

# Funding Impact Statement

This Funding Impact Statement sets out the sources of operational and capital funding Council will use to fund its activities over the period of the Draft Long Term Plan (LTP), and how these funds will be applied. These funding sources were developed from an analysis of the Council activities and funding requirements which is set out in the Revenue and Financing Policy.

# Christchurch City Council

## Funding impact statement

Plan 2020/21		Plan 2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	\$000										
<b>Sources of operating funding</b>											
343,212	General rates, uniform annual general charges, rates penalties	369,341	386,605	402,641	422,047	444,092	462,427	477,029	496,671	506,684	519,688
214,013	Targeted rates	225,478	237,864	254,212	268,740	290,771	308,234	322,432	337,965	351,685	372,879
22,620	Subsidies and grants for operating purposes	28,459	26,249	27,499	29,207	30,190	31,003	31,491	32,050	32,715	33,514
92,379	Fees, charges	100,246	110,828	115,439	118,532	122,626	125,273	128,823	133,282	136,178	139,770
47,567	Interest and dividends from investments	34,843	46,741	63,442	67,761	62,334	62,104	63,760	66,486	69,493	73,672
12,999	Local authorities fuel tax, fines, infringement fees, and other receipts	12,176	12,844	15,294	15,121	15,301	15,481	15,677	15,928	16,242	16,552
<b>732,790</b>	<b>Total operating funding</b>	<b>770,543</b>	<b>821,131</b>	<b>878,527</b>	<b>921,408</b>	<b>965,314</b>	<b>1,004,522</b>	<b>1,039,212</b>	<b>1,082,382</b>	<b>1,112,997</b>	<b>1,156,075</b>
<b>Applications of operating funding</b>											
454,376	Payments to staff and suppliers	439,905	460,096	480,563	494,023	509,654	519,231	533,502	551,740	563,248	578,885
88,635	Finance costs	81,837	75,121	73,937	73,662	75,229	77,372	75,330	74,623	70,226	69,229
38,960	Other operating funding applications	51,702	47,937	48,059	63,374	50,878	52,668	43,850	44,279	44,835	45,307
<b>581,971</b>	<b>Total applications of operating funding</b>	<b>573,444</b>	<b>583,154</b>	<b>602,559</b>	<b>631,059</b>	<b>635,761</b>	<b>649,271</b>	<b>652,682</b>	<b>670,642</b>	<b>678,309</b>	<b>693,421</b>
<b>150,819</b>	<b>Surplus (deficit) of operating funding</b>	<b>197,099</b>	<b>237,977</b>	<b>275,968</b>	<b>290,349</b>	<b>329,553</b>	<b>355,251</b>	<b>386,530</b>	<b>411,740</b>	<b>434,688</b>	<b>462,654</b>
<b>Sources of capital funding</b>											
42,407	Subsidies and grants for capital expenditure	123,092	198,890	55,499	35,259	35,421	40,105	33,482	33,234	29,115	30,105
21,874	Development and financial contributions	24,276	24,115	23,112	23,013	23,565	24,131	24,734	25,402	26,088	26,766
154,336	Net increase (decrease) in debt	98,778	77,805	204,598	132,527	120,733	47,372	107,827	26,870	42,147	30,653
4,994	Gross proceeds from sale of assets	8,496	7,669	520	533	546	560	576	592	609	625
1,173	Other dedicated capital funding	1,126	1,150	1,176	1,202	1,231	1,260	1,293	1,327	1,363	1,398
<b>224,784</b>	<b>Total sources of capital funding</b>	<b>255,768</b>	<b>309,629</b>	<b>284,905</b>	<b>192,534</b>	<b>181,496</b>	<b>113,428</b>	<b>167,912</b>	<b>87,425</b>	<b>99,322</b>	<b>89,547</b>
<b>Applications of capital funding</b>											
Capital expenditure											
279,908	- to replace existing assets (a)	256,705	254,794	270,905	311,389	303,243	303,499	319,552	313,070	313,795	293,106
184,431	- to improve the level of service	263,867	331,690	331,610	161,228	156,079	187,399	181,675	159,959	160,003	189,835
42,751	- to meet additional demand	65,368	74,434	66,246	64,738	61,087	50,262	58,273	60,024	64,556	68,706
(144,187)	Net increase (decrease) in reserves	1,627	688	2,812	(6,972)	2,640	2,719	1,604	3,112	2,479	2,554
12,700	Net increase (decrease) of investments	(134,700)	(114,000)	(110,700)	(47,500)	(12,000)	(75,200)	(6,662)	(37,000)	(6,823)	(2,000)
<b>375,603</b>	<b>Total applications of capital funding</b>	<b>452,867</b>	<b>547,606</b>	<b>560,873</b>	<b>482,883</b>	<b>511,049</b>	<b>468,679</b>	<b>554,442</b>	<b>499,165</b>	<b>534,010</b>	<b>552,201</b>
<b>(150,819)</b>	<b>Surplus (deficit) of capital funding</b>	<b>(197,099)</b>	<b>(237,977)</b>	<b>(275,968)</b>	<b>(290,349)</b>	<b>(329,553)</b>	<b>(355,251)</b>	<b>(386,530)</b>	<b>(411,740)</b>	<b>(434,688)</b>	<b>(462,654)</b>
<b>-</b>	<b>Funding balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

# Where our funding will come from

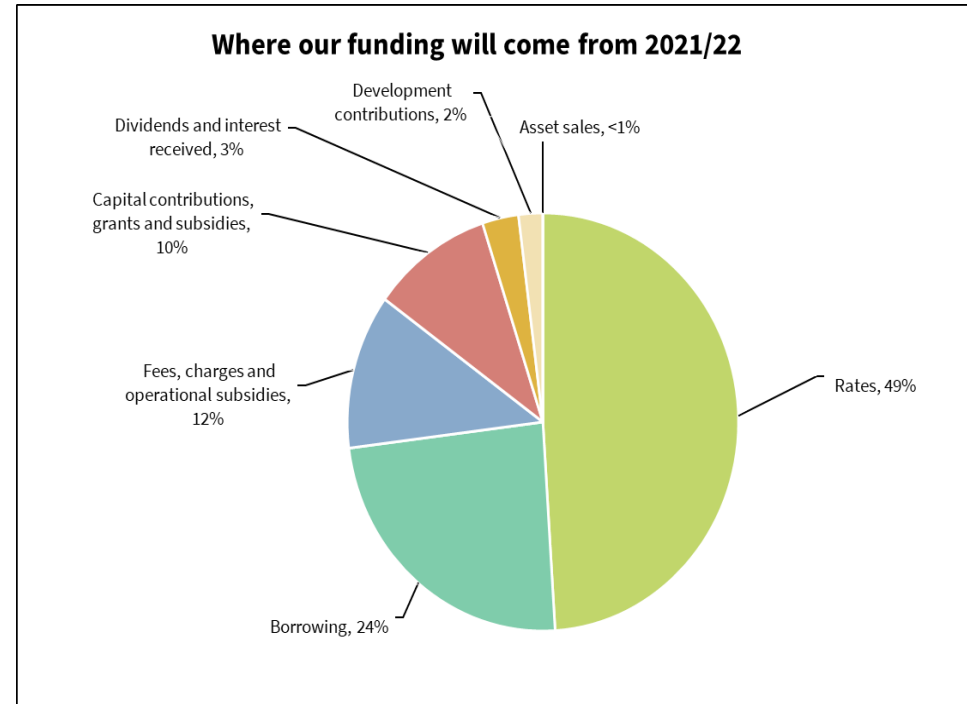
Rates are the main source of funding for the Council’s activities. In the 2021/22 financial year, the Council is proposing to collect \$594.8 million in rates to help pay for essential services such as water supply, roading and wastewater treatment, as well as capital renewal and replacement projects and events and festivals. This income is supplemented

with funding from fees and charges, Government subsidies, development contributions, interest and dividends from subsidiaries. Borrowing provides the funding for a significant portion of the capital programme.

