhabited part of a rating unit	\$437.74	\$30,642	
<b><u>Peketa Rural Water Charge:</u></b> all rateable properties connected to the Peketa rural water supply.	per separately used or inhabited part of a rating unit	\$437.74	\$8,317	
<b><u>Fernleigh Rural Water Charge:</u></b> all rateable properties connected to the Fernleigh rural water supply	per water unit (1,000 litres per day)	\$342.25	\$105,755	

A “water unit” refers to a certain water connection, generally a rural water connection, that restricts the quantity of water supplied to a property, to the quantity of litres per day as specified.

<sup>2</sup> There are only 13 households within the Clarence Village area, with the water being primarily used for drinking, cooking and domestic purposes (as opposed to the rural area where the water is primarily used for stock and irrigation). The cost of treating water to ensure it meets drinking water standards would make the cost per unit inequitable – and likely unaffordable – for those households.

<b><i>Stormwater Rate: to fund the costs of stormwater disposal, loan servicing, upgrading and maintenance of the Kaikōura Stormwater scheme.</i></b>				
<b>Category</b>	<b>Differential</b>	<b>Factor</b>	<b>Rate</b>	<b>Amount required (including GST)</b>
All rateable properties within the Kaikōura urban area.	None	per dollar of rateable capital value	\$0.00005865	\$63,013
<b><i>Sewerage Charge: to fund the costs of sewage disposal, treatment, upgrading and maintenance of the Kaikōura sewerage (wastewater) system.</i></b>				
<b>Category</b>	<b>Differential</b>	<b>Factor</b>	<b>Rate</b>	<b>Amount required (including GST)</b>
<u>Sewerage Charge:</u> All rateable properties within the area serviced by the Kaikōura sewerage system.	Full charge	Fixed amount for the first water closet per separately used or inhabited part of a rating unit (plus a targeted rate for each additional water closet or urinal if applicable <sup>3</sup> , please refer to the following pages).	\$350.51	\$628,462
<u>Sewerage Additional Pan Charge:</u> All rateable properties within the area serviced by the Kaikōura sewerage system, not being either commercial or self-contained and serviced (see definition on the following page).	Half charge	One full charge for the first water closet or urinal applies, then a fixed amount for each water closet and urinal after the first, within each separately used or inhabited part of a rating unit where there are more than one water closet or urinal	\$175.25	\$4,381
<u>Sewerage Half Charge (Available):</u> All rateable properties situated within 100 metres of any part of the Kaikōura sewerage system, but not connected to the system	Half charge	Fixed amount per separately used or inhabited part of a rating unit	\$175.25	\$41,184
<u>Sewerage Charge - Self-contained &amp; Serviced:</u> All rateable properties within the area serviced by the Kaikōura sewerage system, and used principally for short term accommodation, but limited to those properties with motel-type units, including motels, motor lodges, motor inns, motel apartments, serviced apartments and serviced holiday cottages, each	None	One full charge for the first water closet or urinal applies, then a fixed amount for each water closet and urinal after the first within each separately used or inhabited part of a rating unit where there are more than one water closet or urinal.	\$123.55	\$44,849

<sup>3</sup> A rating unit used primarily as a residence for one household will not be treated as having more than one water closet or urinal.

of which contain a private or ensuite bathroom, with bedding, linen and cooking facilities provided, and which are serviced daily				
<b>Sewerage Charge - Commercial:</b> All rateable properties within the Kaikōura urban area used principally for commercial and/or industrial purposes; or used as a licensed premise under the Sale of Liquor Act 1989; or used for providing short term accommodation for commercial reward, but not including rateable properties defined as Self Contained and Serviced	None	One full charge for the first water closet or urinal applies, then a fixed amount for each water closet and urinal after the first within each separately used or inhabited part of a rating unit where there are more than one water closet or urinal	\$213.40	\$57,191
<b>Total</b>				<b>\$776,068</b>

The Kerbside Recycling Charge pertains to whether a property has access to the kerbside recycling collection service. More properties may be charged the kerbside recycling charge if the service is extended over a wider area, or to more properties within the serviced area.

