

Funding Impact Statement, including Rating Policy

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 2020/21 financial year, 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 in the 2018-28 Long Term Plan.

Changes between the LTP and the 2020/21 Annual Plan are explained in the Financial Overview.

Detailed information about sources of operating and capital funding are contained in the Funding Impact Statement of the Long Term Plan.

Christchurch City Council

Funding impact statement

Annual Plan 2019/20		Long Term Plan 2020/21	Annual Plan 2020/21	Variance to LTP
		\$000		
Sources of operating funding				
335,322	General rates, uniform annual general charges, rates penalties	359,041	343,212	(15,829)
192,744	Targeted rates	193,030	214,013	20,983
28,143	Subsidies and grants for operating purposes	24,557	22,620	(1,937)
114,859	Fees, charges	120,238	92,379	(27,859)
81,490	Interest and dividends from investments	88,654	47,567	(41,087)
16,492	Local authorities fuel tax, fines, infringement fees, and other receipts	16,205	12,999	(3,206)
769,050	Total operating funding	801,725	732,790	(68,935)
Applications of operating funding				
458,056	Payments to staff and suppliers	446,911	454,376	7,465
92,308	Finance costs	110,382	88,635	(21,747)
42,008	Other operating funding applications	49,562	38,960	(10,602)
592,372	Total applications of operating funding	606,855	581,971	(24,884)
176,678	Surplus (deficit) of operating funding	194,870	150,819	(44,051)
Sources of capital funding				
47,141	Subsidies and grants for capital expenditure	35,369	42,407	7,038
12,952	Development and financial contributions	21,873	21,874	1
(15,545)	Net increase (decrease) in debt	253,222	154,336	(98,886)
4,986	Gross proceeds from sale of assets	485	4,994	4,509
22,673	Other dedicated capital funding	1,173	1,173	-
72,207	Total sources of capital funding	312,122	224,784	(87,338)
Applications of capital funding				
222,215	Capital expenditure			
	- to replace existing assets	366,823	279,908	(86,915)
133,294	- to improve the level of service	80,848	184,431	103,583
64,249	- to meet additional demand	62,314	42,751	(19,563)
(172,373)	Net increase (decrease) in reserves	(1,028)	(144,187)	(143,159)
1,500	Net increase (decrease) of investments	(1,965)	12,700	14,665
248,885	Total applications of capital funding	506,992	375,603	(131,389)
(176,678)	Surplus (deficit) of capital funding	(194,870)	(150,819)	44,051
-	Funding balance	-	-	-

