



CHRISTCHURCH

CITY COUNCIL · YOUR PEOPLE · YOUR CITY

MAKING AND LEVYING OF RATES AND ADDITIONAL CHARGES FOR 2001/02

Public notice is given that it is the intention of the Christchurch City Council at a meeting to be held at 2.45pm on Monday 17 September 2001 at the Civic Offices, 163 Tuam Street, Christchurch, to adopt the following resolution:

"(a) Pursuant to Sections 12, 16, 17 and 19 of the Rating Powers Act 1988 the Christchurch City Council hereby resolves to make and levy the rates and uniform annual general charge set out in Schedules I and II for the year commencing on 1 July 2001 and ending on 30 June 2002, on the rateable value of every separately rateable property appearing in the Valuation Roll for the time being in force in the City of Christchurch. In accordance with the Special Order dated 29 June 1994, such rates and uniform annual general charge shall be due and payable by four instalments over three rating areas as follows:

	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
Area 1	15 August 2001	15 November 2001	15 February 2002	15 May 2002
Area 2	15 September 2001	15 December 2001	15 March 2002	15 June 2002
Area 3	31 August 2001	30 November 2001	28 February 2002	31 May 2002

The areas are defined by the Valuation Roll districts as contained in the resolution dated 29 June 1994, but:

Area 1: includes generally the Central City and the suburbs of St Albans, Merivale, Mairehau, Papanui, Riccarton, Addington, Spreydon, Sydenham, Beckenham and Opawa;

Area 2: includes generally the suburbs of Shirley, New Brighton, Linwood, Woolston, Mt Pleasant, Sumner, Cashmere and Heathcote;

Area 3: includes generally the suburbs of Belfast, Parklands, Harewood, Avonhead, Bishopdale, Ilam, Fendalton, Hornby, Templeton and Halswell.

(b) Pursuant to Section 132 of the Rating Powers Act 1988 the Council prescribes the following additional charges to be added, during the year commencing on 1 July 2001 and ending on 30 June 2002:

(i) An additional charge of 10% of the amount of the outstanding rates, whole dollars only, which are levied in the 1 July 2001 to 30 June 2002 financial year to be added on the dates set out below to the rates remaining unpaid on those dates:

	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
Area 1	17 August 2001	20 November 2001	19 February 2002	17 May 2002
Area 2	19 September 2001	19 December 2001	19 March 2002	19 June 2002
Area 3	4 September 2001	4 December 2001	4 March 2002	5 June 2002

(ii) A further additional charge of 10% to be added to the amount of the unpaid rates, whole dollars only, levied in any previous financial year and which remain unpaid on 1 October 2001.

(iii) A further additional charge of 10% to be added to the amount of the unpaid rates, whole dollars only, levied in any previous financial year and which remain unpaid on 1 April 2002.

The Valuation Roll and Rates Records for the Christchurch City Council's district are available for inspection at the Civic Offices, 163 Tuam Street, Christchurch."

SCHEDULE I

1. Schedule of Rates for 2001/02

	Cents in the \$ of Capital Value 2001/02 per separately rateable property	Revenue Sought from Intended Rates (GST included) \$
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GENERAL RATES

General Rate - Sector A - Commercial/Industrial .586297 32,491,735

General Rate - Sector B - Residential/Other .323178 67,674,074

General Rate - Sector C - Rural .231142 1,699,677

Uniform Annual General Charge of \$105 on each separately rateable property 13,707,855

Purpose of General rate:

To fund the general operations of the Council excluding water supply, sewerage and land drainage.

SEPARATE RATES

Water Separate Rate:

Sector A - Commercial/Industrial .045036 2,282,404

Sector B - Residential and Other .046052 9,517,637

Sector C - Rural .041618 90,056

Sector D - Institutions (Non Rateable) .046154 641,214

On every separately rated property, within each of the respective sectors referred to above, to which water can be but is not supplied situated within one hundred metres from any part of the waterworks, a rate not exceeding half of the respective full water rates shown above.

Purpose of Water rates:

This is to recover the costs of water supply.

Land and Stormwater Drainage Separate Rate:

Sector A - Commercial/Industrial .036535 1,916,744

Sector B - Residential and Other .036535 7,653,009

Sector C - Rural .036535 170,483

Purpose of Land and Stormwater Drainage Separate rate:

This is to recover the costs of land drainage.