<b><i>Kerbside Recycling Charge: to fund the costs of the weekly kerbside recycling collection service.</i></b>				
<b>Category</b>	<b>Differential</b>	<b>Factor</b>	<b>Rate</b>	<b>Amount required (including GST)</b>
All rateable properties within the Kaikōura urban area, except for properties in the West End and properties defined as Commercial property.	None	Fixed amount per separately used or inhabited part of a rating unit	\$178.49	\$299,148

### Commercial Rates and Charges

Commercial businesses use, and contribute to the need for, certain services that a residential household or rural property does not. The commercial rate and accommodation sector charge ensure that these types of property continue to contribute to the costs of activities and services that they benefit from.

<b><i>Commercial Rate: to fund the net costs of tourism and economic development, the annual grant paid to the visitor centre, and a portion of traffic control, harbour facilities and public toilets.</i></b>		
<b>Category</b>	<b>Calculation</b>	<b>Amount required (including GST)</b>
All rateable properties in the District; <ul style="list-style-type: none"> <li>Used principally or exclusively for commercial and/or industrial purposes, (not being farmland as defined by Land Information NZ); or</li> <li>Used principally for visitor accommodation for commercial reward for <b><i>not less than five persons</i></b>, and for the avoidance of doubt, including any motel, hotel, motor lodge, bed and breakfast, hostel, or camping ground; or</li> </ul>	\$0.00250973 per dollar of rateable capital value	\$486,590



<ul style="list-style-type: none"> <li>Used as licensed premises under the Sale of Liquor Act 1989.</li> </ul>		
<p><b><i>Accommodation Sector Charge: to fund the net costs of tourism and economic development, the annual grant paid to the visitor centre, and a portion of traffic control, harbour facilities and public toilets.</i></b></p>		
<b>Category</b>	<b>Calculation</b>	<b>Amount required (including GST)</b>
All rateable properties providing accommodation for commercial reward, but not meeting the criteria of a commercial property, and for the avoidance of doubt, including any property providing short-term accommodation such as small bed & breakfasts, baches rented out as holiday homes, and other visitor accommodation such as Air B&B-style, but not including long-term rental accommodation.	\$400.00 per separately used or inhabited part of a rating unit	\$80,800
<p><b><i>Public Rubbish Bin Charge: to fund the costs of providing a public rubbish bin collection service at various locations around the District.</i></b></p>		
<b>Category</b>	<b>Calculation</b>	<b>Amount required (including GST)</b>
All rateable properties in the District; <ul style="list-style-type: none"> <li>Used principally or exclusively for commercial and/or industrial purposes, (not being farmland as defined by Land Information NZ); or</li> <li>Used principally for visitor accommodation for commercial reward for <b><i>not less than five persons</i></b>, and for the avoidance of doubt, including any motel, hotel, motor lodge, bed and breakfast, hostel, camping ground or “boarding house”; or</li> <li>Used as licensed premises under the Sale of Liquor Act 1989.</li> </ul>	\$157.52 per separately used or inhabited part of a rating unit	\$37,646
<p><b><i>Registered Premises Charge: to fund the net costs of liquor licensing, food and health safety inspections, and environmental health.</i></b></p>		
<b>Category</b>	<b>Calculation</b>	<b>Amount required (including GST)</b>
All rateable properties undertaking a licensed activity, such as premises where alcohol is sold or consumed, food premises, camping grounds, funeral directors or hairdressers.	\$322.92 per license (liquor licence or food premises licence)	\$38,266

Please refer to the sewerage charges on page 46 and 47 as they pertain to certain commercial properties, and also to the water meter charges on page 50 for commercial properties that are metered.

### Rating area differentials

Throughout these pages there is reference to properties within defined areas (urban, semi-rural and rural rating areas). Please refer to the definitions and map of rating areas on page 41.

These rating areas apply differentials to acknowledge that it is the properties within the urban area that benefit most from urban-type services, properties on the outskirts of the township benefit to a lesser extent, and properties further away from the town benefit least of all. Utilities services are not subject to these rates because they cover a wide area and so it is impossible to determine which rating area they are situated in.



