

2021-2031

Rating Funding Impact Statement and Rates Examples



FUNDING IMPACT STATEMENT

Introduction

Council is required under clause 15 of Schedule 10 of the Local Government Act 2002 (LGA) to adopt a Funding Impact Statement in relation to each year covered by the 10 Year Plan. Pages xxx – xxx of this 10YP show Council's Funding Impact Statement

The Funding Impact Statement provides a summary of Council's funding sources and how the funds are to be applied, as well as the detailed rate requirement for the 2021/22 financial year.

The Funding Impact Statement represents the fiscal outcome from the Revenue and Financing Policy. The Revenue and Financing Policy is on page xxx of this 10YP and is available on Council's website www.waitomo.govt.nz

Rates Remissions and Postponements

Remissions

Council has developed a Rates Remissions Policy as per LGA (section 102 (3)(a), 108 and 109) and Local Government (Rating) Act 2002 (Section 85). Remission categories include Properties Used Jointly as a Single Unit, Community Organisations and Clubs and Societies, Penalties, Financial Hardship, Organisations Providing Care for the Elderly, New Residential Subdivisions, Maori Freehold Land, Cases of Land Affected by Natural Calamity, New Businesses and Rates and/or Penalties following a rating sale or abandoned land sale. The estimated value of these rates remissions is \$382,000 for the 2021/22 year.

Postponements

Under the Policy on Remission of Rates, Council will not offer any permanent postponements of rates.

Separately Used or Inhabited Part of a Rating Unit (SUIP)

Council has resolved that the basis of calculating liability for the Uniform Annual General Charge (UAGC) and for certain targeted fixed rates (TFRs), will be the number of 'separately used or inhabited parts' (SUIPs) of rating units.

Council sets TFRs in all rating areas of the District on a SUIP basis for provision of:

- Water Supplies
- Sewerage Systems
- Solid Waste Management
- Solid Waste Collection
- Aquatic Centre
- Marokopa Community Centre
- Rural Stormwater

Definition of SUIP

A separately used or occupied part of a rating unit includes 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, or any part or parts of a rating unit that are used or occupied by the ratepayer for more than one single use.

This definition includes separately used parts, whether or not actually occupied at any particular time, which are provided by the owner for rental (or other form of occupation) on an occasional or long term basis by someone other than the owner.

For the avoidance of doubt, a rating unit that has only one use (i.e. does not have separate parts or is vacant land) is treated as being one SUIP.

1. STATEMENT OF FUNDING SOURCES

The table on the following page provides a summary of the funding sources for the 2021/22 year. Council's Revenue and Financing Policy and work programmes form the basis for the funding forecasts. The table is produced on a GST exclusive basis.

Explanation of Rates adjustment between General Rate and UAGC

The Statement of Funding Sources and the associated Funding Impact Statement provide for an overall funding adjustment. That adjustment is made after consideration of the overall impact on the community (as provided for by section 101 (3) (b) of the LGA) and applies to the 2021/22 financial year. This adjustment results in the transfer of \$644,296* from the Uniform Annual General Charge to the General Rate in an effort to maintain a funding equity between urban and rural ratepayers within the Waitomo District and their respective contribution to those services with a high element of public good. The above adjustment is reflected in the Estimated Cost of Service Statements.

	Year 2021/22	
	General Rate \$000's	UAGC \$000's
Rate requirement before application of Section 101 (3)(b) adjustment	4,796	4,202
*Section 101(3)(b) Adjustment	644	(644)
Subtotal	5,440	3,558
Add – GST @ 15%	816	534
Total Requirement (inc GST) (as per Sections 3 and 4 – Funding Impact Statement)	6,256	4,092

2. FUNDING CAP FOR UNIFORM CHARGES

Section 21 of the Local Government (Rating) Act 2002 (LGRA) requires that revenue from certain rates must not exceed 30% of total rates revenue. Those rates include Uniform Annual General Charges and Targeted Rates that are set on a uniform basis.

Council is not in breach of the Funding Cap over the life of the 10 Year Plan. The uniform charges for 2021/22 are 24.3% of the total rates revenue (27.6% before Section 101 (3) (b) adjustment). For the remaining 9 years of the 10 Year Plan the funding cap is an average of 23.9%.