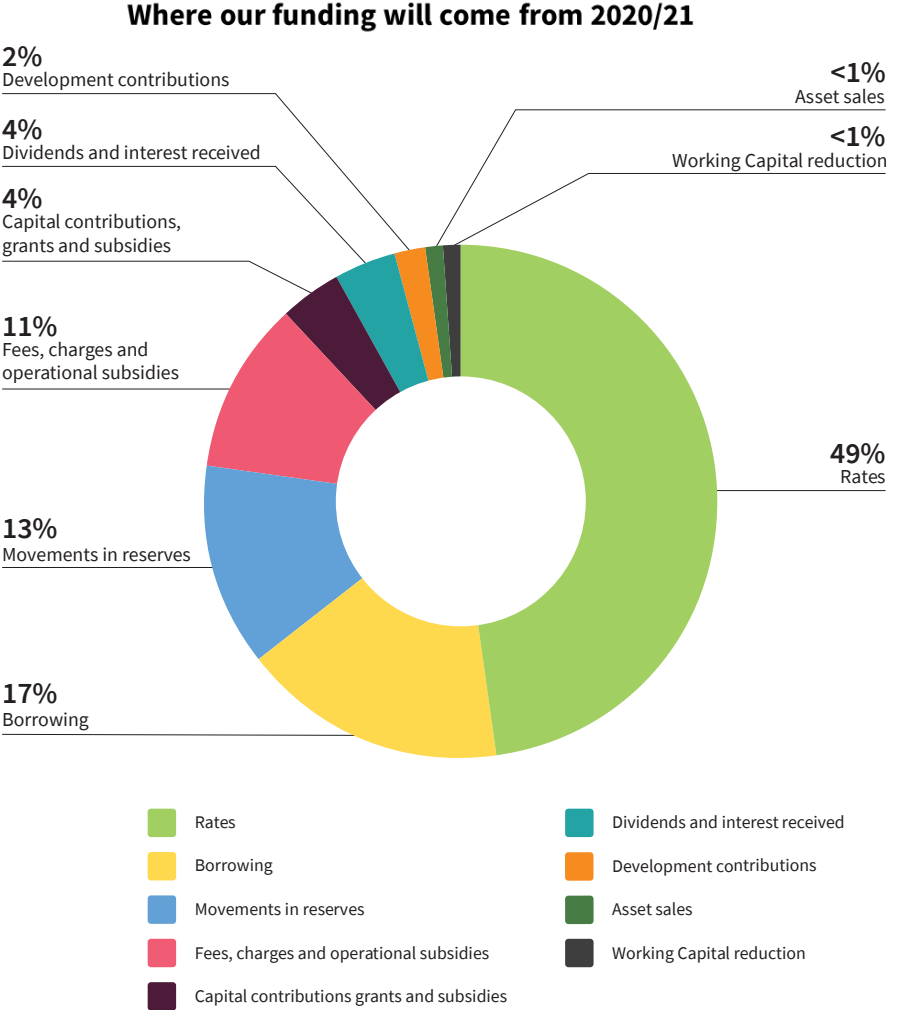
Where our funding will come from

Rates are the main source of funding for the Council’s activities. In the 2020/21 financial year, the Council is proposing to collect \$557.2 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.

Where our funding will come from:

<u>Funding Sources 2020/21</u>	<u>%</u>	<u>\$000</u>
Rates	49%	557,225
Borrowing	17%	192,265
Movements in reserves	13%	142,618
Fees, charges and operational subsidies	11%	127,999
Capital contributions, grants and subsidies	4%	43,579
Dividends and interest received	4%	47,567
Development contributions	2%	21,874
Asset sales	<1%	4,994
Working Capital reduction	<1%	1,569
	100%	1,139,690

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 Red Bus. CCHL is forecasting to pay a dividend of \$18.8 million in 2020/21.



