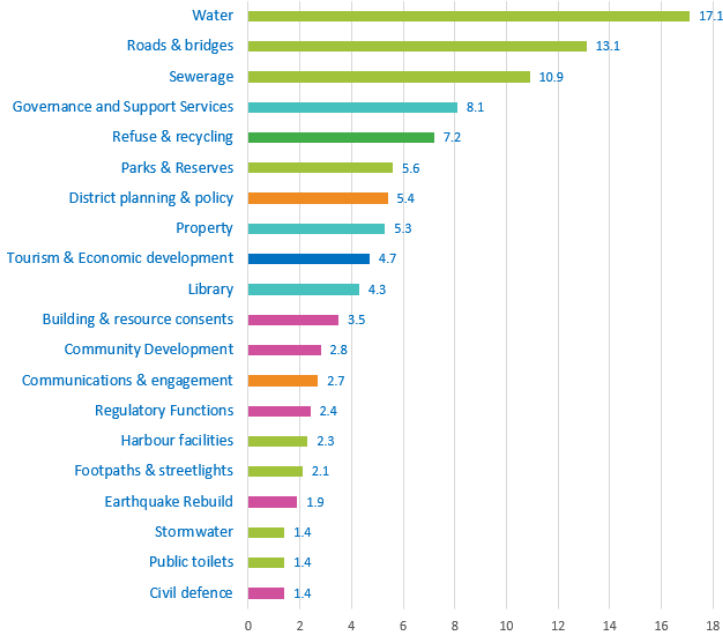


Understanding your rates 2019/20

How rates are spent (%)



What you get for your rates

Property and business owners in Kaikōura pay rates. Some properties are non-rateable (e.g DOC land) but most are rateable.

Rates pay for the maintenance and development of the District’s infrastructure and community facilities, the cost of providing services like the library and Civil Defence and the general running of Council. Council sets its rates annually around the end of June through the Annual Plan or Long Term Plan. The rating year runs from 1 July until 30 June.

The graph to the left shows how this year’s rates will be spent. The bars are colour coded to show how the money spent contributes to what Council is trying to achieve for our community. Colours are indications only; most spending helps with more than one community outcome.

All Council's work over 2018-2021 supports one or more of our community outcomes, helping make sure we

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Average rate examples

Because of how our rating model works, the dollar figure and percentage increase each year will be different for almost every property.