Prospective Statement of Funding Sources

\$000's	Adjusted EAP 20/21	10YP Y1 21/22	10YP Y2 22/23	10YP Y3 23/24	10YP Y4 24/25	10YP Y5 25/26	10YP Y6 26/27	10YP Y7 27/28	10YP Y8 28/29	10YP Y9 29/30	10YP Y10 30/31
Targeted Rates and Service Charges											
Wastewater	2,115	2,183	2,208	2,387	2,682	2,796	2,864	2,930	3,003	3,058	3,110
Water supply	1,826	1,769	1,873	2,101	2,364	2,502	2,609	2,738	2,832	2,932	3,023
Metered water rates	892	950	983	1,009	1,036	1,067	1,096	1,131	1,169	1,209	1,246
Aquatic centre* (renamed from Targeted Services)	389	266	271	274	286	292	299	304	311	320	325
District development rate	344	297	302	310	325	331	337	341	346	353	357
Piopio retirement village contribution	16	16	16	17	17	18	18	19	19	20	20
District roading rate	5,012	4,346	4,492	4,517	5,084	4,809	4,894	4,982	5,070	5,165	5,253
Solid waste management	628	853	694	662	790	843	837	843	865	843	866
Solid waste collection	213	224	231	237	251	258	265	272	280	288	296
Stormwater	404	457	473	483	497	515	526	544	567	579	595
Marokopa Community Centre rate	4	4	0	0	0	0	0	0	0	0	0
Forecast Total Targeted Rates and Service Charges	11,843	11,365	11,543	11,997	13,332	13,431	13,745	14,104	14,462	14,767	15,091
General rates	5,175	5,440	5,574	5,943	5,467	5,662	5,769	5,756	5,826	6,049	5,854
UAGC	3,454	3,558	3,661	3,749	3,842	3,940	4,037	4,140	4,228	4,360	4,472
Forecast Total Rates Requirement	20,472	20,363	20,778	21,689	22,641	23,033	23,551	24,000	24,516	25,176	25,417
Change in Rates Requirement		(109)	415	911	952	392	518	449	516	660	241
Percentage Change		-0.53%	2.04%	4.38%	4.39%	1.73%	2.25%	1.91%	2.15%	2.69%	0.96%
Other Revenue Sources											
Subsidies and grants	9,749	11,789	10,537	10,257	10,819	11,101	11,451	11,734	12,069	12,461	12,764
Interest revenue	15	9	9	9	9	9	9	9	9	9	9

\$000's	Adjusted EAP 20/21	10YP Y1 21/22	10YP Y2 22/23	10YP Y3 23/24	10YP Y4 24/25	10YP Y5 25/26	10YP Y6 26/27	10YP Y7 27/28	10YP Y8 28/29	10YP Y9 29/30	10YP Y10 30/31
Rates penalties	450	450	463	474	486	499	511	524	538	552	567
Fees and charges	3,953	3,979	4,446	4,809	5,072	5,222	5,361	5,516	5,694	5,870	6,037
Total Other Revenue	14,167	16,227	15,455	15,549	16,386	16,831	17,332	17,783	18,310	18,892	19,377
Other Funding Sources											
Internal loans raised	5,074	2,835	2,873	2,490	1,813	2,535	1,688	1,265	1,328	1,340	1,484
Total Funding Sources	39,713	39,425	39,106	39,728	40,840	42,399	42,571	43,048	44,154	45,408	46,278
Funding Applied to											
Operating expenditure	31,667	33,071	33,259	34,212	34,765	35,806	36,896	37,518	38,475	39,749	40,156
Capital expenditure	11,216	10,939	10,592	10,298	10,177	11,003	10,514	10,197	10,590	10,832	11,246
Internal loan repayments	3,327	2,931	3,224	3,174	3,085	3,295	3,409	3,497	3,640	3,640	3,642
Reserve transfers	(6,497)	(7,516)	(7,969)	(7,956)	(7,187)	(7,705)	(8,248)	(8,164)	(8,551)	(8,813)	(8,766)
Total Funding Used	39,713	39,425	39,106	39,728	40,840	42,399	42,571	43,048	44,154	45,408	46,278

*The Targeted Services rate has been renamed to the Aquatic Centre rate for 21/22 onwards. Historically the Targeted Services rate funded both the Aquatic Centre and Unsubsidised Roads. For the 2021-31 10YP, Unsubsidised Roads is now funded by the District Roading rate.

3. GENERAL RATE

Description and Use

The General Rate set on every rating unit across the District is assessed as a rate per \$100 of capital value. The General Rate is not set differentially. The rationale for assessing the General Rate using Capital Value is contained in the Revenue and Financing Policy.

The General Rate will contribute to the funding of:

- Leadership
- Other Land and Buildings
- District Libraries
- Aquatic Centre
- Les Munro Centre
- Aerodrome
- Public Facilities
- Parks and Reserves
- Elderly Persons Housing
- Community Halls
- Cemeteries
- Community Development
- Economic Development
- District Promotion
- Emergency Management
- Regulatory Services
- Waste Minimisation
- Resource Management

Requirement in 2021/22 (incl. GST)

General Rate	Rate per \$100 capital value	Total Revenue Requirement (\$000)
All rating units in the district	0.18195	6,256

4. UNIFORM ANNUAL GENERAL CHARGE

Description and Use

Council will set a Uniform Annual General Charge (UAGC) per separately used or inhabited part of a rating unit across the District under Section 15(1) (b) of the LGRA. The rationale for use of the UAGC is contained in the Revenue and Financing Policy.

The UAGC will contribute to the funding of:

- Leadership
- Parks and Reserves
- District Libraries
- Aquatic Centre
- Les Munro Centre
- Other Land and Buildings
- Public Facilities
- Elderly Persons Housing
- Community Halls
- Cemeteries
- Aerodrome
- Community Development
- Emergency Management
- Regulatory Services
- Resource Management
- Waste Minimisation

Requirement in 2021/22 (incl. GST)

UAGC	Charge per SUIP	Total Revenue Requirement (\$000)
All rating units in the district	\$728	4,092

5. TARGETED RATES

Description and Use

Targeted Rates are set on categories of land defined by some factor, such as geographic location or provision of service.

The titles of 'Targeted Rate' ('TR') and Targeted Fixed Rate (TFR) are used by this Council. Targeted Fixed Rates are based on a uniform amount set per separately used or inhabited part of a rating unit (SUIP) or set per rating unit. Targeted Rates are assessed based on capital value or water consumption.