Sewerage Separate Rate:

Sector A - Commercial/Industrial .061348 3,191,613

Sector B - Residential and Other .061801 12,901,794

Sector C - Rural .063486 75,597

Sector D - Institutions (Non Rateable) .054199 760,978

Purpose of Sewerage Separate rate:

This is to recover the costs of sewer drainage and sewage treatment.

The separate rates listed above are in respect of properties that are situated in the serviced areas.

Total Revenue Sought from Intended Rates	\$154,774,871
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2. Authorisation for Rates

The rates detailed in Schedule I are authorised as follows:

Rate	Authority
(a) General Rate - Differentially Rated	Sections 12 and 80 Rating Powers Act 1988
(b) Separate Rates - Differentially Rated:	
Water Rate	Sections 16, 17 and 80 Rating Powers Act 1988
Land and Stormwater Drainage Rate	Sections 16 and 80 Rating Powers Act 1988
Sewerage Rate	Sections 16 and 80 Rating Powers Act 1988
(c) Uniform Annual General Charge	Section 19 Rating Powers Act 1988

SCHEDULE II

1. Differential rates in Schedule I on property types as specified in the Council's Differential Rating Special Order to be confirmed by the Council on Monday 17 September 2001 are as follows:

Sector A - Commercial and Industrial Properties

Includes any separately rateable property which is:

(a) used for a commercial or industrial purpose (including travellers and special purpose accommodation, offices and administrative and associated functions, and commercially owned and operated utility networks); or

(b) vacant land zoned commercial, industrial or rural industrial under the transitional district plan administered by the Council.

Sector B - Residential and Other Properties

Includes any separately rateable property which is:

(a) used for residential purposes (including home ownership flats); or

(b) vacant land zoned residential or rural residential under the transitional district plan administered by the Council; or

(c) Council operated utility networks; or

(d) land not otherwise classified under Sector A, C or D.

Sector C - Rural Properties

Includes any separately rateable property which is:

(a) used solely or principally for:

(i) agricultural or horticultural or pastoral purposes; or

(ii) for the keeping of bees or poultry; or

(b) zoned rural under the transitional district plan administered by the Council, but does not include any separately rateable property which is:

(i) zoned rural industrial or rural residential under the transitional district plan administered by the Council; or

(ii) zoned rural and used principally for residential purposes (including home ownership flats).

Sector D - Institutions (Non Rateable)

These are properties which are deemed not to be rateable property pursuant to Sections 4, 5 and 6 of the Rating Powers Act 1988. Although this sector is exempt from paying general rates, it is still liable for separate rates for water and sewerage.

- For all other rates the same rate in the dollar applies for all properties in the areas specified.
- The Uniform Annual General Charge applies to all separately rateable properties in the City of Christchurch.

ALTERATION OF SYSTEM OF DIFFERENTIAL RATING

The Christchurch City Council, at a meeting held in the Civic Offices, 163 Tuam Street, Christchurch at 9am on Thursday 12 July 2001, passed the following resolution:

That the Christchurch City Council, pursuant to the provisions of the Local Government Act 1974 and the Rating Powers Act 1988, resolves by way of Special Order as follows:

- (a) That pursuant to sections 84 and 85 of the Rating Powers Act 1988, the Christchurch City Council alters the system of differential rating adopted by the Council on 12 September 2000, to the system set out in this special order.
- (b) That the system of differential rating set out in this special order shall come into force on 1 July 2001.
- That all capital value rates made and levied by the Christchurch City Council over the whole of its district shall be subject to the system of differential rating, including separate rates for land drainage, sewerage and water.
- The rate in the dollar made and levied on any specified category of property for each rate type excluding the uniform annual general charge shall be made and levied in the following proportions:

Categories/Sectors	General Rate	Proportions
Sector A	Commercial and Industrial Properties	31.88
Sector B	Residential and Other Properties	66.45
Sector C	Rural Properties	1.67
Sector D	Institutions (Non-Rateable)	.0
		100%

Categories/Sectors	Water Rate	Proportions
Sector A	Commercial and Industrial Properties	18.31
Sector B	Residential and Other Properties	75.92
Sector C	Rural Properties	0.73
Sector D	Institutions (Non-Rateable)	5.04
		100%

Categories/Sectors	Land Drainage	Proportions
Sector A	Commercial and Industrial Properties	19.72
Sector B	Residential and Other Properties	78.52
Sector C	Rural Properties	1.76
Sector D	Institutions (Non-Rateable)	.0
		100%