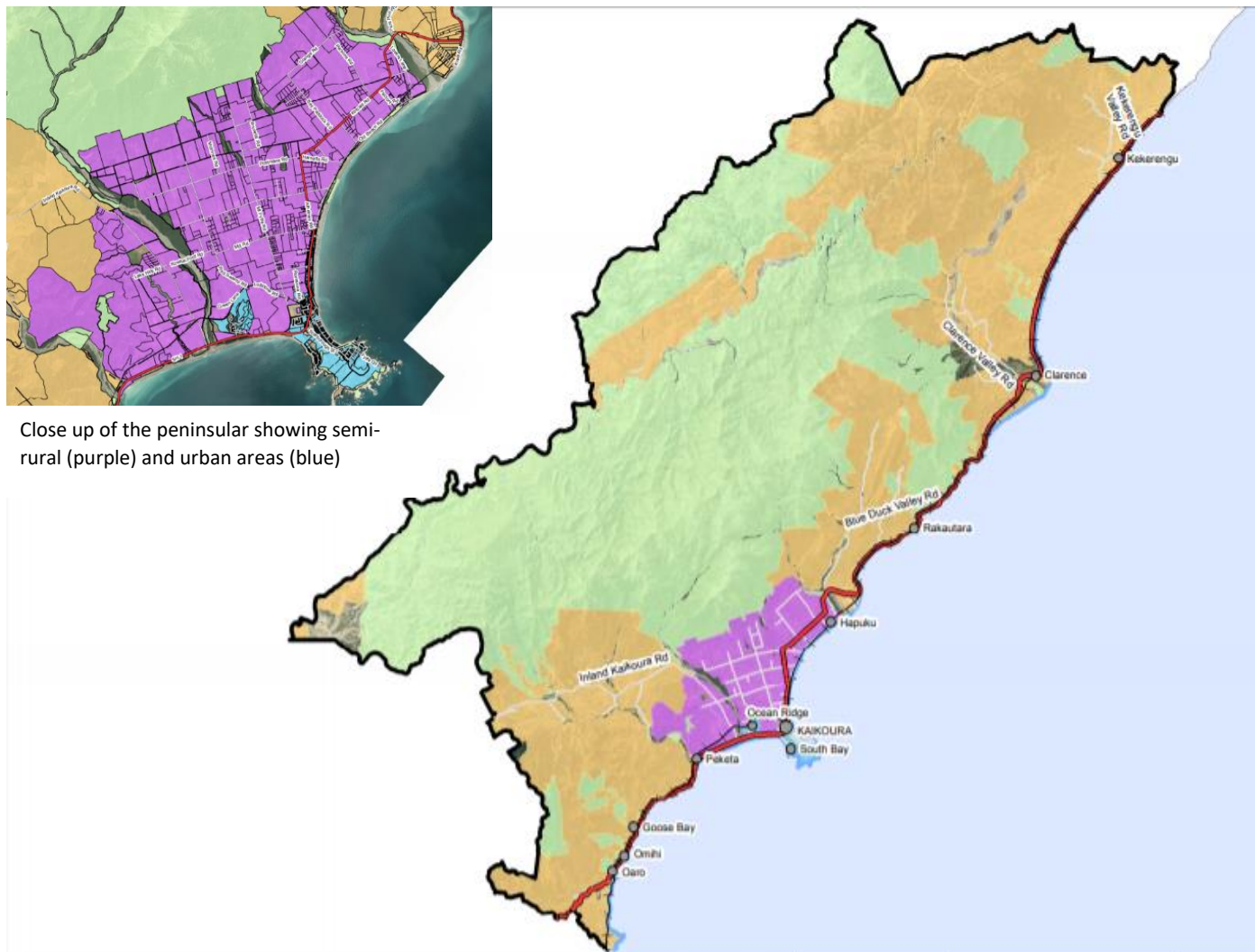
Average theoretical examples for a few different types of property are shown right.

They do include water rates for urban properties. They do not include rural water rates where they apply to rural or semi-rural properties (because charges vary).

For 2019/2020:

- 40% of properties will see a rise of less than \$250.
- 43% of properties will see a rise of between \$250 and \$500.

<p>Residential urban</p> <p>Average increase 7.37%</p> <p>2018/19 Valuation: \$420,000</p> <p>Rates 2018/2019: \$2,574.97</p> <p>Rates 2019/2020: \$2,764.72</p> <p>Weekly increase = \$3.65</p>	<p>Residential semi-rural</p> <p>Average increase 6.37%</p> <p>2018/19 Valuation: \$420,000</p> <p>Rates 2018/2019: \$1,510.93</p> <p>Rates 2019/2020: \$1,607.20</p> <p>Weekly increase = \$1.85</p>	<p>Commercial - small retail</p> <p>Average increase 4.36%</p> <p>2018/19 Valuation: \$510,000</p> <p>Rates 2018/2019: \$4,534.02</p> <p>Rates 2019/2020: \$4,731.79</p> <p>Weekly increase = \$3.80</p>
<p>Commercial - 30 room motel</p> <p>Average increase 1.30%</p> <p>2018/19 Valuation: \$4,200,000</p> <p>Rates 2018/2019: \$27,020.55</p> <p>Rates 2019/2020: \$27,371.19</p> <p>Weekly increase = \$6.74</p>	<p>Farm - small</p> <p>Average increase 6.84%</p> <p>2018/19 Valuation: \$1,800,000</p> <p>Rates 2018/2019: \$3,873.32</p> <p>Rates 2019/2020: \$4,138.33</p> <p>Weekly increase = \$5.10</p>	<p>Farm - large</p> <p>Average increase 6.58%</p> <p>2018/19 Valuation: \$8,350,000</p> <p>Rates 2018/2019: \$15,516.99</p> <p>Rates 2019/2020: \$16,537.36</p> <p>Weekly increase = \$19.62</p>



Close up of the peninsular showing semi-rural (purple) and urban areas (blue)

Rating areas

We have three rating areas; urban, semi-rural and rural. Properties are allocated to an area based on how close they are to urban services. The size or value of individual properties does not determine which rating area they fall into.