5.1. Targeted Rates Differentiated on Location

Council will use location (Schedule 2(6) LGRA) to define the land liable for the Aquatic Centre TFR, Piopio Retirement Village Contribution TFR, Rural Stormwater TFR, Te Kuiti Urban Stormwater TFR and targeted rate, and the Marokopa Community Centre TFR.

The following location definitions for the respective rating areas will apply:

Te Kuiti Urban Rating Area	<i>All rating units situated within the Te Kuiti Urban Rating Area (Refer to Revenue and Financing Policy (RFP) for further details)</i>
Te Kuiti Urban and Periphery Rating Area	<i>All rating units situated within a 5km radius, all around, from the Information Centre (deemed to be the centre of town), in Te Kuiti. (Refer to RFP for further details)</i>
Rural Rating Area	<i>All rating units situated within the Rural Rating Area (Refer to RFP for further details)</i>
Piopio Township	<i>All rating units connected or with the ability to connect to the Piopio Sewerage System (Refer to RFP for further details)</i>
Piopio Wider Benefit Rating Area	<i>All rating units situated in the rural areas around Piopio Township (excluding Rating units/SUIPs connected or with the ability to connect to the Piopio Sewerage System) that are deemed to indirectly benefit from the Piopio Sewerage reticulation network. (Refer to RFP for further details)</i>
Marokopa Community Centre Rating Area	<i>Any separately used or inhabited part of a rating unit within the defined Marokopa Community Centre area (as contained in the RFP).</i>

(a) Aquatic Centre TFR

Description and use

Council will set an Aquatic Centre TFR per separately used or inhabited part of a rating unit in the District, differentiated by rating areas, to part fund the Aquatic Centre Activity. The rating areas for the purpose of assessing the Aquatic Centre TFR will be the Te Kuiti Urban and Periphery Rating Area and Rating Units in the District not in the Te Kuiti Urban and Periphery Rating area.

Requirement in 2021/22 (incl. GST)

Aquatic Centre (TFR)	Charge per SUIP	Total Revenue Requirement (\$000)
Te Kuiti Urban and Periphery Rating Area	\$104	245
Rating Units in the District not in the Te Kuiti Urban and Periphery Rating Area	\$19	61

(b) Piopio Retirement Village Contribution TFR

Description and Use

Council will set a TFR per rating unit situated within the Piopio Township and the Piopio Wider Benefit Rating Area to fund the support of the continued delivery of elderly housing accommodation services provided by the Piopio Retirement Trust Board through the remission of service charges. The rationale for use of this rate is contained in the Revenue and Financing Policy.

Requirement in 2021/22 (incl. GST)

Piopio Retirement Village Contribution (TFR)	Charge per Rating Unit	Total Revenue Requirement (\$000)
Piopio Wider Benefit Rating Area and Piopio Township	\$24	18

(c) Rural Stormwater TFR

Description and Use

Council will set a TFR per separately used or inhabited part of a rating unit in the Rural Rating Area of the District to fund the Rural Stormwater Activity.

Requirement in 2021/22 (incl. GST)

Rural Stormwater (TFR)	Charge per SUIP	Total Revenue Requirement (\$000)
Rural Rating Area	\$8	28

(d) Te Kuiti Urban Stormwater TFR and Targeted Rate

Description and Use

- Council will set a TFR per rating unit in the Te Kuiti Urban Rating Area to partly fund the Te Kuiti Urban Stormwater Activity.
- Council will set a Targeted Rate to partly fund the Te Kuiti Urban Stormwater Activity, to be assessed as a rate per \$100 of Capital value on every rating unit in the Te Kuiti Urban Rating Area excluding those in respect of which there is a

current resource consent to discharge stormwater into the Mangaokewa Stream, and so are not using any part of the urban reticulated stormwater or drainage network.

Requirement in 2021/22 (incl. GST)

Te Kuiti Urban Stormwater (TFR)	Charge Per Rating Unit	Total Revenue Requirement (\$000)
Te Kuiti Urban Rating Area	\$169	303

Requirement in 2021/22 (incl. GST)

Te Kuiti Urban Stormwater Targeted Rate (TR)	Rate per \$100 Capital Value	Total Revenue Requirement (\$000)
Te Kuiti Urban Rating Area (excluding rating units not using network)	0.04223	194

5.2. Marokopa Community Centre TFR

Description and Use

Council will set a TFR assessed per separately used or inhabited part of a rating unit within the defined Marokopa Community Centre Rating Area (as contained in the Revenue and Financing Policy).

Requirement in 2021/22 (incl. GST)

Marokopa Community Centre (TFR)	Charge per SUIP	Total Revenue Requirement (\$000)
Marokopa Community Centre Rating Area	\$22	5

5.3. Water Rates

Description and Use

Council will set a TFR for Water Supply differentiated on the basis of supply area.

The TFR is set per separately used or inhabited part of a rating unit within Te Kuiti and Rural Communities (Piopio, Maniati / Benneydale and Mokau), with liability calculated based on whether the SUIP is connected, or merely serviceable (Serviceable means the rating unit is within 100m of water main and practicably serviceable in the opinion of Council).

Requirement in 2021/22 (incl. GST)

Water Supply (TFR)	Charge		Total Revenue Requirement (\$000)
	Per connected SUIP	Per serviceable SUIP	
Te Kuiti	\$641	\$320	1,318
Piopio	\$884	\$442	216
Maniati / Benneydale	\$884	\$442	104
Mokau	\$884	\$442	193

Council will set a TR per cubic metre of water consumed over and above an annual consumption of 292m³ per SUIP, differentiated by supply area that has been fitted with a water meter and/or is defined as having an extraordinary supply (in accordance with Council's Water Services Bylaw).