The Council owns shares in major local companies through its wholly-owned subsidiary Christchurch City Holdings Limited (CCHL). These companies include Christchurch International Airport, City Care, Lyttelton Port Company, Orion, Eco Central, Enable Services and RBL Property. CCHL is forecasting to pay a dividend of \$16.1 million in 2021/22.

**Where our funding will come from:**

<b><u>Funding Sources 2021/22</u></b>	<b>%</b>	<b>\$000</b>
Rates	49%	594,819
Borrowing	24%	292,982
Fees, charges and operational subsidies	12%	140,881
Capital contributions, grants and subsidies	10%	124,218
Dividends and interest received	3%	34,843
Development contributions	2%	24,276
Asset sales	<1%	8,496
	<b>100%</b>	<b>1,220,515</b>



# Where our funding will go

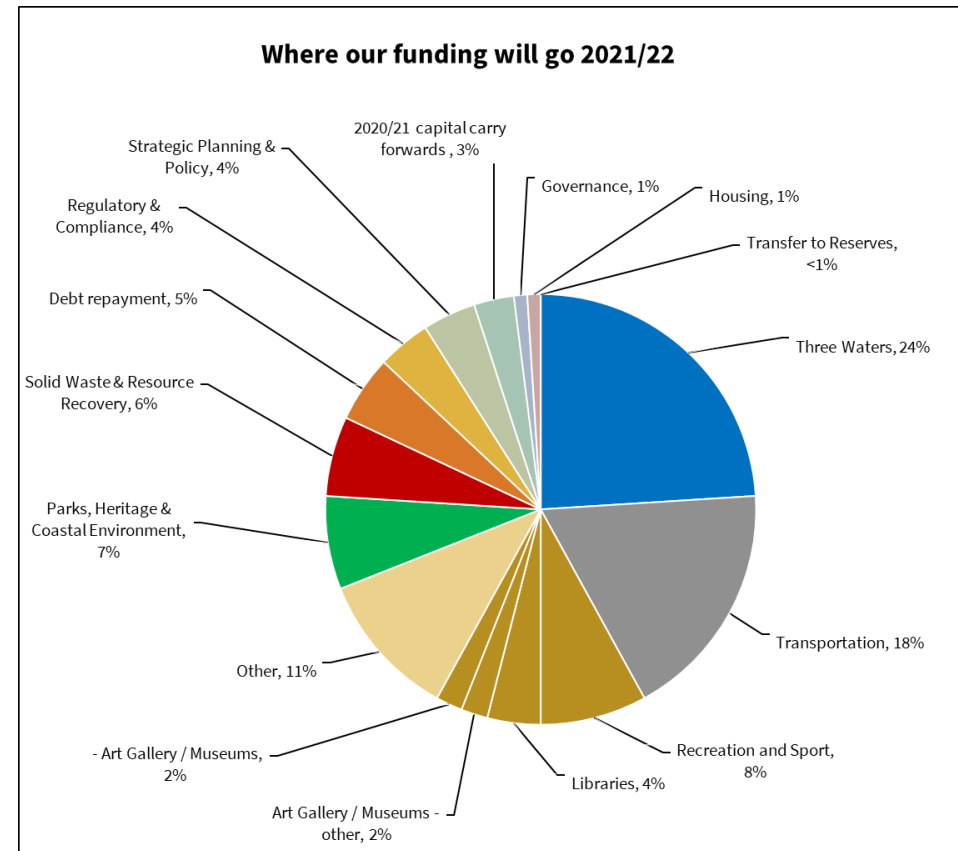
Much of the Council’s spending goes toward providing essential services to keep the city running smoothly. This includes maintaining sewerage and drainage systems, water supply, our roads and parks.

The table and graph below show where the Council will spend the funding collected during 2021/22. These include both day to day operational expenditure and capital expenditure.

The Other classification includes \$61.4 million of interest costs either externally recovered or not allocated to Groups of Activities. Capital expenditure for the Canterbury Multi Use Arena, IT projects, and Performing Arts Precinct are also included.

## Where our funding will go

<u>Planned Spend 2021/22</u>	<u>%</u>	<u>\$000</u>
Three Waters	24%	298,737
Transportation	18%	212,398
Communities and Citizens:		
- Recreation and Sport	8%	98,512
- Libraries	4%	46,309
- Communities and Citizens - other	2%	26,944
- Art Gallery / Museums	2%	19,763
Other	11%	137,868
Parks, Heritage & Coastal Environment	7%	85,744
Solid Waste & Resource Recovery	6%	74,869
Debt repayment	5%	59,504
Regulatory & Compliance	4%	43,576
Strategic Planning & Policy	4%	42,991
2020/21 capital carry forwards	3%	40,000
Governance	1%	16,131
Housing	1%	15,542
Transfer to Reserves	<1%	1,627
	<b>100%</b>	<b>1,220,515</b>



# Rating Information

## Income from Rates

We use rates to fund the balance of our costs once all other funding sources are taken into account.

The total rates required to be assessed for the rating year beginning on 1 July 2021 is \$586.1 million (excluding GST). Two items of rating income are excluded from this figure, and from the specific rates details provided on the following pages:

- Excess water rates – excluded because it is dependent on actual volumes consumed during the year. Excess water rates are budgeted to be \$6.2 million (excluding GST) in 2021/22.
- Late payment penalties and arrears penalties – excluded because they are dependent on actual late rates payments occurring during the year, or arrears from previous years remaining outstanding during the year. Late payment penalties and arrears penalties are budgeted to be \$2.6 million in 2021/22.