Where our funding will go

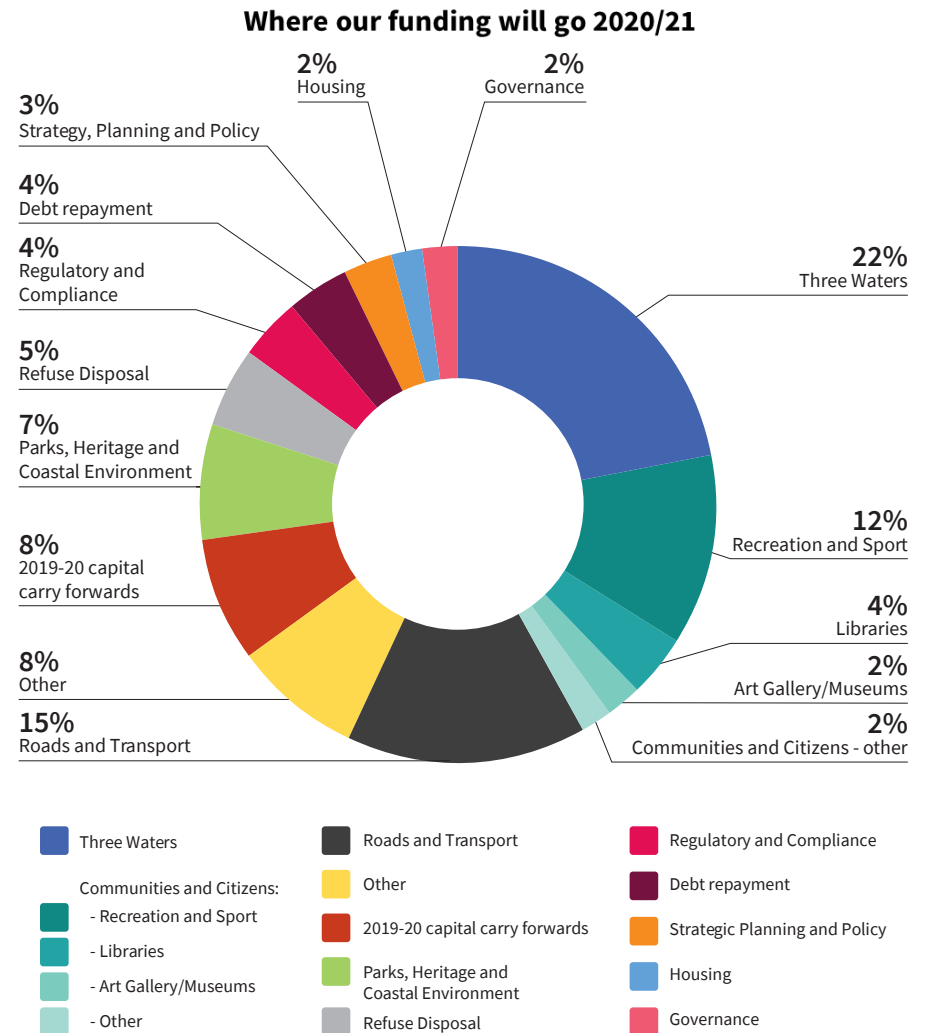
Much of the Council’s spending goes toward providing essential services to keep the city running smoothly. This includes maintaining sewerage and drainage systems, water supply, our roads and parks.

The table and graph below show where the Council will spend the funding collected during 2020/21. These include both day to day operational expenditure and capital expenditure.

Where our funding will go

<u>Planned Spend 2020/21</u>	<u>%</u>	<u>\$000</u>
Three Waters	22%	246,678
Communities and Citizens:		
- Recreation and Sport	12%	137,356
- Libraries	4%	43,786
- Art Gallery / Museums	2%	19,668
- Communities and Citizens - other	2%	28,963
Roads & Transport	15%	178,356
Other	8%	89,005
2019/20 capital carry forwards	8%	88,747
Parks, Heritage & Coastal Environment	7%	76,411
Refuse Disposal	5%	56,798
Regulatory & Compliance	4%	41,626
Debt repayment	4%	50,629
Strategic Planning & Policy	3%	37,110
Housing	2%	26,652
Governance	2%	17,905
	100%	1,139,690

The Other classification includes \$67.5 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.



Rating Information

Income from Rates

Rates are used by Council to fund the balance of its 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 2020 is \$550.8 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 \$3.9 million (excluding GST) in 2020/21.
- 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 \$2.5 million in 2020/21.

Income Collected from Rates (incl GST)

	2020/21 Annual Plan (\$000s)
Rates Collected	
General Rates:	
Value-based General Rate	367,811
Uniform Annual General Charge	24,007
Targeted Rates:	
Water Supply:	
-- Normal Supply	68,692
-- Restricted Supply	151
-- Excess Supply ¹	-
-- Fire Service Connection	127
Land Drainage	41,164
Sewerage	91,901
Waste Minimisation	34,451
Active Travel	3,637
Special Heritage (Cathedral)	1,186
Akaroa Health Centre	328
	633,456
includes GST of	82,625
Total Excluding GST	550,831
¹ Excess Water depends on actual volumes consumed	

Rating Base

The rates assessed for the 1 July 2020 to 30 June 2021 year are based on the following rating base:

	As at 30 June 2020
Number of rating units	175,617
Number of Separately-Used or Inhabited Parts (SUIPs) of rating units	181,873
Total capital value of rating units	\$114.0 billion
Total land value of those rating units	\$49.9 billion

Valuation system used for rating

Christchurch City Council sets rates under Section 23 of the Local Government (Rating) Act 2002.