Requirement in 2021/22 (incl. GST)

Water Supply Rate (TR)	2021/22 Charge per cubic metre (including GST) above 292m ³
Te Kuiti	\$2.77
Piopia	\$3.03
Maniaiti / Benneydale	\$3.34
Mokau	\$4.44
Total Revenue Requirement (\$000)	1,093

Metered Water Supply Due Dates

	Reading Period	Due Date
Te Kuiti Meat Companies	Monthly	15 th of the month following invoice
Te Kuiti, Piopia, Mokau and Maniaiti / Benneydale	Jul-Dec 2021 Jan-Jun 2022	15 th of the month following invoice

5.4. District Wide Benefit Rate for Water SupplyDescription and Use

Council will set a TFR on every rating unit within the District to part fund the water supply activities. The rationale for use of this rate is contained in the Revenue and Financing Policy.

Requirement in 2021/22 (incl. GST)

District Wide Benefit Rate Water Supply (TFR)	Charge per Rating Unit	Total Revenue Requirement (\$000)
All Rating Units in the District	\$43	204

5.5. Wastewater RatesDescription and Use

Council will set a TFR to provide for the collection and disposal of sewage. The TFR is set per separately used or inhabited part of a rating unit within the District, with liability calculated based on whether the SUIP is connected to the sewerage network, or merely serviceable (Serviceable means the rating unit is within 30m of sewer reticulation and practicably serviceable in the opinion of Council).

Requirement in 2021/22 (incl. GST)

Sewerage (TFR)	Charge		Total Revenue Requirement (\$000)
	Per connected SUIP	Per serviceable SUIP	
Maniaiti / Benneydale	\$922	\$461	101
Te Waitere	\$922	\$461	15
Te Kuiti	\$922	\$461	1,550
Piopia	\$922	\$461	195

Sewerage rates for non-residential properties in Te KuitiDescription and Use

For all non-residential properties in Te Kuiti, Council will assess a Targeted Fixed Rate per SUIP set on a differential basis based on the following categories:

- **Category 1** - All Businesses

- **Category 2** - Education & Community Childcare, Places of Worship, Marae, Clubs and Societies and Emergency Services. This category consists of organisations that are generally deemed 'not for profit'. For avoidance of doubt, Category 2 only covers properties with uses listed within this category and no others.

- **Category 3** - Government Department use, Rest Homes and Hospitals.

All non-residential SUIPs will be charged one base charge for up to four pans and per pan (Pan Charge) for every pan over and above this threshold on the following basis:

Requirement in 2021/22 (incl. GST)**Base Charge:**

Non – residential Targeted Rate (TFR)	Base Charge per SUIP (up to 4 pans)	Per serviceable SUIP	Total Revenue Requirement (\$000)
Category 1	\$461	\$461	94
Category 2	\$461	\$461	17
Category 3	\$922	\$461	7

Pan Charge:

Non – residential Targeted Rate (TFR)	Number of Pans	Charge per pan (pan charge)	Total Revenue Requirement (\$000)
Category 1	5 th pan and over	\$646	66
Category 2	5-10 Pans	\$277	2
	Over 10 Pans	\$184	22
Category 3	5 th Pan and over	\$646	29

The rationale for the use of this rate is contained in the Revenue and Financing Policy.

5.6. Trade Waste Contribution TFRDescription and Use

A Trade Waste Contribution TFR will be set per rating unit in the District in recognition of the contribution made to the social and economic well-being of the District by the large industrial users of the Te Kuiti Wastewater Network. The rationale for use of this rate is contained in the Revenue and Financing Policy.

Requirement in 2021/22 (incl. GST)

Trade Waste Contribution (TFR)	Charge per Rating Unit	Total Revenue Requirement (\$000)
All Rating Units in the District	\$38	180

5.7. District Wide Benefit Rate for SewerageDescription and Use

Council will set a TFR on every rating unit within the District to part fund the sewerage activities. The rationale for use of this rate is contained in the Revenue and Financing Policy.

Requirement in 2021/22 (incl. GST)

District Wide Benefit Rate Sewerage (TFR)	Charge per Rating Unit	Total Revenue Requirement (\$000)
All Rating Units in the District	\$50	233

5.8. District Roading RateDescription and Use

Council will set a District Roading targeted rate as a rate per \$100 of capital value on every rating unit across the District to part fund the Roads and Footpaths Activity. The rationale for use of this rate is contained in the Revenue and Financing Policy.

Requirement in 2021/22 (incl. GST)

District Roading Rate (TR)	Rate per \$100 Capital Value	Total Revenue Requirement (\$000)
All Rating Units in the District	0.14538	4,998

5.9. Solid Waste Collection RateDescription and Use

Council will set a TFR per separately used or inhabited part of a rating unit to which Council provides a kerbside collection and recycling service differentiated by service areas where Council operates kerbside collection and kerbside recycling services (Te Kuiti, Piopio, Mokau (including Awakino) communities and Waitomo Village and some surrounding parts).

Requirement in 2021/22 (incl. GST)

Solid Waste Collection (TFR)	Charge per SUIP	Total Revenue Requirement (\$000)
Te Kuiti	\$66	131
Waitomo	\$69	46
Piopio	\$147	33
Mokau	\$150	46

5.10. Solid Waste Management RateDescription and Use

Council will set a TFR per separately used or inhabited part of a rating unit District wide to part fund the activity of solid waste management.