### Income Collected from Rates (incl GST)

	<b>2021/22 LTP (\$000s)</b>
<b>Rates Collected</b>	
<b>General Rates:</b>	
Value-based General Rate	396,641
Uniform Annual General Charge	25,165
<b>Targeted Rates:</b>	
Water Supply:	
-- Normal Supply	74,921
-- Restricted Supply	172
-- Excess Supply <sup>1</sup>	-
-- Fire Service Connection	132
Land Drainage	43,617
Sewerage	94,245
Waste Minimisation	33,472
Active Travel	3,649
Heritage	86
Special Heritage (Arts Centre)	230
Special Heritage (Cathedral)	1,190
Akaroa Health Centre	327
Central City Business Association	173
	674,020
includes GST of	87,916
<b>Total Excluding GST</b>	<b>586,104</b>
<sup>1</sup> Excess Water depends on actual volumes consumed	

## Rating Base

The rates assessed for the 1 July 2021 to 30 June 2022 year are based on the following rating base:

	As at 30 June 2021
Number of rating units	177,146
Number of Separately-Used or Inhabited Parts (SUIPs) of rating units	182,355
Total capital value of rating units	\$116.4 billion
Total land value of those rating units	\$50.6 billion

## Valuation system used for rating

We set rates under Section 23 of the Local Government (Rating) Act 2002.

Some of our rates are in the form of fixed charges, but most are charged in proportion to each rating unit's rating valuation, where:

- A rating unit is the property which is liable for rates (usually a separate property with its own certificate of title), and
- Rating valuations are set by independent valuers, based on property market conditions as at a specified date (currently 1 August 2019) – their purpose is to enable councils to allocate rates equitably between properties across the District; they are *not* intended to be an indication of current market value or cost of construction.

We use capital value for rating purposes (commonly thought of as the value of the land plus any improvements).

Where parts of a rating unit can be allocated to different categories (Standard, Business and Remote Rural), we may apportion the rateable value of that rating unit among those parts in order to calculate the overall liability for the rating unit.

Legislation requires that rating valuations be updated at least every three years, so that the distribution of value-based rates reasonably reflects property market conditions. The 2019 valuations are used as the basis of rates calculations from 1 July 2020 until 30 June 2023.

## Valuation adjustments during the rating year

Rating valuations must be adjusted whenever there is a significant change to the property (such as new building work or demolition), but:

- These adjustments must still be based on 2019 market prices, to maintain consistency across the tax base; and
- Rates charges cannot be changed to reflect the adjusted valuation until the next rating year (i.e. from 1 July)

## Inspection of rates information

For every rating unit, information from the District Valuation Roll and Rating Information Database (including Capital Value and liability for current-year rates) is available for inspection on the Council’s Internet site ([www.ccc.govt.nz](http://www.ccc.govt.nz), under the heading ‘Services’, then ‘Rates and valuations’ then ‘Rates and valuation search’) or by enquiry at any Council Service Centre.

## Rates for 2021/22

All of the rates and amounts set out in this document are proposed to apply to the rating

year commencing 1 July 2021 and ending 30 June 2022, and include GST of 15 percent.

Some of our rates are set as a uniform amount per Separately Used or Inhabited Part of a rating unit (SUIP). In such cases, a SUIP is defined as a part which can be separately let and permanently occupied. Where the occupancy is an accessory to, or is ancillary to, another property or part thereof, then no separately used part exists. For example:

- not separately used parts of a rating unit include:
  - a residential sleep-out or granny flat without independent kitchen facilities;
  - rooms in a hostel with a common kitchen;
  - a hotel room with or without kitchen facilities;
  - motel rooms with or without kitchen facilities;
  - individual storage garages/sheds/partitioned areas of a warehouse;
  - individual offices/premises of partners in a partnership.
- separately used parts of a rating unit include:
  - flats/apartments;

- flats which share kitchen/bathroom facilities;
- separately leased commercial areas even though they may share a reception.

## General rates

General rates are collected in the form of both a value-based General Rate and a Uniform Annual General Charge (UAGC). The value-based General Rate is set on capital values on a differential basis under the Local Government (Rating) Act 2002.

### **Purpose of general rates:**

General rates, including the UAGC, provide the majority of our total rates requirement, and are calculated as the net rate requirement after targeted rates are determined. General rates (including the UAGC) therefore fund all our activities except to the extent they are funded by targeted rates or by other sources of funding.

### **Value-based General Rate Differentials**

Differentials are applied to the value-based General Rate. The objective of these differentials is to collect more from identified Business properties and less from identified Remote Rural properties than would be the

case under an un-differentiated value-based General Rate, in accordance with our Revenue & Financing Policy.

The differential categories are defined as follows:

#### **Standard**

Any rating unit which is:

- used for residential purposes (including home-ownership flats); or
- a Council-operated utility network; or
- land not otherwise classified as Business or Remote Rural.

#### **Business**

Any rating unit which is:

- used for a commercial or industrial purpose (including travellers and special purpose accommodation, offices and administrative and associated functions, commercially-owned and operated utility networks, and quarrying operations); or
- land zoned Commercial or Industrial in the District Plan, situated anywhere in the district, except where the principal use is residential.

#### **Remote Rural**

Any rating unit which is:

- zoned residential or rural in the District Plan, *and*
- either
  - greater than 20 hectares in size; or
  - situated outside the serviced area defined for the Sewerage Targeted rate (below), *and*
- either:
  - used solely or principally for agricultural, horticultural, pastoral, or forestry purposes or the keeping of bees or poultry; or
  - vacant land not otherwise used.

For the purpose of clarity the Remote Rural category does not include any rating unit which is:

- used principally for industrial (including quarrying) or commercial purposes (as defined in Business above); or
- used principally for residential purposes (including home-ownership flats).

For the purpose of these differential sector definitions, the District Plan means our operative District Plan.

The Business Differential is 1.697 and the Remote Rural Differential is 0.75. These have not changed from the previous year (2020/21).

Liability for the value-based General Rate is calculated as a number of cents per dollar of capital value:

Differential category	Rates (cents / \$)	Differential factor	Rev (\$000)
Standard	0.319045	1.0000	263,397
Business	0.541420	1.697	127,142
Remote Rural	0.239284	0.75	6,102

### **Uniform Annual General Charge (UAGC)**

A portion of general rates is assessed as a UAGC, which is set under section 15(1)(b) of the Local Government (Rating) Act 2002.

*Purpose of the UAGC:* The UAGC modifies the impact of rating on a city-wide basis by ensuring that all rating units are charged a fixed amount to recognize the costs, associated with each property, which are uniformly consumed by the inhabitants of the community.

Liability for the UAGC is calculated as a uniform amount for each separately used or inhabited part of a rating unit:

Land	Basis	Rates (\$)	Revenue (\$000)
All land in district	SUIP	138.00	25,165

### **Targeted rates**

Targeted rates are set under sections 16, 18, and 19, and schedules 2 and 3 of the Local Government (Rating) Act 2002. We do not accept Lump Sum Contributions (as defined by Section 117A of the Local Government (Rating) Act 2002) in respect of any targeted rate.

Targeted rates may be applied either uniformly on all rating units or only on an identified group of ratepayers, depending on our determinations under s101(3) of the Local Government Act 2002. The definition and objective of each of the Targeted rates is described below.