<b><i>Harbour Rate: to fund 50% of the net costs of operating the harbour facilities, including South Bay and the North and Old Wharves, including loan servicing costs.</i></b>				
<b>Category</b>	<b>Differential</b>	<b>Factor</b>	<b>Rate</b>	<b>Amount required (including GST)</b>
All rateable properties within the urban area.	1:1	per dollar of rateable capital value	\$0.00007776	\$88,012
All rateable properties within the semi-rural area.	0.5:1	per dollar of rateable capital value	\$0.00003888	\$21,683
All rateable properties within the rural area.	0.25:1	per dollar of rateable capital value	\$0.00001944	\$9,970
<b>Total</b>				<b>\$119,665</b>
<b><i>Town Centre Rate: to fund the net costs of town centre maintenance, including cleaning and servicing the West End toilets, and the loan servicing costs of the West End upgrading loans.</i></b>				
<b>Category</b>	<b>Differential</b>	<b>Factor</b>	<b>Rate</b>	<b>Amount required (including GST)</b>
All rateable properties within the urban area.	1:1	per dollar of rateable capital value	\$0.00006923	\$78,352
All rateable properties within the semi-rural area.	0.5:1	per dollar of rateable capital value	\$0.00003461	\$19,303
All rateable properties within the rural area.	0.25:1	per dollar of rateable capital value	\$0.00001731	\$8,875
<b>Total</b>				<b>\$106,530</b>
<b><i>Footpath &amp; Streetlight Rate: to fund the net costs of maintaining, upgrading and operating footpaths and streetlights, including electricity and loan servicing costs.</i></b>				
<b>Category</b>	<b>Differential</b>	<b>Factor</b>	<b>Rate</b>	<b>Amount required (including GST)</b>
All rateable properties within the urban area.	1:1	per dollar of rateable capital value	\$0.00029919	\$338,623
All rateable properties within the semi-rural area.	0.5:1	per dollar of rateable capital value	\$0.00014960	\$83,425
All rateable properties within the rural area.	0.2:1	per dollar of rateable capital value	\$0.00005984	\$30,686
<b>Total</b>				<b>\$452,734</b>

The previous pages identify each rate for the 2022/2023 financial year. Note that all amounts are GST inclusive, whereas those amounts within the Forecast Funding Impact Statement (on page 36) exclude GST.

## Other Rates & Charges

### Water Meter Charges

Extraordinary consumers, such as commercial properties and homes with swimming pools, and properties with more than one connection, have water meters attached to their property to measure water use. These water meters are read twice each year (in January and June), and the consumers are charged for the amount of water they use. Charges are in addition to the water rates on the previous pages.

For water usage which exceeds 365m<sup>3</sup> per annum, a charge of \$1.00 including GST per cubic meter applies. All properties with a meter will incur a twice-annual meter maintenance charge of \$25.00 (\$50.00 per year) to cover the costs of the meter as well as administration expenses.

<b>Meter read date:</b>	<b>For the period:</b>	<b>Due date for payment:</b>
1st week July	January to June	20 August 2022
1st/2nd week January	July to December	20 February 2023

Meter reading dates and the period they cover are approximate.

### Rates Penalties

A 10% penalty will be added to any portion of the instalment remaining unpaid after the relevant last date for payment. However, a penalty on the first instalment will be waived if the total years rates are paid on or before 20 December (the last day for payment of instalment 2).

An additional 10% penalty will be added to all previous year's rates unpaid as at 20 July. A further additional charge of 10% will be added to any rates to which the additional penalty referred to in this paragraph is added and remains unpaid as at 20 January.

Penalties are applied no earlier than the next working day after the last date for payment, and as soon as practicable.

	<b>For the period:</b>	<b>Last date for payment:</b>
Instalment 1:	1 July 2022 to 30 September 2022	20 September 2022
Instalment 2:	1 October 2022 to 31 December 2022	20 December 2022
Instalment 3:	1 January 2023 to 31 March 2023	20 March 2023
Instalment 4:	1 April 2023 to 30 June 2023	20 June 2023

### Environment Canterbury Rates

The Council acts as agent for the collection of rates for Environment Canterbury, which makes its own rates. This Annual Plan does not refer to those rates, however your rates invoice does include the rates we collect from you on behalf of Environment Canterbury.