Some of Council's 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 Council 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.

The Council uses 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), the Council 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 will be 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. 1 July 2021)

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, under the heading 'Services', then 'Rates and valuations' then 'Rates and valuation search') or by enquiry at any Council Service Centre.

Rates for 2020/21

All of the rates and amounts set out in this document are proposed to apply to the rating year commencing 1 July 2020 and ending 30 June 2021, and include GST of 15 percent.

Rates may be 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 the Council's total rates requirement, and are calculated as the net rate requirement after targeted rates are determined. General rates (including the UAGC) therefore fund all activities of the Council 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 Council's Revenue & Financing Policy.

The differential categories are defined as follows:

Standard

Any rating unit which is:

- (a) used for residential purposes (including home-ownership flats); or
- (b) a Council-operated utility network; or

- (c) land not otherwise classified as Business or Remote Rural.

Business

Any rating unit which is:

- (a) 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
- (b) 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:

- (a) zoned residential or rural in the District Plan, *and*
- (b) situated outside the serviced area defined for the Sewerage Targeted rate (below), *and*
- (c) where the rating unit is either:
 - i. used solely or principally for agricultural, horticultural, pastoral, or forestry purposes or the keeping of bees or poultry; or
 - ii. vacant land not otherwise used.

For the purpose of clarity it should be noted that the Remote Rural category does not include any rating unit which is:

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

For the purpose of these differential sector definitions, the District Plan means the operative District Plan of the Christchurch City Council. The Business Differential is 1.697 and the Remote Rural Differential is 0.75. These have not changed from the previous year (2019/20).

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	Revenue (\$000)
Standard	0.298677	1.0000	244,757
Business	0.506855	1.697	117,286
Remote Rural	0.224008	0.75	5,769

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 uniform amount for each separately used or inhabited part of a rating unit:

Land	Basis	Rates (\$)	Revenue (\$000)
All land in district	SUIP	132.00	24,007

Targeted rates

Targeted rates are set under sections 16, 18, and 19, and schedules 2 and 3 of the Local Government (Rating) Act 2002. The Council does 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 Council's 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 Council does 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	Revenue (\$000)
Connected	0.064691	1.00	67,884
Serviceable	0.032346	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	215.25	151

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	117.00	127

Excess Water Supply Targeted Rate

The purpose of the Excess Water Supply Targeted Rate is to contribute to the cost recovery of the activities described as being funded by the Water Supply Targeted Rate (above), by assessing additional charges on those properties placing an unusually high demand on the water supply system. It is assessed as the water meters are read on every liable rating unit (see below), and invoiced after each reading.

This targeted rate is set under section 19 of the Local Government (Rating) Act 2002.

Liability for the Excess Water Supply 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 ³ of excess water supplied)	Revenue (\$000)
Liable	1.05	3,894

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
- (e) residential properties identified as using significantly in excess of ordinary residential use.

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 \$1,050 for the water supply targeted rate, that rating unit's water supply targeted rate allowance for the year is 1,000 cubic metres (\$1,050 divided by \$1.05/m³), which is 2.74 cubic metres per day. Liability for the excess water supply volumetric targeted rate commences when consumption commences of the 1,001st cubic metre by that rating unit.

The annual rates assessment identifies those ratepayers who are potentially liable for excess water charges. 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.

Land Drainage Targeted Rate:

The purpose of this rate is to recover the cash operating cost of waterways and land drainage, 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 which is within the serviced area. The serviced area includes all developed land within the district or where there is a land drainage service.

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

Categories	Rates (cents / \$)	Revenue (\$000)
Within serviced area	0.039739	41,164

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 Council does 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	0.084493	91,901

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 Council's 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% of the Full Charge differential.