#### **Water Supply Targeted Rate:**

The purpose of this rate (in conjunction with the separate targeted rates for Restricted Water Supply, Fire Connection, and Excess Water Supply described below) is to recover the cash operating cost of water supply, plus a significant share of the expected cost of related asset renewal and replacement

(charged in lieu of depreciation) over the planning period.

It is assessed on every rating unit located within the serviced area, where the serviced area includes all rating units that are actually connected to the on-demand water reticulation system, those that have a connection kit installed at the boundary, and those located within a specified distance of any part of the on-demand water reticulation system **except** where connection of properties within the specified distance is not possible for technical reasons (for example, if connection would require crossing third party land or if we do not permit connection due to capacity constraints). For developed properties the specified distance is 100 metres measured from the water reticulation system to a building on the land. For undeveloped properties the specified distance is 30 metres measured from the water reticulation system to the property boundary.

The Water Supply Targeted Rate is set differentially, depending on whether a rating unit is actually connected – connected rating units are charged at the “Connected” differential, and non-connected rating units are charged the “Serviceable” differential which is set at half of the Connected differential.



Liability for the Water Supply Targeted Rate is calculated as a number of cents per dollar of capital value.

Categories	Rates (cents / \$)	Differential Factor	Rev (\$000)
Connected	0.069575	1.00	74,114
Serviceable	0.034788	0.50	807

**Restricted Water Supply Targeted Rate:**

The purpose of this rate is to contribute to the cost recovery of the activities described as being funded by the Water Supply Targeted Rate (above), by charging a uniform amount to properties not located within the Water Supply Targeted Rate serviced area but receiving a restricted water supply. It is assessed on every rating unit receiving the standard level of restricted service (being 1,000 litres of water supplied per 24-hour period). Where a rating unit receives multiple levels of service, they will be assessed multiple Restricted Water Supply Targeted Rates.

Liability for the Restricted Water Supply Targeted Rate is calculated as a uniform amount for each standard level of service received by a rating unit.

Categories	Rates (\$)	Revenue (\$000)
Connected	236.78	172

**Water Supply Fire Connection Rate**

The purpose of the Water Supply Fire Connection Rate is to contribute to the cost recovery of the activities described as being funded by the Water Supply Targeted Rate (above), by charging a uniform amount to properties benefitting from a fire service connection. It is assessed on all rating units connected to the service on a per-connection basis.

Liability for the Water Supply Fire Connection Rate is calculated as a uniform amount for each connection:

Categories	Rates (\$)	Revenue (\$000)
Connected	122.27	132

**Excess Water Supply Commercial Targeted Rate**

The purpose of this targeted rate is for commercial properties that place an unusually high demand on the water supply system to contribute an additional amount to the cost recovery of the activities described as being

funded by the Water Supply Targeted Rate (above).

It is set under section 19 of the Local Government (Rating) Act 2002 and assessed as the water meters are read on every liable rating unit (see below), with invoices sent after each reading.

Liability for the Excess Water Supply Commercial Targeted Rate is calculated as a number of cents per cubic metre of water consumed in excess of the water supply targeted rate allowance for that rating unit:

Categories	Rates (\$ per m <sup>3</sup> of excess water supplied)	Revenue (\$000)
Liable	1.16	4,786

This rate will be charged to all rating units which receive a commercial water supply as defined in the Water Supply, Wastewater and Stormwater Bylaw 2014, **plus:**

- (a) land under single ownership on a single certificate of title and used for three or more household residential units
- (b) boarding houses
- (c) motels
- (d) rest homes

Each liable rating unit has a water supply targeted rate allowance. Water used in excess of this allowance will be charged at the stated rate per cubic metre.

The water supply targeted rate allowance for each property is effectively the amount of water already paid for under the Water Supply Targeted Rate – i.e. the total Water Supply Targeted Rate payable, divided by the above cubic-metre cost, then divided by 365 to give a daily cubic metre allowance. The Excess Water Supply Targeted Rate will be charged if actual use exceeds this calculated daily allowance, **provided that** all properties will be entitled to a minimum allowance of 0.6986 cubic metres per day.

For example, if a rating unit is assessed \$1,000 for the Water Supply Targeted Rate, that rating unit's water supply targeted rate allowance for the year is 862 cubic metres (\$1,000 divided by \$1.16/m<sup>3</sup>), which is 2.36 cubic metres per day. If the meter readings are 91 days apart then the allowance is 215 cubic metres for that billing period (2.36 m<sup>3</sup>/day x 91 days). Liability for the Excess Water Supply Commercial Targeted Rate for that billing period is for any consumption by that rating unit over 215 cubic metres. So if 300 cubic metres were used in that billing period, the liability for the Excess Water Supply Commercial Targeted Rate for that billing period would be \$98.68 incl GST,

which is the excess usage of 85 cubic metres (300m<sup>3</sup> – 215m<sup>3</sup>) times the rate of \$1.16/m<sup>3</sup>.

The annual rates assessment identifies those ratepayers who are potentially liable for the Excess Water Supply Commercial Targeted Rate. It does not include the calculated liability as the water reading does not coincide with the assessment. Water meters are read progressively throughout the year. Following each reading, a water-excess charge invoice is issued for those rating units which are liable. The invoice will refer to the assessment and will bill for the consumption for the period of the reading.

The latest water supply targeted rate allowance will be used, calculated on a daily basis.

**Excess Water Supply Residential Targeted Rate**

This targeted rate also contributes to the cost recovery of the activities described as being funded by the Water Supply Targeted Rate (above), by assessing additional charges on those residential properties placing an unusually high demand on the water supply system.

It is set under section 19 of the Local Government (Rating) Act 2002 and assessed as the water meters are read on every liable rating unit (see below), with invoices sent after each reading.

Liability for the Excess Water Supply Residential Targeted Rate is calculated as a number of cents per cubic metre of water used in excess of an allowance of 0.7 cubic metres per day.

Categories	Rates (\$ per m <sup>3</sup> of excess water supplied)	Revenue (\$000)
Liable	1.35	2,300

This rate will be charged to all metered residential rating units where the meter records usage for a single separately used or inhabited part (SUIP) of the rating unit.

The annual rates assessment identifies those ratepayers who are potentially liable for the Excess Water Supply Residential Targeted Rate. It does not include the calculated liability as the water reading does not coincide with the assessment. Water meters are read progressively throughout the year. Following each reading, a water-excess charge invoice is issued for those rating units which are liable. The invoice will refer to the assessment and will bill for the consumption for the period of the reading.

**Land Drainage Targeted Rate:**

The purpose of this rate is to recover the cash operating cost of the stormwater drainage,

and the flood protection and control works groups of activities, plus a significant share of the expected cost of related asset renewal and replacement (charged in lieu of depreciation) over the planning period. The rate is assessed on all rating units in the District.

The Land Drainage Targeted Rate is set differentially. A differential of 1 applies to every rating unit which is within the historic rated area (the area rated for land drainage prior to 1 July 2021).

A differential of 0.33 applies for 2021/22 to all other land (that is, every other rating unit in the District). This differential will increase to 0.67 for 2022/23 and 1 for 2023/24 onwards.