Requirement in 2021/22 (incl. GST)

Solid Waste Management (TFR)	Charge per SUIP	Total Revenue Requirement (\$000)
All Rating Units in the District	\$175	981

5.11. District Development RateDescription and Use

Council will set a District Development Targeted Rate as a rate per \$100 of capital value differentiated

between Commercial and Industrial Businesses, and Rural Businesses, to part fund Economic Development, Visitor Information Centre, District and Regional Promotion and Event Co-ordination activities. Refer to the Revenue and Financing Policy for details.

Requirement in 2021/22 (incl. GST)

District Development Rate (TR)	Rate per \$100 Capital Value	Total Revenue Requirement (\$000)
Commercial and Industrial Businesses	0.04718	171
Rural Businesses	0.00768	171

6. RATES PAYMENTS

Pursuant to Section 24 of the Local Government (Rating) Act 2002, rates for the financial year commencing **1 July 2021** will be payable in four equal instalments with the due dates for payment being:

1st Instalment	31 August 2021 (Tuesday)
2nd Instalment	30 November 2021 (Tuesday)
3rd Instalment	28 February 2022 (Monday)
4th Instalment	31 May 2022 (Tuesday)

Note

The due date for payment of each instalment is the last working day in each of the months specified above.

Rates payments will be allocated to the oldest debt first.

Penalties

Pursuant to sections 57 and 58 of the Local Government (Rating) Act 2002, Council may apply penalties as follows:

- (a) A penalty charge of 10 percent (10%) on any part of an instalment that has been assessed for the financial year commencing 1 July 2021 and which remains unpaid after 5pm on the due date for payment of that instalment, to be added on the penalty dates below:

Instalment 1	3 September 2021
Instalment 2	3 December 2021
Instalment 3	3 March 2022
Instalment 4	3 June 2022
- (b) A further penalty charge of 10 percent (10%) on any part of any rates assessed before 1 July 2021 that remains unpaid on 1 July 2021, to be added on 5 July 2021.
- (c) No penalties will be charged where a ratepayer is paying rates by direct debit or where there is an approved payment arrangement in place.



RATES EXAMPLES

Rates Examples 2021/22

(Including GST) Capital Value \$ as at September 2018	Te Kuiti Residential \$270,000 2021/22	Te Kuiti Commercial \$330,000 2021/22 3 pans	Te Kuiti Wider Rating Area \$810,000 2021/22	Waitomo Commercial \$1,590,000 2021/22 (2 parts)	Maniaiti/Benneydale Residential \$60,000 2021/22	Piopio Residential \$205,000 2021/22	Piopio Wider Rating Area \$460,000 2021/22	Mokau Residential \$385,000 2021/22	Drystock Rural \$3,130,000 2021/22	Dairy Farm Rural \$5,850,000 2021/22 (4 parts)	Te Waitere Residential \$270,000 2021/22
Uniform Annual General Charge (UAGC)	728	728	728	1,456	728	728	728	728	728	2,912	728
General Rate	491	600	1,474	2,893	109	373	837	701	5,695	10,644	491
District Roding Rate	393	480	1,178	2,312	87	298	669	560	4,550	8,505	393
Aquatic Centre Rate (Urban)	104	104	104	0	0	0	0	0	0	0	0
Aquatic Centre Rate (Rural)	0	0	0	38	19	19	19	19	19	76	19
District Development Rate - Commercial	0	156	0	750	0	0	0	0	0	0	0
District Development Rate - Rural Business	0	0	0	0	0	0	0	0	240	449	0
District Benefit Water	43	43	43	43	43	43	43	43	43	43	43
District Benefit Sewerage	50	50	50	50	50	50	50	50	50	50	50
Te Kuiti Urban Stormwater Fixed Charge	169	169	0	0	0	0	0	0	0	0	0
Te Kuiti Urban Stormwater Capital Value	114	139	0	0	0	0	0	0	0	0	0
Rural Stormwater	0	0	8	16	8	8	8	8	8	32	8
Water Supply (Te Kuiti and Rural)	641	641	0	0	884	884	0	884	0	0	0
Sewerage (Uniform)	922	461	0	0	922	922	0	0	0	0	922
Piopio Retirement Village Contribution	0	0	0	0	0	24	24	0	0	0	0
Te Kuiti Trade Waste Contribution	38	38	38	38	38	38	38	38	38	38	38
Solid Waste Management - District	175	175	175	350	175	175	175	175	175	700	175
Solid Waste Collection & Recycling	66	66	69	138	0	147	0	150	0	276	0
Marokopa Community Centre	0	0	0	0	0	0	0	0	22	0	0
Proposed Total Rates 2021/22	3,934	3,850	3,867	8,084	3,063	3,709	2,591	3,356	11,568	23,725	2,867
Total Rates (Actual) 2020/21	3,920	3,865	3,953	8,265	3,040	3,691	2,613	3,391	11,964	24,379	2,838
Change (%)	0.4%	-0.4%	-2.2%	-2.2%	0.8%	0.5%	-0.9%	-1.1%	-3.3%	-2.7%	1.0%