- **Urban Area** properties within Kaikōura Township, storm water management area and incorporating properties in the Seaview and Ocean Ridge subdivision areas and the Kaikōura Peninsula. (Shown in blue.)
- **Semi-Rural Area** all properties within a 10 kilometre radius of the town centre including Peketa and Hapuku villages, Inland Road up to but not including Kowleigh, and the Kaikōura Flats, but excluding all property within the urban area. (Shown in purple)
- **Rural Area** all property outside the urban and semi-rural areas. (Shown in orange.)

Kaikōura District Rating Areas and Conservation Land - District View		Date:	12/07/2018	
Rating Areas		Scale:	1:310,000	
Other Information		Print Size:	A3 Landscape	
Urban	Rural	Projection:	NZTM	
Semi Rural	DOC Public Conservation Areas	Produced by:	admindcxw	
State Highway Rail District Boundary Road				
<small>Kaikōura District Council does not guarantee that the data in this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted. Cadastral and topographic data sourced from LINZ. Crown Copyright Reserved.</small>				

What you'll pay in 2018/19

Rates everyone pays:

Charge/rate	What it pays for	Who pays what		
		Urban	Semi-rural	Rural
Uniform Annual General Charge	The general operations of Council including governance (Mayor and Councillors), library services, sports fields, playgrounds, cemetery, walkways, public halls, civil defence, waste management and recycling and general environment health.	\$559.15 per rating unit, or separately used or inhabited part of a rating unit.		
Earthquake Levy	Costs of building up reserves for current and future emergency events.	\$45 per separately used an inhabited part of a rating unit.		
Earthquake Rate	Costs associated with the earthquake response and rebuild.	0.00001429 Cents in the dollar of the rateable capital value of your property.		
Civic Centre Charge	The costs of the museum, library and Council office building.	\$63.27 per separately used or inhabited part of a rating unit.		
Roading Rate	Cost of upgrading and maintaining bridges and roads through the district.	0.00069515 Cents in the dollar of the rateable capital value of your property.		
District Planning Rate	Costs of district planning. The District Plan sets our rules for development and subdivisions within the district.	0.00015311 Cents in the dollar of the rateable capital value of your property.		

Targeted rates:

For the following rates, different rating areas pay a different amount. Generally, those benefiting most from the service provided pay more, with people living further away benefiting a little less and therefore paying less.

Charge/rate	What it pays for	How it's calculated	Ratio of payment by rating area		
			Urban	Semi-rural	Rural
General Rate	The general operations of Council. This includes general management, community services, environmental planning, planning, building control, dog control, community facilities, general parks and reserves, a portion of public toilets and traffic control.	Cents in the dollar of the rateable capital value of your property.	1:1	0.9:1.	0.9:1
Harbour Rate	50% of the net costs of operating the harbour facilities (South Bay and the North and Old Wharves).	Cents in the dollar of the rateable capital value of your property.	1:1	0.5:1	0.25:1.
Town Centre Rate	Town centre maintenance, cleaning and servicing the West End toilets and funding previously raised loans for West End upgrades	Cents in the dollar of the rateable capital value of your property	1:1	0.5:1	0.25:1