The historic rated area and “all other land” are identified on a map published on our website at <https://ccc.govt.nz/proposed-rates-changes>.

Liability for the Land Drainage Targeted Rate is calculated as a number of cents per dollar of capital value.

Differential category	Rates (cents / \$)	Differential factor	Rev (\$000)
Historic rated area	0.041218	1	43,055
All other land in the District	0.013602	0.33	562

#### ***Sewerage Targeted Rate:***

The purpose of this rate is to recover the cash operating cost of wastewater collection, treatment and disposal, plus a significant share of the expected cost of related asset renewal and replacement (charged in lieu of depreciation) over the planning period. It is assessed on every rating unit located within the serviced area, where the serviced area includes all rating units that are actually connected to the wastewater network, those with a connection kit installed at the boundary, and those located within a specified distance of any part of the wastewater network **except** where connection of properties within the specified distance is not possible for technical reasons (for example, if connection would require crossing third party land or if we do not permit connection due to capacity constraints). For developed properties, the specified distance is 100 metres, measured from the wastewater

network to a building on the land. For undeveloped properties, the specified distance is 30 metres measured from the wastewater network to the property boundary.

Liability for the Sewerage Targeted Rate is calculated as a number of cents per dollar of capital value.

Categories	Rates (cents / \$)	Revenue (\$000)
Within serviced area	0.085614	94,245

#### ***Active Travel Targeted Rate***

The purpose of this rate is to contribute to the operating cost of the Active Travel Programme (including pedestrian networks and cycleways). It is assessed on all rating units in the District.

Liability for the Active Travel Targeted Rate is calculated as a uniform amount for each separately used or inhabited part of a rating unit:

Land	Basis	Rates (\$)	Revenue (\$000)
All land in District	SUIP	20.00	3,649

### **Heritage Targeted Rate**

The purpose of this rate is to fund:

- a \$23.7 million grant towards the Canterbury Museum redevelopment scheduled over 3 years from 2024/25.
- planned capital expenditure of \$42.1 million associated with preserving key components of our own built heritage: the Provincial Chambers, Old Municipal Chambers and Robert McDougall Gallery.

The rate will recover these costs over 30 years. The rate is planned to cease in 2051/52. The rate will be phased in over three years from 2021/22, so the rate will increase in 2022/23 and again in 2023/34 to reach a level consistent with recovering the full capital costs above (excluding interest).

It is assessed on all rating units in the District.

Liability for the Heritage Targeted Rate is calculated as a number of cents per dollar of capital value.

Categories	Rates (cents / \$)	Revenue (\$000)
All land in District	0.000079	86

### **Special Heritage (Arts Centre) Targeted Rate**

The purpose of this rate is to fund a \$5.5 million grant to the Arts Centre paid over three years. The rate will recover this cost over 10 years.

The rate is planned to cease in 2031/32. The rate will be phased in over two years from 2021/22, so the rate will increase in 2022/23 to reach a level consistent with recovering the full cost above (excluding interest).

It is assessed on all rating units in the District.

Liability for the Special Heritage (Arts Centre) Targeted Rate is calculated as a number of cents per dollar of capital value.

Categories	Rates (cents / \$)	Revenue (\$000)
All land in District	0.000212	230

### **Special Heritage (Cathedral) Targeted Rate**

The purpose of this rate is to fund a \$10 million grant supporting the restoration of the Anglican Cathedral. It is assessed on all rating units in the District and will cease on 30 June 2028.

Liability for the Special Heritage (Cathedral) Targeted Rate is calculated as a uniform amount for each separately used or inhabited part of a rating unit:

Land	Basis	Rates (\$)	Revenue (\$000)
All land in District	SUIP	6.52	1,190

### **Akaroa Community Health Trust Targeted Rate**

The purpose of this rate is to fund a grant of up to \$1.3 million plus GST to the Akaroa Community Health Trust in June 2023. The rate will cease on 30 June 2023. The grant relates to the construction of a health centre in Akaroa.

Liability for the Akaroa Community Health Trust Targeted Rate is calculated as a uniform amount for each separately used or inhabited part of a rating unit within the eastern portion of Banks Peninsula ward (defined as valuation roll numbers 23890, 23900, 23910, 23920, 23930, 23940 and 23961):

Land	Basis	Rates (\$)	Revenue (\$000)
All land in specified valuation roll numbers	SUIP	115.58	327

*Inner City Bag Collection Area*

**Waste Minimisation Targeted Rate:**

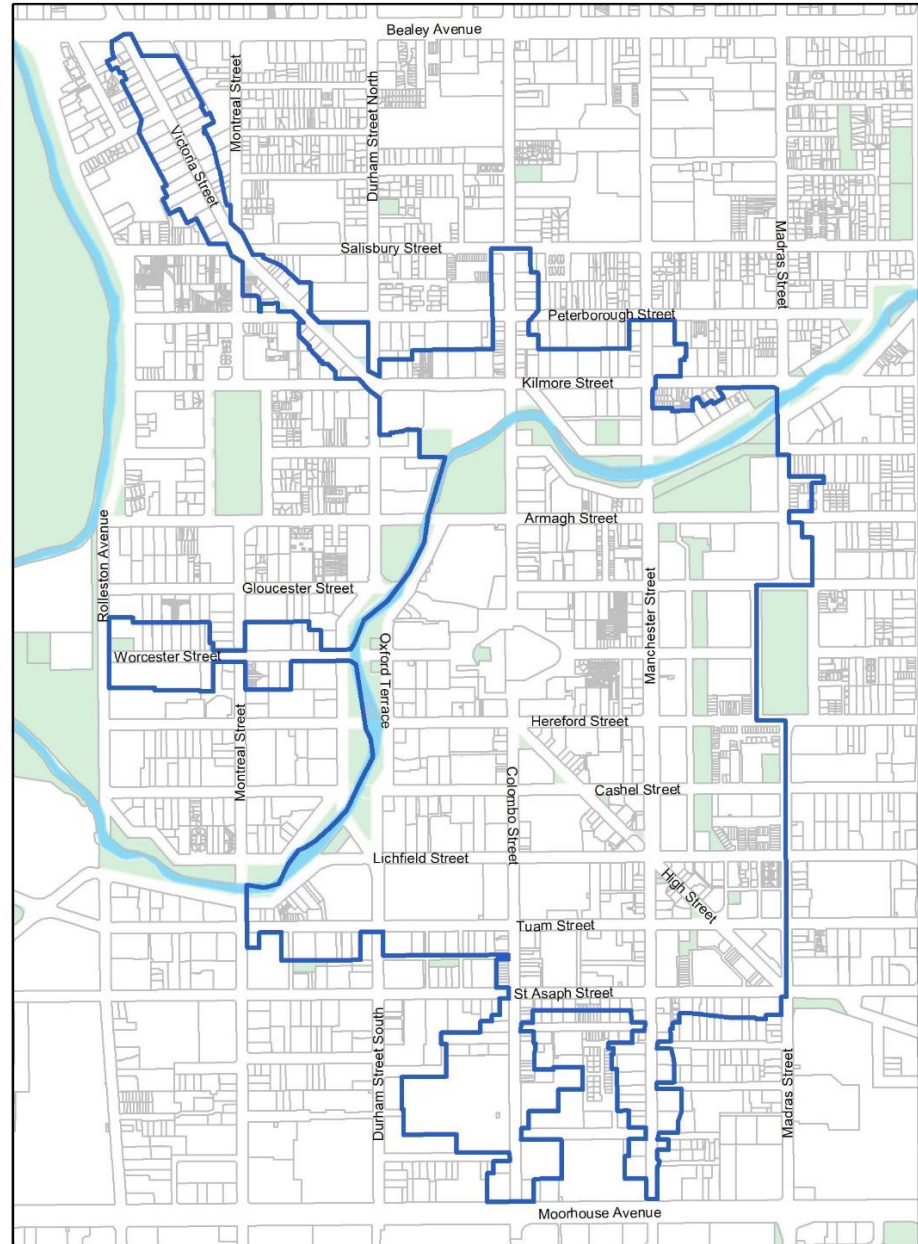
The purpose of this rate is to recover the cash operating cost of the collection and disposal of recycling and organic waste, plus a significant share of the expected cost of related asset renewal and replacement (charged in lieu of depreciation) over the planning period.