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

- CBD properties (as defined by the inner city bag collection area map),
- 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	203.85	34,177
Part charge	SUIP	152.89	274

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	3,637

Special Heritage (Cathedral) Targeted Rate

The purpose of this rate is to fund a \$10 million Council 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	1,186

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	116.38	328

Indicative rates

The following tables show Christchurch City Council 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 this year is **3.8%**. 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, and the extent to which that has changed as a result of the 2019 rating revaluation.
- 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 2020/21 for a range of property values in each sector.

Standard properties (includes residential houses)

- Around 156,500 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, Waste Minimisation (Full Charge), Active Travel and Special Heritage (Cathedral).
- For properties classified by the Council's valuation service provider as residential dwellings and flats (excluding multi-unit properties and vacant sections):
 - The average Capital Value (CV) is \$508,608. This is an increase of 1.07% compared with values prior to the 2019 revaluation
 - Typical CCC rates on this average property are \$2,842.34

Breakdown of 2020/21 annual rates (\$) for a standard property:

CV	Fixed rates (\$)					Value-based rates (\$)					Total (\$)
	UAGC	Waste Min. (Full)	Active Travel	Special Heritage (Cathedral)	All fixed rates	General Standard	Water Connected	Land Drainage	Sewerage	All value-based rates	
200,000	132.00	203.85	20.00	6.52	362.37	597.35	129.38	79.48	168.99	975.20	1,337.57
300,000	132.00	203.85	20.00	6.52	362.37	896.03	194.07	119.22	253.48	1,462.80	1,825.17
400,000	132.00	203.85	20.00	6.52	362.37	1,194.71	258.76	158.96	337.97	1,950.40	2,312.77
500,000	132.00	203.85	20.00	6.52	362.37	1,493.39	323.46	198.70	422.47	2,438.00	2,800.37
600,000	132.00	203.85	20.00	6.52	362.37	1,792.06	388.15	238.43	506.96	2,925.60	3,287.97
700,000	132.00	203.85	20.00	6.52	362.37	2,090.74	452.84	278.17	591.45	3,413.20	3,775.57
800,000	132.00	203.85	20.00	6.52	362.37	2,389.42	517.53	317.91	675.94	3,900.80	4,263.17
1,000,000	132.00	203.85	20.00	6.52	362.37	2,986.77	646.91	397.39	844.93	4,876.00	5,238.37
1,500,000	132.00	203.85	20.00	6.52	362.37	4,480.16	970.37	596.09	1,267.40	7,314.00	7,676.37
Average House											
508,608	132.00	203.85	20.00	6.52	362.37	1,519.10	329.02	202.12	429.74	2,479.97	2,842.34

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, Waste Minimisation (Full Charge), Active Travel and Special Heritage (Cathedral).
- For properties classified by the Council's valuation service provider as commercial or industrial:
 - The average CV is \$1,858,572. This is an increase of 4.19% compared with values prior to the 2019 revaluation
 - Typical CCC rates on this average property are \$13,293.91

Breakdown of 2020/21 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	All value-based rates	
200,000	132.00	203.85	20.00	6.52	362.37	1,013.71	129.38	79.48	168.99	1,391.56	1,753.93
400,000	132.00	203.85	20.00	6.52	362.37	2,027.42	258.76	158.96	337.97	2,783.11	3,145.48
600,000	132.00	203.85	20.00	6.52	362.37	3,041.13	388.15	238.43	506.96	4,174.67	4,537.04
800,000	132.00	203.85	20.00	6.52	362.37	4,054.84	517.53	317.91	675.94	5,566.22	5,928.59
1,000,000	132.00	203.85	20.00	6.52	362.37	5,068.55	646.91	397.39	844.93	6,957.78	7,320.15
1,500,000	132.00	203.85	20.00	6.52	362.37	7,602.83	970.37	596.09	1,267.40	10,436.67	10,799.04
2,000,000	132.00	203.85	20.00	6.52	362.37	10,137.10	1,293.82	794.78	1,689.86	13,915.56	14,277.93
3,000,000	132.00	203.85	20.00	6.52	362.37	15,205.65	1,940.73	1,192.17	2,534.79	20,873.34	21,235.71
5,000,000	132.00	203.85	20.00	6.52	362.37	25,342.75	3,234.55	1,986.95	4,224.65	34,788.90	35,151.27
Average Business											
1,858,572	132.00	203.85	20.00	6.52	362.37	9,420.27	1,202.33	738.58	1,570.36	12,931.54	13,293.91