Charge/rate	What it pays for	How it's calculated	Ratio of payment by rating area		
			Urban	Semi-rural	Rural
Footpath & Streetlight Rate	Maintaining, upgrading and operating our footpaths and streetlights.	Cents in the dollar of the rateable capital value of your property.	1:1	0.5:1	0.20:1
Stock Control Rate	Stock control service to deal with stock on the roads and matters related to our Movement of Stock bylaw.	Cents in the dollar of the rateable capital value of your property.	Nil	1:1	1:1
Kerbside Recycling Charge	Weekly kerbside recycling collection service.	\$104 per separately used or inhabited part of rating unit who have access to the service.			
Rural Recycling charge	Rural weekly recycling collection from various pickup points.	\$56.21 per separately used or inhabited part of a rating unit.			
Stormwater Rate	Stormwater disposal and upgrading and maintenance of the stormwater system	Cents in the dollar of the rateable capital value of your property.	Nil	Nil	
Sewer Loan Rate	Repaying historic loans taken out to install, increase and improve the sewerage system	Cents in the dollar of the rateable capital value of your property. All rateable properties within the area serviced by the Kaikōura sewerage system or unconnected properties within 100m of any part of the system.			
Sewerage Charge	Sewer disposal and treatment as well as system upgrades and maintenance. There are different rates for properties that are considered self-contained and serviced and for commercial properties and where there is more than one water closet (toilet).	All rateable properties within the area serviced by the Kaikōura sewerage system are charged \$342.06 per separately used or inhabited part of a rating unit, and \$171.03 per additional water closet (toilet) and urinal. Properties that are primarily used as a residence for one household will generally be treated as having one water closet. Unconnected properties within 100metres of the system pay a half charge.			Nil – unless meets criteria to the left

Water charges:

Charge/rate	What it pays for	How it's calculated	Who pays what		
			Urban	Semi-rural	Rural
Kaikōura Water Annual Charge	Costs of the supply and treatment of water as well as upgrading and maintenance of the system. This includes the Suburban water scheme as well as partially subsidising the Peketa and Oaro water supplies.	\$542.38 per separately used or inhabited part of a rating unit. All rateable properties connected to the Kaikōura water supply. Properties that are within 100metres of any part of the Kaikōura Water supply but are not connected to it pay a half charge (\$198.46).			Nil – unless meets criteria to the left
Kaikōura Water Loan Charge	Costs of repaying historic loans taken out to to install, increase and improve the Kaikōura Water system.	\$24.99 per separately used or inhabited part of a rating unit. Every property who is charged the Water Annual Charge above.			Nil – unless meets criteria to the left
Ocean Ridge Water Annual Charge	Costs of supply and treatment of water as well as the maintenance of the Ocean Ridge water supply.	\$542.38 per separately used or inhabited part of a rating unit for all rateable properties connected to the Ocean Ridge water supply. Unconnected properties within 100metres of the supply pay a half charge (\$198.46).			Nil – unless property meets criteria to the left
Rural Water Charges	The supply, treatment and maintenance of the rural water supply systems.	A fixed amount per water unit for properties connected to the East Coast (\$690), Kincaid (\$228.36), Suburban (\$379.67) and Fernleigh (\$102.31) supplies. \$542.38 per separately used and inhabited part of a rating unit for properties connected to the Oaro and Peketa supplies.			Nil – unless property meets criteria to the left

***Water Meters** Some properties are considered “extraordinary consumers”. These properties are metered and are charged in addition to the above rates. Examples of “extraordinary consumers” are accommodation providers and properties with swimming pools.

Commercial rates:

Charge/rate	What it pays for	Who pays	What you pay
Commercial Rate	Funds tourism and economic development and a portion of traffic control, harbour facilities and public toilets.	Those properties, which are used principally or exclusively for commercial or industrial purposes but not farms.	Cents in the dollar of the rateable capital value of your property.
Public Rubbish Bin Charge	Providing a public rubbish bin collection service at various locations around the district. This charge funds 50% of the costs of providing the service with the remainder funded by the General Rate.	Those properties, which are used principally or exclusively for commercial or industrial purposes but not farms.	\$157.94 per separately used or inhabited part of a rating unit.
Registered premises charge	Costs of liquor licensing, food and health safety inspections and environmental health.	All rateable properties who undertake a licensed activity. This is properties where alcohol is sold or consumed, food premises, camping grounds, hairdressers and funeral directors.	\$345 per licence.
Accommodation Sector Charge	Contributes to tourism and economic development, traffic control, harbour facilities and public toilets.	Properties that do not meet the definition of commercial but provided visitor accommodation for commercial reward (not properties which are used for long-term rental accommodation), such as small BnB's, houses rented out as holiday homes and Air B&B style accommodation.	\$400 per separately used or inhabited part of a rating unit.