The Waste Minimisation Targeted Rate is set differentially, based on location within or outside our kerbside collection area – rating units located within this area are charged at the Full Charge differential, and those located outside this area are charged at the Part Charge differential which is set at 75 per cent of the Full Charge differential.

The Waste Minimisation Targeted Rate applies to all land within the district except for:

- Properties in the following CBD area that receive the inner city bag collection service area (refer to map below):
- land which does not have improvements recorded,
- land with a storage shed only and the capital value is less than \$30,000.

Liability for the Waste Minimisation Targeted Rate is calculated as a fixed dollar amount for each separately used or inhabited part of a rating unit that is within the land described above and assessed for the UAGC.



Categories	Basis	Rates (\$)	Revenue (\$000)
Full charge	SUIP	196.96	33,208
Part charge	SUIP	147.72	264

**Central City Business Association Targeted Rate**

The purpose of this rate is to fund a \$150,000 (plus GST if any) grant to the Central City Business Association (CCBA) to support their activities.

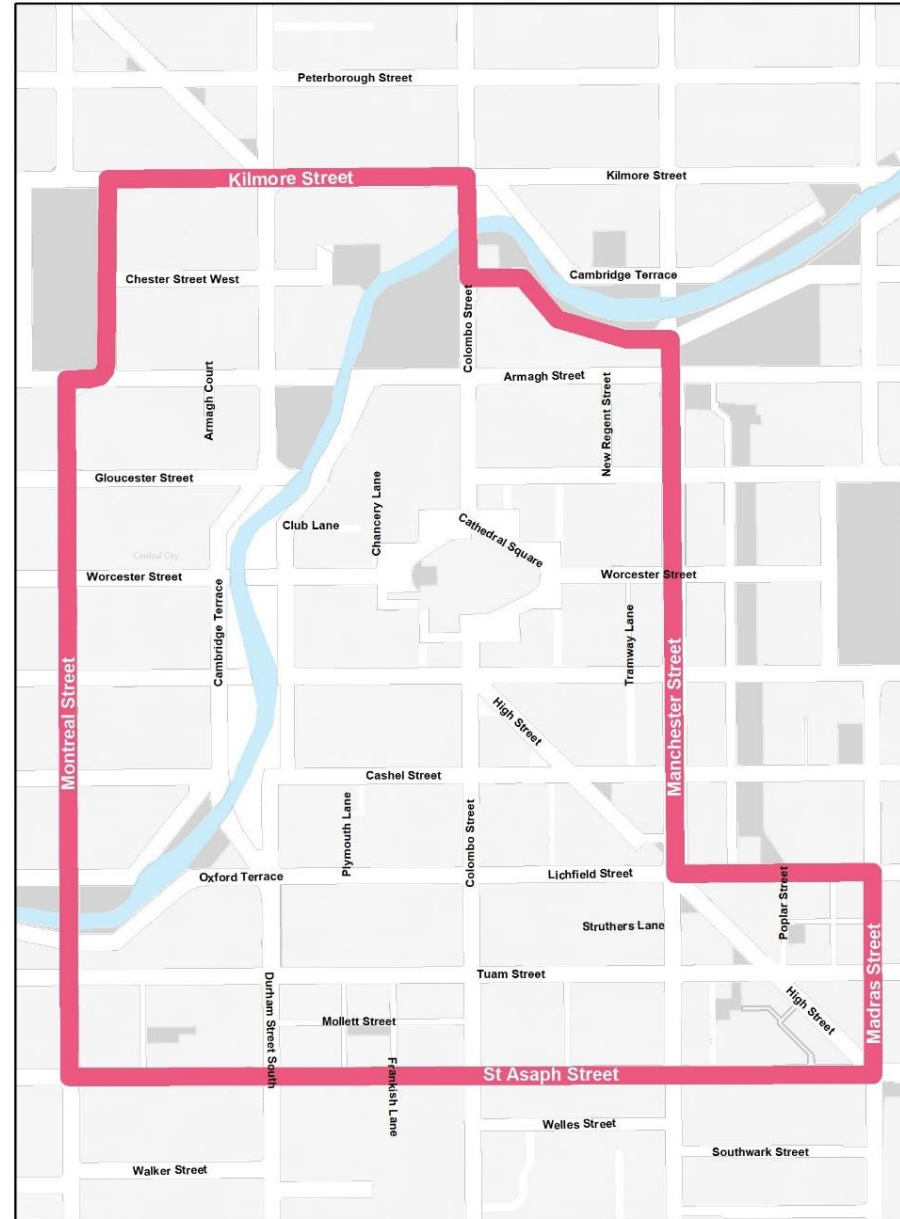
It is assessed on all business rating units in the CCBA Area that have a land value greater than or equal to \$50,000.

The CCBA Area is the land within the red boundary defined shown in the map.

Liability for the CCBA Targeted Rate is calculated as a uniform amount for each rating unit.

Land	Basis	Rates (\$)	Revenue (\$000)
Business rating units within the CCBA Area with a land value greater than or equal to \$50,000	Rating Unit	276.89	173

CCBA Area



## Indicative rates

The following tables show our rates for a range of property types and values. Figures include 15% GST but exclude Ecan's regional council rates, late penalties, and any excess water charges.

The overall average rates increase to existing ratepayers this year is **5.56%**. The rates increase experienced by each individual property will differ from this overall average, depending on:

- The property's classification (whether it's a standard, business or remote rural property).
- Which rates the property pays (for example, a property only pays the sewer rate if it's within the sewer serviced area).
- The capital value of the property.
- How many 'separately used or inhabited parts' (SUIPs) the property has. Fixed rates are paid based on the number of SUIPs. For example, a property with two flats will pay two fixed charges. Most residential properties have only one SUIP.