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, Waste Minimisation (Part Charge), Active Travel and Special Heritage (Cathedral).
- For properties classified by the Council's valuation service provider as rural:
 - The average CV is \$1,039,580. This is an increase of 6.88% compared with values prior to the 2019 revaluation
 - CCC rates on this average-value property are \$3,053.27

Breakdown of 2020/21 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	All value-based rates	
200,000	132.00	152.89	20.00	6.52	311.41	448.02	79.48	527.49	838.90
400,000	132.00	152.89	20.00	6.52	311.41	896.03	158.96	1,054.99	1,366.40
600,000	132.00	152.89	20.00	6.52	311.41	1,344.05	238.43	1,582.48	1,893.89
800,000	132.00	152.89	20.00	6.52	311.41	1,792.06	317.91	2,109.98	2,421.39
1,000,000	132.00	152.89	20.00	6.52	311.41	2,240.08	397.39	2,637.47	2,948.88
1,500,000	132.00	152.89	20.00	6.52	311.41	3,360.12	596.09	3,956.21	4,267.62
2,000,000	132.00	152.89	20.00	6.52	311.41	4,480.16	794.78	5,274.94	5,586.35
3,000,000	132.00	152.89	20.00	6.52	311.41	6,720.24	1,192.17	7,912.41	8,223.82
5,000,000	132.00	152.89	20.00	6.52	311.41	11,200.40	1,986.95	13,187.35	13,498.76
Average Remote Rural Property									
1,039,580	132.00	152.89	20.00	6.52	311.41	2,328.74	413.12	2,741.86	3,053.27

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 and sewerage rates
- **Fixed rates:** the uniform annual general charge (UAGC), waste minimisation (full), active travel and special heritage (Cathedral) rates

Houses increased in value by 1.07% on average in the November 2019 revaluation.

The following table shows rates increases for typical houses of varying sizes, assuming the house increased in value in the November 2019 revaluation by the average amount (1.07%).

Typical houses

2020/21		2019/20		Rates Change		
CV	Rates	CV	Rates	\$ per year	\$ per week	%
200,000	\$ 1,337.57	197,876	\$ 1,292.28	\$ 45.29	\$ 0.87	3.50%
300,000	\$ 1,825.17	296,814	\$ 1,775.73	\$ 49.44	\$ 0.95	2.78%
400,000	\$ 2,312.77	395,752	\$ 2,259.19	\$ 53.58	\$ 1.03	2.37%
500,000	\$ 2,800.37	494,689	\$ 2,742.64	\$ 57.73	\$ 1.11	2.10%
600,000	\$ 3,287.97	593,627	\$ 3,226.09	\$ 61.88	\$ 1.19	1.92%
700,000	\$ 3,775.57	692,565	\$ 3,709.55	\$ 66.02	\$ 1.27	1.78%
800,000	\$ 4,263.17	791,503	\$ 4,193.00	\$ 70.17	\$ 1.35	1.67%
1,000,000	\$ 5,238.37	989,379	\$ 5,159.91	\$ 78.46	\$ 1.51	1.52%
1,500,000	\$ 7,676.37	1,484,068	\$ 7,577.18	\$ 99.19	\$ 1.91	1.31%
2,000,000	\$ 10,114.37	1,978,758	\$ 9,994.45	\$ 119.92	\$ 2.31	1.20%
3,000,000	\$ 14,990.37	2,968,137	\$ 14,828.99	\$ 161.38	\$ 3.10	1.09%
Average House						
508,608	\$ 2,842.34	503,206	\$ 2,784.26	\$ 58.09	\$ 1.12	2.09%

The average house will have a rates increase of \$1.12 per week.