General Background

There are rules around setting rates which Council must follow. These are set out in the Local Government Act and the Local Government (Rating) Act.

All Councils set their rates differently depending on the wants and needs of the communities within the district or city. This makes comparing rates between districts very difficult.

As well as rates, Council seeks income from other sources such as fees, user charges and subsidies or grants from central government or other funding partners.

Different types of rates

The Uniform Annual Charge – a fixed amount charged to all rating units (or separately used or inhabited part of a rating unit). This is not affected by the capital value of a property. This ‘flat fee’ covers things Council believes all ratepayers benefit from equally such as the general operations of Council including governance (Mayor and Councillors), library services, sports fields, playgrounds, cemetery, walkways, public halls, civil defence and waste management.

General Rate – an amount you pay based on cents in the dollar of the rateable capital value of your property that pays for the general operations of Council. The rate includes a differential, so that rural and semi-rural ratepayers pay slightly less than urban. This includes community services, environmental planning, planning, building control, dog control, community facilities, general parks and reserves, a portion of public toilets and traffic control.

Targeted rates - rates that are charged to pay for specific things. These are often charged to a selection of properties and the amount charged will vary depending on the rating area, location and other aspects of the property. (Sewerage and water are good examples).

Differentials – a way of splitting the cost of some of our rates/charges across our rating areas to make sure that different areas pay different amounts. For example for a differential of 1 urban:0.5 semi-rural : 0.25 rural, urban properties pay twice as much per dollar of capital value than semi-rural properties do, and four times as much per dollar of capital value than rural properties do.

Separately used or inhabited part (SUIP) - Any part of a rating unit used or inhabited by any person, other than the ratepayer or ratepayer’s household, that is rented, leased or used under license or other agreement, or;

Any part or parts of a rating unit that is/are used or occupied by the ratepayer for more than one use.

For example, each flat within a block of flats, or each shop within a block of shops, would be a SUIP or a farm with more than one dwelling (i.e. worker accommodation), or a residential property with a separate fully self-contained unit available for visitor accommodation.

Paying your rates

Rates are broken down into four equal instalments and invoiced quarterly. The last day for payment of each instalment is shown below;

Instalment 1: 20 September	Instalment 2: 20 December	Instalment 3: 20 March	Instalment 4: 20 June.
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Although the invoices are sent quarterly, you are welcome to pay fortnightly or monthly if that works better for you. To help avoid penalties we recommend setting up a direct debit or automatic payment for your rates. To set this up, give us a call.

Late payment of rates will incur penalties.

Central government rates rebate:

To assist people on low incomes with housing costs, central government offers rates rebates if you meet certain requirements. The paperwork is done by Council and central government pays the money onto the rate account. Council then deducts the amount of your rebate from your rates bill. If you've already paid your rates in full we'll give you a refund.

How much you can claim depends on: how much your rates are — this includes local, regional and water rates, your income, and, whether you have any dependants, such as children, living with you.

You can read more about the rebates, and find an application form here

<https://www.govt.nz/browse/housing-and-property/getting-help-with-housing/getting-a-rates-rebate/#who-can-apply>

Rates remissions

Council has a Rates Remission Policy which reduces the rates bill for properties in certain situations including;

- where a ratepayer is facing a significant rate increase in the capital value rates due to the 2018 revaluation
- where late payment was beyond the ratepayers control
- land protected for natural, or historical or cultural purposes
- following a Civil Defence Emergency
- Maori Freehold Land

You can read more about this here <https://www.kaikoura.govt.nz/our-services/rates/#ratesrelief>

Disclaimer

This is a general statement about rates in Kaikōura. For up to date information on rates, see the relevant Annual or Long Term Plan, or get in touch with the Council. For further information for the value of all charges in the current rating year, [see the Annual or Long Term Plan](#).