

**From:** Official Information  
**Sent:** Monday, 5 February 2018 4:29 p.m.  
**To:**  
**Subject:** LGOIMA 18/004 Response - Request 1: Average Residential Rates

Dear

Thank you for your email, received on 9 January. You requested the following information, under the Local Government Official Information and Meetings Act 1987 (LGOIMA):

***“Request 1 - Average residential costs***

*We request the following information:*

*(a) the average residential costs of rates and other Council charges for the 2016/17 financial year:*

***Average residential costs = (X + Y)/Z***

*Please ensure that the figures used (X, Y, and Z) are disclosed in the response.*

*Where:*

*X is the total of all rates (general and targeted) charged by the Council to residential properties;*

*Y is the total amount of user charges or levies applicable to residential properties (for example charges relating to metered water, infrastructure contributions, refuse collection, fire protection etc.); and*

*Z is the number of residential properties (however defined by the Council) within the Council’s district or city. If the Council does not have a classification for residential, please use the closest definition (such as urban).*

*Please do not include Council charges that are not part of the rates demand (for example retail sales of Council rubbish bags).*

*Please do not include any amounts collected on behalf of a Regional Council.*

*(b) A list of the types of rates, user charges and levies used to calculate each of the figures above.*

*Please use GST inclusive figures for the calculations.”*

**Release of information**

For the Council in the 2016/17 financial year (all including GST) the following figures apply:

- **X** = \$344,244,000 - total rates charged to non-Business and non-Remote Rural properties
- **Y** = 0 - there are no other charges on the rates demand (we do have a volumetric water charge, but only for excess consumption and not on residential homes)
- **Z** = 152,167 - this is the number of ‘separately used or inhabited parts’ (SUIPs) (for example, a house with attached granny flat is one ‘property’ but we count it as two ‘SUIPs’. Our fixed dollar rates are usually charged by SUIP, not by ‘property’)

The above figures equal an average residential cost of rates of \$2,262.27.

Please note that we do not specifically monitor ‘residential’ properties. The above figures are for properties paying our Standard General Rate (that is, all those that are not identified as either Business properties or Remote Rural farms). The vast majority of these are residential, but the inclusion of others tends to depress the calculated average rates slightly.

Average residential rates can also be calculated using the average value for residential properties. The average residential property for 2016/17 was worth \$441,665, and therefore the rates on that hypothetical property would have been \$2,292.37.

You have the right to ask the Ombudsman to investigate and review our decision. Complaints can be sent by email to [info@ombudsman.parliament.nz](mailto:info@ombudsman.parliament.nz), by fax to (04) 471 2254, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

**Publication of responses to LGOIMA requests**

Please note: our LGOIMA responses may be published on the Christchurch City Council website a month after they have been responded to, with requesters’ personal details withheld. If you have any concerns about this please contact the Official Information team on [officialinformation@ccc.govt.nz](mailto:officialinformation@ccc.govt.nz).

Yours sincerely,

**Katie McFadden**

Information Advisor  
Office of the Chief Executive

Christchurch City Council  
Civic Offices, 53 Hereford Street, Christchurch  
PO Box 73016, Christchurch, 8154

Please consider the environment before printing this email

**From:** Official Information  
**Sent:** Thursday, 11 January 2018 9:25 a.m.  
**To:**  
**Subject:** LGOIMA 18/004 Acknowledgement - Request 1: Average Residential Rates

Dear

Thank you for your email.

We are handling your request under the Local Government Official Information and Meetings Act 1987 (LGOIMA). Your request has been forwarded to the appropriate Christchurch City Council staff, and we will provide a response or update within 20 working days of the date we received your request.

Yours sincerely,

**Katie McFadden**

**Information Advisor**  
Office of the Chief Executive

**Christchurch City Council**  
Civic Offices, 53 Hereford Street, Christchurch  
PO Box 73016, Christchurch, 8154

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-----Original Message-----

**From:** \_\_\_\_\_

**To:**  
**Subject:** Request 1: Average Residential Rates

Good afternoon,

In 2017 the *Taxpayers' Union* released the second iteration of Ratepayers' Report, our interactive local government league tables.

After receiving much feedback on the 2017 Ratepayers' Report we have begun collating the data for this year's update.

We are always open to suggestions on ways by which we can improve our work. As such, we are intending to place a greater emphasis on comparing "like" councils (i.e. rural councils with rural councils, unitary authorities with unitary authorities).

Furthermore, we intend to use either total population, or total ratepayers, as the denominator for any financial figures.

Please see below the first LGOIMA request, concerning the average residential costs charged by the Council in the 2016/17 financial year.

If you have any queries about the data requested I am happy to provide clarification.

I can be contacted on \_\_\_\_\_ or by email, at \_\_\_\_\_.

This is a request for information under the Local Government Official Information and Meetings Act 1987.

**Request 1 - Average residential costs**

We request the following information:

(a) the average residential costs of rates and other Council charges for the 2016/17 financial year:

**Average residential costs = (X + Y)/Z**

Please ensure that the figures used (X, Y, and Z) are disclosed in the response.

Where:

**X** is the total of all rates (general and targeted) charged by the Council to residential properties;

**Y** is the total amount of user charges or levies applicable to residential properties (for example charges relating to metered water, infrastructure contributions, refuse collection, fire protection etc.); and

**Z** is the number of residential properties (however defined by the Council) within the Council's district or city. If the Council does not have a classification for residential, please use the closest definition (such as urban).

Please do not include Council charges that are not part of the rates demand (for example retail sales of Council rubbish bags).

Please do not include any amounts collected on behalf of a Regional Council.

(b) A list of the types of rates, user charges and levies used to calculate each of the figures above.

Please use GST inclusive figures for the calculations.

We do not wish to cause unnecessary expense or burden on your agency. If clarification of any of our requests is needed, please call or email. Likewise, if a request proves unnecessarily burdensome in form and we are likely to be able to adjust it to be more specific or better suited to your information systems without losing the benefit of what is sought, please also get in touch. If there is likely to be a delay in being able to assemble or provide some of the information requested, please provide the rest of the information as it becomes available.

To avoid unnecessary printing and postage costs, we ask that you send a **confirmation of receipt**, the response and any other correspondence related to this request to . Please include the following reference in the subject line: Request 1: Average Residential Rates.

Regards