Categories/Sectors	Sewerage	Proportions
Sector A	Commercial and Industrial Properties	18.86
Sector B	Residential and Other Properties	76.27
Sector C	Rural Properties	0.45
Sector D	Institutions (Non-Rateable)	4.42
		100%

Categories/Sectors	Total	Proportions
Sector A	Commercial and Industrial Properties	28.27
Sector B	Residential and Other Properties	69.30
Sector C	Rural Properties	1.45
Sector D	Institutions (Non-Rateable)	0.98
		100%

4. The following statement is made pursuant to section 84(1)(c) of the Rating Powers Act 1988.

(i) Matters taken into Account in Altering the System of Differential Rating

The following matters have been taken into account in altering the differential rating system:

- The Council has adopted a Funding Policy which identifies the allocation of costs. This includes an assessment of the rates required to finance the Annual Plan, to be applied to the sectors A, B, C and D (above).
- The differential rating special order resolution gives effect to the Funding Policy and Annual Plan.
- The reasons for the allocation of rates to each sector are outlined in the Funding Policy and Annual Plan.

(ii) Categories of Property - Defined

That for the purpose of the differential rating system, every separately rateable property within the City of Christchurch shall be classified into one of the following sectors:

Sector A - Commercial and Industrial Properties

Any separately rateable property which is:

(a) used for a commercial or industrial purpose (including travellers and special purpose accommodation, offices and administrative and associated functions, and commercially owned and operated utility networks); or

(b) vacant land zoned commercial, industrial or rural industrial under the transitional district plan administered by the Council.

Sector B - Residential and Other Properties

Includes any separately rateable property which is:

(a) used for residential purposes (including home ownership flats); or

(b) vacant land zoned residential or rural residential under the transitional district plan administered by the Council; or

(c) land not otherwise classified under sectors A, C or D; or

(d) Council operated utility networks.

Sector C - Rural Properties

Includes any separately rateable property which is:

(a) used solely or principally for:

(i) agricultural or horticultural or pastoral purposes; or

(ii) for the keeping of bees or poultry; or

(b) zoned rural under the transitional district plan administered by the Council, but does not include any separately rateable property which is:

(i) zoned rural industrial or rural residential under the transitional district plan administered by the Council; or

(ii) zoned rural and used principally for residential purposes (including home ownership flats).

Sector D - Institutions (Non-Rateable)

These are properties which are deemed not to be rateable properties pursuant to Sections 4, 5 and 6 of the Rating Powers Act 1988.

Although this sector is exempt from paying general rates, it is still liable for separate rates for water and sewerage.

(iii) General Effect on the Incidence of Rates between Groups of Ratepayers

(a) The sectors as a whole pay rates either more or less than they would otherwise pay if there was no differential as is indicated by the following percentages:

Sector A - Commercial/Industrial properties +31.50%

Sector B - Residential and Other properties -7.08%

Sector C - Rural properties -36.06%

Sector D - Institutions (Non-Rateable) -6.50%

This comparison assumes a Uniform Annual General Charge of \$105 will be applied.

(b) The change for each sector from the 2000/01 rates requirement after allowing for the impact of capital growth is:

Sector A - Commercial/Industrial properties +1.54%

Sector B - Residential and Other properties +2.32%

Sector C - Rural properties +9.85%

Sector D - Institutions (Non-Rateable) +10.42%

Individual properties may experience an increase or decrease in rates payable which is greater or less than the average for the sector to which they belong. This will be a consequence of factors other than the amendment to the differential system (for instance, as a result of changes in valuation and the uniform annual general charge).

5. That after the required public notices have been given, this resolution by way of special order be submitted for confirmation to an ordinary meeting of the Council to be held in the Council Chambers, 163-173 Tuam Street, Christchurch on Monday 17 September 2001 commencing at 2.45pm.

Copies of the foregoing resolution and statement are now available for public inspection during ordinary office hours without fee at the Civic Offices (163 Tuam Street), the Central Library (corner Gloucester Street and Oxford Terrace), suburban service centres and community libraries.

The resolution will be submitted to a meeting of the Council to be held in the Civic Offices at 2.45pm on Monday 17 September 2001 for confirmation as a Special Order.

Any person upon enquiring in person at the Civic Offices or in writing addressed to the City Manager or Rates Manager will be advised of the type or group of property to which a particular property will be allocated.

Any ratepayer may, at any time after confirmation of the Special Order on Monday 17 September 2001 object to the Council in accordance with Section 116 of the Rating Powers Act 1988 against the allocation of a property to a particular type or group of property.

K F Roche
ACTING COUNCIL SECRETARY