

Public Notice | Pānui

QUEENSTOWN LAKES DISTRICT COUNCIL PUBLIC NOTICE - RATES 2019/20

A targeted differential water supply rate based on land use on the rateable capital value of all rating units connected in the following water supply areas:

	Queenstown (cents in the \$)	Arrowtown (cents in the \$)	Wanaka (cents in the \$)	Arthurs Pt (cents in the \$)	Glenorchy (cents in the \$)	Hawea (cents in the \$)
1. Residential	0.000201	0.000261	0.000169	0.000339	0.000402	0.000289
2. Residence plus Flat	0.000201	0.000261	0.000169	0.000339	0.000402	0.000289
3. Accommodation	0.000362	0.000470	0.000304	0.000610	0.000724	0.000520
4. CBD Accommodation	0.000362	0.000470	0.000304	0.000610	0.000724	0.000520
5. Commercial	0.000322	0.000418	0.000270	0.000542	0.000643	0.000462
6. CBD Commercial	0.000322	0.000418	0.000270	0.000542	0.000643	0.000462
7. Primary Industry	0.000149	0.000193	0.000125	0.000251	0.000297	0.000214
8. Country Dwelling	0.000165	0.000214	0.000139	0.000278	0.000330	0.000237
9. Country Dwelling plus Flat	0.000165	0.000214	0.000139	0.000278	0.000330	0.000237
10. Other	0.000201	0.000261	0.000169	0.000339	0.000402	0.000289
11. Mixed Use Apportioned	See note (c)	See note (c)	See note (c)	See note (c)	See note (c)	See note (c)

Note (a): Those properties comprising a Residence plus Flat or Country Dwelling plus Flat will be charged the targeted rate at a factor of 1.5.

Note (b): the differential factors applying to the above are all 1.0 except for Accommodation and CBD Accommodation 1.8; Commercial and CBD Commercial 1.6; Primary Industry 0.74; Country Dwelling and Country Dwelling with Flat 0.82.

Note (c): The mixed use apportioned properties will be treated 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

Other Water Supplies Rates

A targeted rate for water supply on each separately used or inhabited part of every rating unit connected to the respective scheme, and a half charge on each separately used or inhabited part of every serviceable rating unit.

Water Supply	Full Charge (\$)	Half Charge (\$)
Lake Hayes	500.00	250.00
Luggate	500.00	250.00

The Targeted Water Supply Rates revenue (\$10,907,662) will be used to fund the costs associated with providing supplies of potable (drinkable) water to the above communities.

Note: those properties comprising a Residence plus Flat or Country Dwelling plus Flat will charged the targeted rate at a factor of 1.5.

Sewerage Rates

A targeted sewerage rate on every rating unit connected to a district sewerage scheme, on the basis on one full charge per first pan or urinal connected, with a discounted charge on every subsequent pan or urinal connected. A half charge will apply to every serviceable rating unit. The charges for each scheme are set out in the schedule below.

Note (a): every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.

Note (b) those properties comprising a Residence plus Flat or Country Dwelling plus Flat will charged the targeted rate a factor of 1.5.

Sewerage Scheme	Charge for 1st pan connected (\$)	Half Charge capable of connection (\$)	Charge per pan after 1st connected (\$)
Wanaka/Albert Town	640.00	320.00	320.00
Arrowtown	708.00	354.00	354.00
Arthurs Point	620.00	310.00	446.40
Hawea	530.00	265.00	265.00
Lake Hayes	480.00	240.00	240.00
Luggate	780.00	390.00	390.00
Queenstown	678.00	339.00	339.00

The Targeted Sewerage Rates revenue (\$14,919,865) will be used to fund the costs associated with providing public sewerage services to the above communities.

Matters Used to Define Categories of Rateable Land

Differentials by Land Use

The categories are:

1.	Residential	All rating units which are used exclusively or principally for residential purposes, but excluding properties categorised as pursuant to clause 2 (Residence plus Flat) clause 9 (Primary Industry), clause 10 (Country Dwelling) or clause 13 (Mixed Use Apportioned).
2.	Residence plus Flat	All rating units comprising a single dwelling and a residential flat which are used exclusively or principally for residential purposes, but excluding properties categorised as clause 11 (Country Dwelling plus Flat).
3.	Hydro Electric/ Utilities	All rating units on which there are structures used exclusively or principally for, or in connection with, the generation of hydro-electric power, including structures used to control the flow of water to other structures used for generating hydro-electric power and all rating units used exclusively or principally for network utility services including water supply, wastewater, stormwater, electricity, gas & telecommunications.
4.	Vacant Sections	All rating units which are vacant properties and suitable for development.
5.	Accommodation	All rating units used exclusively or principally for the accommodation of paying guests on a short term basis (nightly, weekly or for periods up to a month) including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties; but excluding properties categorised as pursuant to clause 13 (Mixed Use Apportioned) or clause 6 (CBD Accommodation).
6.	CBD Accommodation	All rating units used exclusively or principally for the accommodation of paying guests on a short term basis including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year; but excluding properties categorised as pursuant to clause 13 (Mixed Use Apportioned).
7	Commercial	All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes; but excluding properties categorised as Hydro-Electric Power/ Utilities, Accommodation, CBD Accommodation, Primary Industry, or clause 13 (Mixed Use Apportioned) or clause 8 (CBD Commercial).
8.	CBD Commercial	All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year; but excluding properties categorised as pursuant to clause 13 (Mixed Use Apportioned).
9.	Primary Industry	All rating units: Used exclusively or principally for agricultural or horticultural purposes including dairying, stock fattening, arable farming, sheep, market gardens, vineyards, orchards, specialist livestock, forestry or other similar uses, or which are ten hectares or more in area and located in any of the Rural or Special Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year.
10	Country Dwelling	All rating units of less than 10 hectares, located in any of the Rural Zones (except for the land zoned as Rural Residential north of Wanaka township in the vicinity of Beacon Point Road bounded by the low density residential zone to the south, Penrith Park zone to the north and Peninsula Bay to the east and the land zoned as Rural General off Mt Iron Drive comprising of Liverpool Way; Cascade Drive; Bevan Place and Islington Place) or Special Zones (excluding Penrith Park; Remarkables Park; Quail Rise; Woodbury Park; Lake Hayes Estate; Shotover Country; Jacks Point; Peninsula Bay; and Meadow Park) as shown in the Queenstown Lakes District Council's District Plan, which are used exclusively for Residential purposes.
11.	Country Dwelling plus Flat	All rating units comprising a single dwelling pursuant to clause 10 and a residential flat which are used exclusively or principally for residential purposes.
12.	Other	Any rating unit not classified under any of the other categories.

13.	Mixed Apportioned Use	All rating units which are used in part, but not exclusively, for residential purposes, and in part, but not principally, for commercial or accommodation purposes. Usage in part may be determined by: <ul style="list-style-type: none">a) The physical portion of the rating unit used for the purpose, orb) The amount of time (on an annual basis) that the rating unit is used for the purpose. Note: the Mixed Use Apportioned classification will not be applied to residential rating units used for accommodation purposes for a single period of up to 28 consecutive days in any rating year.
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Differential Based on Availability of Service

The categories are:

1.	Connected	Any rating unit that is connected to a Council operated water scheme or is connected to a public sewerage drain.
2.	Serviceable	For water: Any rating unit within the area of service that is not connected to a Council operated water scheme but is within 100 metres of any part of the waterworks and to which water can be supplied. For sewerage: Any rating unit within the area of service, that is not connected to a public sewerage drain, but is within 30 metres of such a drain, and is capable of being connected.

Definition of "Separately Used or Inhabited Parts of a Rating Unit"

Where rates are calculated on each separately used or inhabited part of a rating unit, the following definitions will apply:

- Any part of a rating unit that is used or occupied by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement.
- Any part or parts of a rating unit that is used or occupied by the ratepayer for more than one single use.

The following are considered to be separately used or inhabited parts of a rating unit:

- Individual flats or apartments
- Separately leased commercial areas which are leased on a rating unit basis
- Vacant rating units
- The different parts of a rating unit which has multiple uses such as a shop with adwelling or commercial activity with a dwelling
- A residential building or part of a residential building that is used, or can be used as an independent residence.

An independent residence is defined as a liveable space with its own kitchen, living and toilet/ bathroom facilities that can be deemed to be a secondary unit to the main residence. Note: the definition of a kitchen comes from the District Plan.

The following are not considered to be separately used parts of a rating unit:

- A residential sleep-out or granny flat that does not meet the definition of an independent residence
- A hotel room with or without kitchen facilities
- A motel room with or without kitchen facilities
- Individual storage garages/sheds/portioned areas of a warehouse
- Individual offices or premises of business partners.

District Plan definition of a Kitchen:

Means any space, facilities and surfaces for the storage, rinsing preparation and/or cooking food, the washing of utensils and the disposal of waste water, including a food preparation bench, sink, oven, stove, hot-plate or separate hob, refrigerator, dish-washer and other kitchen appliances.

The Council will not invite lump sum contributions in respect of any targeted rates.

Examples of rating impact are available from the Council's website at: qldc.govt.nz

For further information contact the QLDC rates team at rates@qldc.govt.nz or phone (03) 441-0499.

Mike Theelen
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