A detailed analysis of rates increases for particular groups of properties is set out in the rates analysis section.

The tables below show the components of the overall rates payable in 2021/22 for a range of property values in each sector.

### Standard properties (includes residential houses)

- Around 156,600 properties pay the standard value-based General Rate (mostly houses).
- They typically pay the value-based General Rate (Standard), the UAGC, and targeted rates for Water Supply (Connected), Land Drainage, Sewerage, Heritage, Special Heritage (Arts Centre), Waste Minimisation (Full Charge), Active Travel and Special Heritage (Cathedral).
- For properties classified by our valuation service provider as residential dwellings and flats (excluding multi-unit properties and vacant sections):
  - The average Capital Value (CV) is \$508,608
  - Typical CCC rates on this average property are \$2,984.59

Breakdown of 2021/22 annual rates (\$) for a standard property:

CV	Fixed rates (\$)					Value-based rates (\$)							All value-based rates	Total (\$)
	UAGC	Waste Min. (Full)	Active Travel	Special Heritage (Cathedral)	All fixed rates	General Standard	Water Connected	Land Drainage	Sewerage	Heritage	Special Heritage (Arts Centre)			
200,000	138.00	196.96	20.00	6.52	361.48	638.09	139.15	82.44	171.23	0.16	0.42	1,031.49	1,392.97	
300,000	138.00	196.96	20.00	6.52	361.48	957.14	208.73	123.65	256.84	0.24	0.64	1,547.23	1,908.71	
400,000	138.00	196.96	20.00	6.52	361.48	1,276.18	278.30	164.87	342.46	0.32	0.85	2,062.97	2,424.45	
500,000	138.00	196.96	20.00	6.52	361.48	1,595.23	347.88	206.09	428.07	0.40	1.06	2,578.72	2,940.20	
600,000	138.00	196.96	20.00	6.52	361.48	1,914.27	417.45	247.31	513.68	0.47	1.27	3,094.46	3,455.94	
700,000	138.00	196.96	20.00	6.52	361.48	2,233.32	487.03	288.53	599.30	0.55	1.48	3,610.20	3,971.68	
800,000	138.00	196.96	20.00	6.52	361.48	2,552.36	556.60	329.74	684.91	0.63	1.70	4,125.94	4,487.42	
1,000,000	138.00	196.96	20.00	6.52	361.48	3,190.45	695.75	412.18	856.14	0.79	2.12	5,157.43	5,518.91	
1,500,000	138.00	196.96	20.00	6.52	361.48	4,785.68	1,043.63	618.27	1,284.21	1.19	3.18	7,736.15	8,097.63	
<b>Average House</b>														
508,608	138.00	196.96	20.00	6.52	361.48	1,622.69	353.86	209.64	435.44	0.40	1.08	2,623.11	2,984.59	

## Business properties

- Around 14,300 properties pay the Business value-based General Rate
- They typically pay the value-based General Rate (Business), the UAGC, and targeted rates for Water Supply (Connected), Land Drainage, Sewerage, Heritage, Special Heritage (Arts Centre), Waste Minimisation (Full Charge), Active Travel and Special Heritage (Cathedral).
- Central city business properties may also pay the Central City Business Association (CCBA) Targeted Rate. The table below relates to ratepayers that do not pay those rates.
- For properties classified by our valuation service provider as commercial or industrial:
  - The average CV is \$1,858,572
  - Typical CCC rates on this average property are \$14,079.93

Breakdown of 2021/22 annual rates (\$) for a business property:

CV	Fixed rates (\$)					Value-based rates (\$)							Total (\$)	
	UAGC	Waste Min. (Full)	Active Travel	Special Heritage (Cathedral)	All fixed rates	General Business	Water Connected	Land Drainage	Sewerage	Heritage	Special Heritage (Arts Centre)	All value-based rates		
200,000	138.00	196.96	20.00	6.52	361.48	1,082.84	139.15	82.44	171.23	0.16	0.42	1,476.24	1,837.72	
400,000	138.00	196.96	20.00	6.52	361.48	2,165.68	278.30	164.87	342.46	0.32	0.85	2,952.47	3,313.95	
600,000	138.00	196.96	20.00	6.52	361.48	3,248.52	417.45	247.31	513.68	0.47	1.27	4,428.71	4,790.19	
800,000	138.00	196.96	20.00	6.52	361.48	4,331.36	556.60	329.74	684.91	0.63	1.70	5,904.94	6,266.42	
1,000,000	138.00	196.96	20.00	6.52	361.48	5,414.20	695.75	412.18	856.14	0.79	2.12	7,381.18	7,742.66	
1,500,000	138.00	196.96	20.00	6.52	361.48	8,121.30	1,043.63	618.27	1,284.21	1.19	3.18	11,071.77	11,433.25	
2,000,000	138.00	196.96	20.00	6.52	361.48	10,828.40	1,391.50	824.36	1,712.28	1.58	4.24	14,762.36	15,123.84	
3,000,000	138.00	196.96	20.00	6.52	361.48	16,242.60	2,087.25	1,236.54	2,568.42	2.37	6.36	22,143.54	22,505.02	
5,000,000	138.00	196.96	20.00	6.52	361.48	27,071.00	3,478.75	2,060.90	4,280.70	3.95	10.60	36,905.90	37,267.38	
<b>Average Business</b>	<b>1,858,572</b>	<b>138.00</b>	<b>196.96</b>	<b>20.00</b>	<b>6.52</b>	<b>361.48</b>	<b>10,062.68</b>	<b>1,293.10</b>	<b>766.07</b>	<b>1,591.20</b>	<b>1.47</b>	<b>3.94</b>	<b>13,718.45</b>	<b>14,079.93</b>

## Remote Rural properties

- Around 2,400 properties pay the Remote Rural value-based General Rate.
- They typically pay the value-based General Rate (Remote Rural), the UAGC, and targeted rates for Land Drainage, Heritage, Special Heritage (Arts Centre), Waste Minimisation (Part Charge), Active Travel and Special Heritage (Cathedral).
- For properties classified by our valuation service provider as rural:
  - The average CV is \$1,039,580
  - CCC rates on this average-value property are \$3,231.31

Breakdown of 2021/22 annual rates (\$) for a remote rural property:

CV	Fixed rates (\$)					Value-based rates (\$)				Total (\$)		
	UAGC	Waste Min. (Part)	Active Travel	Special Heritage (Cathedral)	All fixed rates	General Remote Rural	Land Drainage	Heritage	Special Heritage (Arts Centre)		All value-based rates	
200,000	138.00	147.72	20.00	6.52	312.24	478.57	82.44	0.16	0.42	561.59	873.83	
400,000	138.00	147.72	20.00	6.52	312.24	957.14	164.87	0.32	0.85	1,123.17	1,435.41	
600,000	138.00	147.72	20.00	6.52	312.24	1,435.70	247.31	0.47	1.27	1,684.76	1,997.00	
800,000	138.00	147.72	20.00	6.52	312.24	1,914.27	329.74	0.63	1.70	2,246.34	2,558.58	
1,000,000	138.00	147.72	20.00	6.52	312.24	2,392.84	412.18	0.79	2.12	2,807.93	3,120.17	
1,500,000	138.00	147.72	20.00	6.52	312.24	3,589.26	618.27	1.19	3.18	4,211.90	4,524.14	
2,000,000	138.00	147.72	20.00	6.52	312.24	4,785.68	824.36	1.58	4.24	5,615.86	5,928.10	
3,000,000	138.00	147.72	20.00	6.52	312.24	7,178.52	1,236.54	2.37	6.36	8,423.79	8,736.03	
5,000,000	138.00	147.72	20.00	6.52	312.24	11,964.20	2,060.90	3.95	10.60	14,039.65	14,351.89	
<b>Average Remote Rural Property</b>	<b>1,039,580</b>	<b>138.00</b>	<b>147.72</b>	<b>20.00</b>	<b>6.52</b>	<b>312.24</b>	<b>2,487.55</b>	<b>428.49</b>	<b>0.82</b>	<b>2.20</b>	<b>2,919.07</b>	<b>3,231.31</b>



## Rates analysis

This analysis shows the increase in rates compared with the previous year for typical ratepayers with different property values. The analysis is on a GST-inclusive basis, and excludes Ecan rates, excess water charges and penalties.

### Typical houses

A typical house pays the following rates:

- **Value-based rates:** general (standard), water connected, land drainage, sewerage, heritage and special heritage (Arts Centre) rates
- **Fixed rates:** the uniform annual general charge (UAGC), waste minimisation (full), active travel and special heritage (Cathedral) rates

The following table shows rates increases for typical houses of varying sizes.

### Typical houses

CV	2020/21 Rates	2021/22 Rates	Annual increase (\$)	Weekly increase (\$)	Change (%)
200,000	\$ 1,337.57	\$ 1,392.97	\$ 55.40	\$ 1.07	4.14%
300,000	\$ 1,825.17	\$ 1,908.71	\$ 83.54	\$ 1.61	4.58%
400,000	\$ 2,312.77	\$ 2,424.45	\$ 111.68	\$ 2.15	4.83%
500,000	\$ 2,800.37	\$ 2,940.20	\$ 139.83	\$ 2.69	4.99%
600,000	\$ 3,287.97	\$ 3,455.94	\$ 167.97	\$ 3.23	5.11%
700,000	\$ 3,775.57	\$ 3,971.68	\$ 196.11	\$ 3.77	5.19%
800,000	\$ 4,263.17	\$ 4,487.42	\$ 224.25	\$ 4.31	5.26%
1,000,000	\$ 5,238.37	\$ 5,518.91	\$ 280.54	\$ 5.40	5.36%
1,500,000	\$ 7,676.37	\$ 8,097.63	\$ 421.26	\$ 8.10	5.49%
2,000,000	\$ 10,114.37	\$ 10,676.34	\$ 561.97	\$ 10.81	5.56%
3,000,000	\$ 14,990.37	\$ 15,833.77	\$ 843.40	\$ 16.22	5.63%

### Average House

508,608	\$ 2,842.34	\$ 2,984.59	\$ 142.25	\$ 2.74	5.00%
---------	-------------	-------------	-----------	---------	-------

The average house will have a rates increase of \$2.74 per week.

### Typical businesses

A typical business pays the following rates:

- **Value-based rates:** general (business), water connected, land drainage, sewerage, heritage and special heritage (Arts Centre) rates
- **Fixed rates:** the uniform annual general charge (UAGC), waste minimisation (full), active travel and special heritage (Cathedral) rates

The following table shows rates increases for typical business properties of varying sizes. It assumes the property does not pay the Central City Business Association (CCBA) Targeted Rate.

### Typical businesses

CV	2020/21 Rates	2021/22 Rates	Annual increase (\$)	Weekly increase (\$)	Change (%)
200,000	\$ 1,753.93	\$ 1,837.72	\$ 83.79	\$ 1.61	4.78%
400,000	\$ 3,145.48	\$ 3,313.95	\$ 168.47	\$ 3.24	5.36%
600,000	\$ 4,537.04	\$ 4,790.19	\$ 253.15	\$ 4.87	5.58%
800,000	\$ 5,928.59	\$ 6,266.42	\$ 337.83	\$ 6.50	5.70%
1,000,000	\$ 7,320.15	\$ 7,742.66	\$ 422.51	\$ 8.13	5.77%
1,500,000	\$ 10,799.04	\$ 11,433.25	\$ 634.21	\$ 12.20	5.87%
2,000,000	\$ 14,277.93	\$ 15,123.84	\$ 845.91	\$ 16.27	5.92%
3,000,000	\$ 21,235.71	\$ 22,505.02	\$ 1,269.31	\$ 24.41	5.98%
5,000,000	\$ 35,151.27	\$ 37,267.38	\$ 2,116.11	\$ 40.69	6.02%
<b>Average Business</b>					
1,858,572	\$ 13,293.91	\$ 14,079.93	\$ 786.03	\$ 15.12	5.91%

## Typical remote rural

A typical remote rural property pays the following rates:

- **Value-based rates:** general (remote rural), land drainage, heritage and special heritage (Arts Centre) rates
- **Fixed rates:** the uniform annual general charge (UAGC), waste minimisation (part), active travel and special heritage (Cathedral) rates

The following table shows rates increases for typical remote rural properties of varying sizes that have previously paid the Land Drainage Targeted Rate.

### Typical remote rural property

CV	2020/21 Rates	2021/22 Rates	Annual increase (\$)	Weekly increase (\$)	Change (%)
200,000	\$ 838.90	\$ 873.83	\$ 34.92	\$ 0.67	4.16%
400,000	\$ 1,366.40	\$ 1,435.41	\$ 69.01	\$ 1.33	5.05%
600,000	\$ 1,893.89	\$ 1,997.00	\$ 103.11	\$ 1.98	5.44%
800,000	\$ 2,421.39	\$ 2,558.58	\$ 137.20	\$ 2.64	5.67%
1,000,000	\$ 2,948.88	\$ 3,120.17	\$ 171.29	\$ 3.29	5.81%
1,500,000	\$ 4,267.62	\$ 4,524.14	\$ 256.52	\$ 4.93	6.01%
2,000,000	\$ 5,586.35	\$ 5,928.10	\$ 341.75	\$ 6.57	6.12%
3,000,000	\$ 8,223.82	\$ 8,736.03	\$ 512.21	\$ 9.85	6.23%
5,000,000	\$ 13,498.76	\$ 14,351.89	\$ 853.13	\$ 16.41	6.32%
<b>Average Remote Rural Property</b>					
<b>1,039,580</b>	<b>\$ 3,053.27</b>	<b>\$ 3,231.31</b>	<b>\$ 178.04</b>	<b>\$ 3.42</b>	<b>5.83%</b>