Rates Examples 2020/21

(Including GST) Capital Value \$ as at September 2018	Te Kuiti Residential \$270,000 2020/21	Te Kuiti Commercial \$330,000 2020/21 3 pans	Te Kuiti Wider Rating Area \$810,000 2020/21	Waitomo Commercial \$1,590,000 2020/21 (2 parts)	Maniaiti/ Benneydale Residential \$60,000 2020/21	Piopio Residential \$205,000 2020/21	Piopio Wider Rating Area \$460,000 2020/21	Mokau Residential \$385,000 2020/21	Drystock Rural \$3,130,000 2020/21	Dairy Farm Rural \$5,850,000 2020/21 (4 parts)	Te Waitere Residential \$270,000 2020/21
Uniform Annual General Charge (UAGC)	718	718	718	1,436	718	718	718	718	718	2,872	718
General Rate	471	575	1,412	2,772	105	357	802	671	5,457	10,199	471
District Roading Rate	447	546	1,341	2,632	99	339	761	637	5,181	9,684	447
Targeted Services Rate (Te Kuiti)	141	141	141	0	0	0	0	0	0	0	0
Targeted Services Rate (Rural)	0	0	0	68	34	34	34	34	34	136	34
District Development Rate - Commercial	0	168	0	807	0	0	0	0	0	0	0
District Development Rate - Rural Business	0	0	0	0	0	0	0	0	278	520	0
District Benefit Water	46	46	46	46	46	46	46	46	46	46	46
District Benefit Sewerage	49	49	49	49	49	49	49	49	49	49	49
Stormwater Urban Fixed Charge	167	167	0	0	0	0	0	0	0	0	0
Stormwater Urban Capital Value	94	115	0	0	0	0	0	0	0	0	0
Stormwater (Rural)	0	0	11	22	11	11	11	11	11	44	11
Water Supply (Te Kuiti and Rural Communities)	664	664	0	0	916	916	0	916	0	0	0
Sewerage (Uniform)	894	447	0	0	894	894	0	0	0	0	894
Piopio Retirement Village Contribution	0	0	0	0	0	24	24	0	0	0	0
Te Kuiti Trade Waste Contribution	37	37	37	37	37	37	37	37	37	37	37
Solid Waste Management - District	131	131	131	262	131	131	131	131	131	524	131
Solid Waste Collection & Recycling	61	61	67	134	0	135	0	141	0	268	0
Marokopa Community Centre	0	0	0	0	0	0	0	0	22	0	0
Total Rates (Actual) 2020/21	3,920	3,865	3,953	8,265	3,040	3,691	2,613	3,391	11,964	24,379	2,838

Rates Examples 2021/22 – Residential and Lifestyle

Capital Value \$ as at Sep 2018	Te Kuiti Average Residential \$215,000 2021/22	Piopio Average Residential \$160,000 2021/22	Maniaiti / Benneydale Average Residential \$60,000 2021/22	Mokau Average Residential \$250,000 2021/22	Te Waitere Average Residential \$270,000 2021/22	Low Value Residential \$45,000 2021/22	High Value Residential \$460,000 2021/22	Low Value Lifestyle \$140,000 2021/22	Average Value Lifestyle \$300,000 2021/22	High Value Lifestyle \$880,000 2021/22
Uniform Annual General Charge (UAGC)	728	728	728	728	728	728	728	728	728	728
General Rate	391	291	109	455	491	82	837	255	546	1,601
District Roding Rate	313	233	87	363	393	65	669	204	436	1,279
Aquatic Centre (Te Kuiti)	104	0	0	0	0	0	104	0	104	104
Aquatic Centre (Rural)	0	19	19	19	19	19	0	19	0	0
Te Kuiti Urban Stormwater Fixed Charge	169	0	0	0	0	0	169	0	0	0
Te Kuiti Urban Stormwater Capital Value	91	0	0	0	0	0	194	0	0	0
Stormwater (Rural)	0	8	8	8	8	8	0	8	8	8
Water Supply	641	884	884	884	0	884	641	0	0	0
Sewerage	922	922	922	0	922	922	922	0	0	0
Solid Waste Management - District	175	175	175	175	175	175	175	175	175	175
Solid Waste Collection & Recycling	66	147	0	150	0	0	66	69	69	0
Piopio Retirement Village Contribution	0	24	0	0	0	0	0	0	0	0
Te Kuiti Trade Waste Contribution	38	38	38	38	38	38	38	38	38	38
District Wide Benefit Water	43	43	43	43	43	43	43	43	43	43
District Wide Benefit Sewerage	50	50	50	50	50	50	50	50	50	50
Proposed Total Rates 2021/22	3,731	3,562	3,063	2,913	2,867	3,014	4,636	1,589	2,197	4,026
Total Rates (Actual) 2020/21	3,714	3,539	3,040	2,933	2,838	2,989	4,631	1,569	2,220	4,124
Change (%)	0.5%	0.6%	0.8%	-0.7%	1.0%	0.8%	0.1%	1.2%	-1.0%	-2.4%