Typical businesses

A typical business pays the following rates:

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

Business properties increased in value by 4.19% on average in the November 2019 revaluation.

The following table shows rates increases for typical business properties of varying sizes, assuming the business property increased in value in the November 2019 revaluation by the average amount (4.19%).

Typical businesses

2020/21		2019/20		Rates Change		
CV	Rates	CV	Rates	\$ per year	\$ per week	%
200,000	\$ 1,753.93	191,954	\$ 1,674.66	\$ 79.27	\$ 1.52	4.73%
400,000	\$ 3,145.48	383,908	\$ 3,023.95	\$ 121.53	\$ 2.34	4.02%
600,000	\$ 4,537.04	575,862	\$ 4,373.24	\$ 163.80	\$ 3.15	3.75%
800,000	\$ 5,928.59	767,817	\$ 5,722.53	\$ 206.07	\$ 3.96	3.60%
1,000,000	\$ 7,320.15	959,771	\$ 7,071.82	\$ 248.33	\$ 4.78	3.51%
1,500,000	\$ 10,799.04	1,439,656	\$ 10,445.04	\$ 354.00	\$ 6.81	3.39%
2,000,000	\$ 14,277.93	1,919,541	\$ 13,818.27	\$ 459.66	\$ 8.84	3.33%
3,000,000	\$ 21,235.71	2,879,312	\$ 20,564.72	\$ 670.99	\$ 12.90	3.26%
5,000,000	\$ 35,151.27	4,798,853	\$ 34,057.61	\$ 1,093.66	\$ 21.03	3.21%
Average Business						
1,858,572	\$ 13,293.91	1,783,803	\$ 12,864.13	\$ 429.77	\$ 8.26	3.34%

Typical remote rural

A typical remote rural property pays the following rates:

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

Rural properties increased in value by 6.88% on average in the November 2019 revaluation.

The following table shows rates increases for typical remote rural property of varying sizes, assuming the property increased in value in the November 2019 revaluation by the average amount (6.88%).

Typical remote rural property

2020/21		2019/20		Rates Change		
CV	Rates	CV	Rates	\$ per year	\$ per week	%
200,000	\$ 838.90	187,131	\$ 790.28	\$ 48.62	\$ 0.94	6.15%
400,000	\$ 1,366.40	374,262	\$ 1,297.41	\$ 68.99	\$ 1.33	5.32%
600,000	\$ 1,893.89	561,393	\$ 1,804.54	\$ 89.35	\$ 1.72	4.95%
800,000	\$ 2,421.39	748,524	\$ 2,311.67	\$ 109.71	\$ 2.11	4.75%
1,000,000	\$ 2,948.88	935,655	\$ 2,818.80	\$ 130.08	\$ 2.50	4.61%
1,500,000	\$ 4,267.62	1,403,483	\$ 4,086.63	\$ 180.98	\$ 3.48	4.43%
2,000,000	\$ 5,586.35	1,871,310	\$ 5,354.46	\$ 231.89	\$ 4.46	4.33%
3,000,000	\$ 8,223.82	2,806,965	\$ 7,890.11	\$ 333.71	\$ 6.42	4.23%
5,000,000	\$ 13,498.76	4,678,276	\$ 12,961.42	\$ 537.34	\$ 10.33	4.15%
Average Remote Rural Property						
1,039,580	\$ 3,053.27	972,688	\$ 2,919.16	\$ 134.11	\$ 2.58	4.59%