Rates Examples 2020/21 – Residential and Lifestyle

Capital Value \$ as at Sep 2018	Te Kuiti Average Residential	Piopio Average Residential	Maniaiti / Benneydale Average Residential	Mokau Average Residential	Te Waitere Average Residential	Low Value Residential	High Value Residential	Low Value Lifestyle	Average Value Lifestyle	High Value Lifestyle
	\$215,000	\$160,000	\$60,000	\$250,000	\$270,000	\$45,000	\$460,000	\$140,000	\$300,000	\$880,000
	2020/21	2020/21	2020/21	2020/21	2020/21	2020/21	2020/21	2020/21	2020/21	2020/21
Uniform Annual General Charge (UAGC)	718	718	718	718	718	718	718	718	718	718
General Rate	375	279	105	436	471	78	802	244	523	1,534
District Rooding Rate	356	265	99	414	447	75	761	232	497	1,457
Targeted Services Rate (Te Kuiti)	141	0	0	0	0	0	141	0	141	141
Targeted Services Rate (Rural)	0	34	34	34	34	34	0	34	0	0
Stormwater Urban Fixed Charge	167	0	0	0	0	0	167	0	0	0
Stormwater Urban Capital Value	75	0	0	0	0	0	160	0	0	0
Stormwater (Rural)	0	11	11	11	11	11	0	11	11	11
Water Supply	664	916	916	916	0	916	664	0	0	0
Sewerage	894	894	894	0	894	894	894	0	0	0
Solid Waste Management - District	131	131	131	131	131	131	131	131	131	131
Solid Waste Collection & Recycling	61	135	0	141	0	0	61	67	67	0
Piopio Retirement Village Contribution	0	24	0	0	0	0	0	0	0	0
Te Kuiti Trade Waste Contribution	37	37	37	37	37	37	37	37	37	37
District Wide Benefit Water	46	46	46	46	46	46	46	46	46	46
District Wide Benefit Sewerage	49	49	49	49	49	49	49	49	49	49
Total Rates (Actual) 2020/21	3,714	3,539	3,040	2,933	2,838	2,989	4,631	1,569	2,220	4,124

Rates Examples 2021/22 – Pastoral, Dairy and Commercial

Capital Value \$ as at Sep 2018	Low Value Pastoral \$780,000 2021/22	Average Value Pastoral \$2,260,000 2021/22	High Value Pastoral \$8,951,000 2021/22 (4 parts)	Low Value Dairy \$1,060,000 2021/22	Average Value Dairy \$3,620,000 2021/22 (3 parts)	High Value Dairy \$15,200,000 2021/22 (7 parts)	Low Value Commercial \$225,000 2021/22	Average Value Commercial \$650,000 2021/22 (3 parts & 13 pans)	High Value Commercial \$9,000,000 2021/22 (2 parts & 11 pans)	Average Value Forestry \$450,000 2021/22
Uniform Annual General Charge	728	728	2,912	728	2,184	5,096	728	2,184	1,456	728
General Rate	1,419	4,112	16,286	1,929	6,587	27,656	409	1,183	16,376	819
District Roading Rate	1,134	3,286	13,013	1,541	5,263	22,098	327	945	13,084	654
Aquatic Centre (Te Kuiti)	0	0	0	0	0	0	104	312	208	0
Aquatic Centre (Rural)	19	19	76	19	57	133	0	0	0	19
District Development Rate - Commercial	0	0	0	0	0	0	106	307	4,246	0
District Development Rate - Rural Business	60	174	687	81	278	1,167	0	0	0	35
Te Kuiti Urban Stormwater Fixed Charge	0	0	0	0	0	0	169	169	169	0
Te Kuiti Urban Stormwater Capital Value	0	0	0	0	0	0	95	274	3,801	0
Stormwater (Rural)	8	8	32	8	24	56	0	0	0	8
Water Supply	0	0	0	0	0	0	641	1,923	1,282	0
Sewerage	0	0	0	0	0	0	461	2,029	2,860	0
Piopio Retirement Village Cont	24	0	24	0	0	0	0	0	0	0
Solid Waste Management - District	175	175	700	175	525	1,225	175	525	350	175
Solid Waste Collection & Recycling	0	0	0	69	0	483	66	198	132	0
Te Kuiti Trade Waste Contribution	38	38	38	38	38	38	38	38	38	38
District Wide Benefit Water	43	43	43	43	43	43	43	43	43	43
District Wide Benefit Sewerage	50	50	50	50	50	50	50	50	50	50
Marokopa Community Centre	0	22	0	0	0	0	0	0	0	0
Proposed Total Rates 2021/22	3,698	8,655	33,861	4,681	15,049	58,045	3,412	10,180	44,095	2,569
Total Rates (Actual) 2020/21	3,770	8,930	34,950	4,790	15,439	59,872	3,418	10,176	44,792	2,596
Change (%)	-1.9%	-3.1%	-3.1%	-2.3%	-2.5%	-3.1%	-0.2%	0.0%	-1.6%	-1.0%

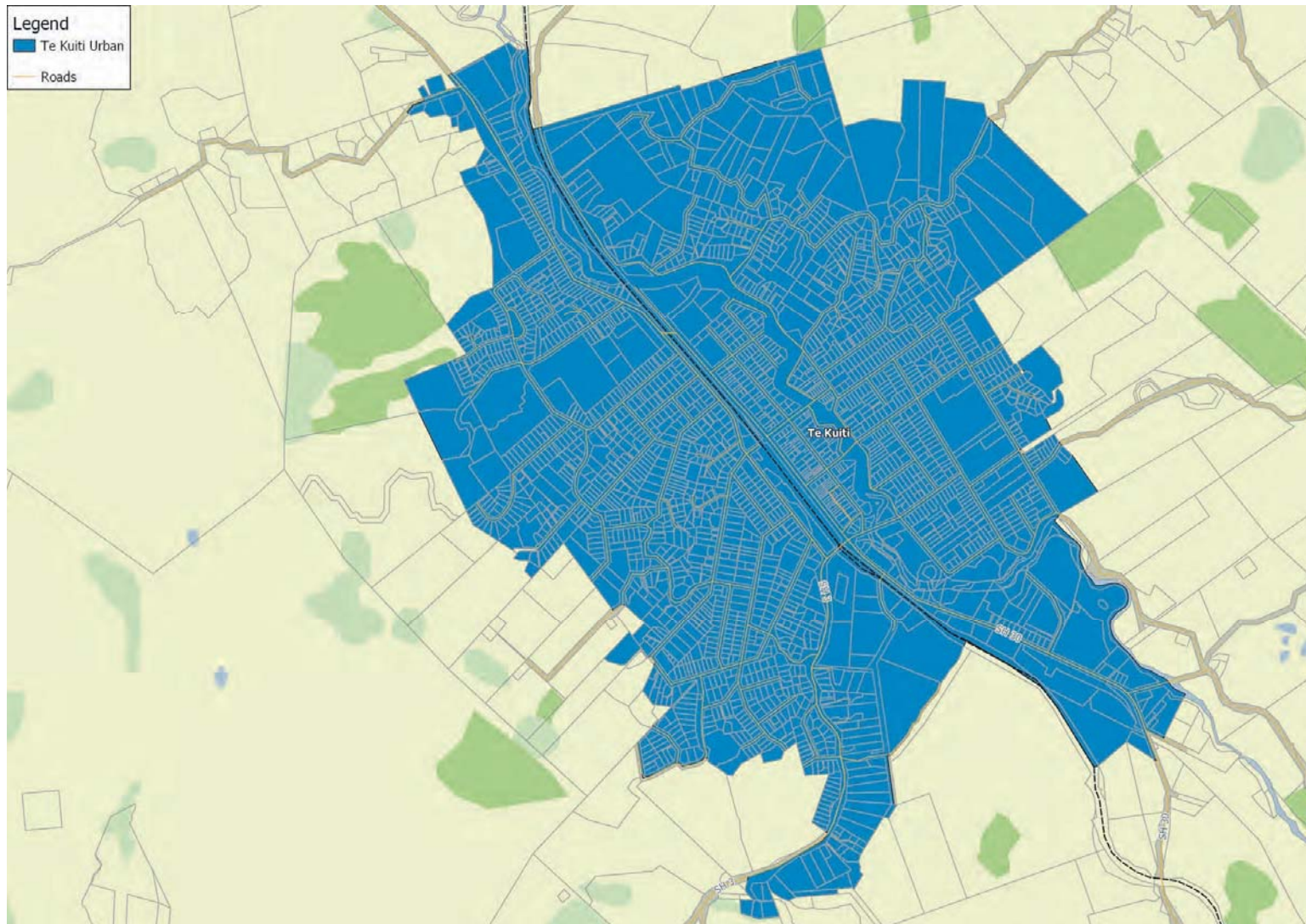
Rates Examples 2020/21 – Pastoral, Dairy and Commercial

Capital Value \$ as at Sep 2018	Low Value Pastoral \$780,000 2020/21	Average Value Pastoral \$2,260,000 2020/21	High Value Pastoral \$8,951,000 2020/21 (4 parts)	Low Value Dairy \$1,060,000 2020/21	Average Value Dairy \$3,620,000 2020/21 (3 parts)	High Value Dairy \$15,200,000 2020/21 (7 parts)	Low Value Commercial \$225,000 2020/21	Average Value Commercial \$650,000 2020/21 (3 parts & 13 pans)	High Value Commercial \$9,000,000 2020/21 (2 parts & 11 pans)	Average Value Forestry \$450,000 2020/21
Uniform Annual General Charge	718	718	2,872	718	2,154	5,026	718	2,154	1,436	718
General Rate	1,360	3,940	15,606	1,848	6,311	26,501	392	1,133	15,692	785
District Roading Rate	1,291	3,741	14,816	1,755	5,992	25,161	373	1,076	14,898	745
Targeted Services Rate (Te Kuiti)	0	0	0	0	0	0	141	423	282	0
Targeted Services Rate (Rural)	34	34	136	34	102	238	0	0	0	34
District Development Rate - Commercial	0	0	0	0	0	0	114	330	4,569	0
District Development Rate - Rural Business	69	201	796	94	322	1,351	0	0	0	40
Stormwater Urban Fixed Charge	0	0	0	0	0	0	167	167	167	0
Stormwater Urban Capital Value	0	0	0	0	0	0	78	226	3,132	0
Stormwater (Rural)	11	11	44	11	33	77	0	0	0	11
Water Supply	0	0	0	0	0	0	664	1,992	1,328	0
Sewerage	0	0	0	0	0	0	447	1,967	2,772	0
Piopia Retirement Village Contribution	24	0	24	0	0	0	0	0	0	0
Solid Waste Management - District	131	131	524	131	393	917	131	393	262	131
Solid Waste Collection & Recycling	0	0	0	67	0	469	61	183	122	0
Te Kuiti Trade Waste Contribution	37	37	37	37	37	37	37	37	37	37
District Wide Benefit Water	46	46	46	46	46	46	46	46	46	46
District Wide Benefit Sewerage	49	49	49	49	49	49	49	49	49	49
Marokopa Community Centre	0	22	0	0	0	0	0	0	0	0
Total Rates (Actual) 2020/21	3,770	8,930	34,950	4,790	15,439	59,872	3,418	10,176	44,792	2,596

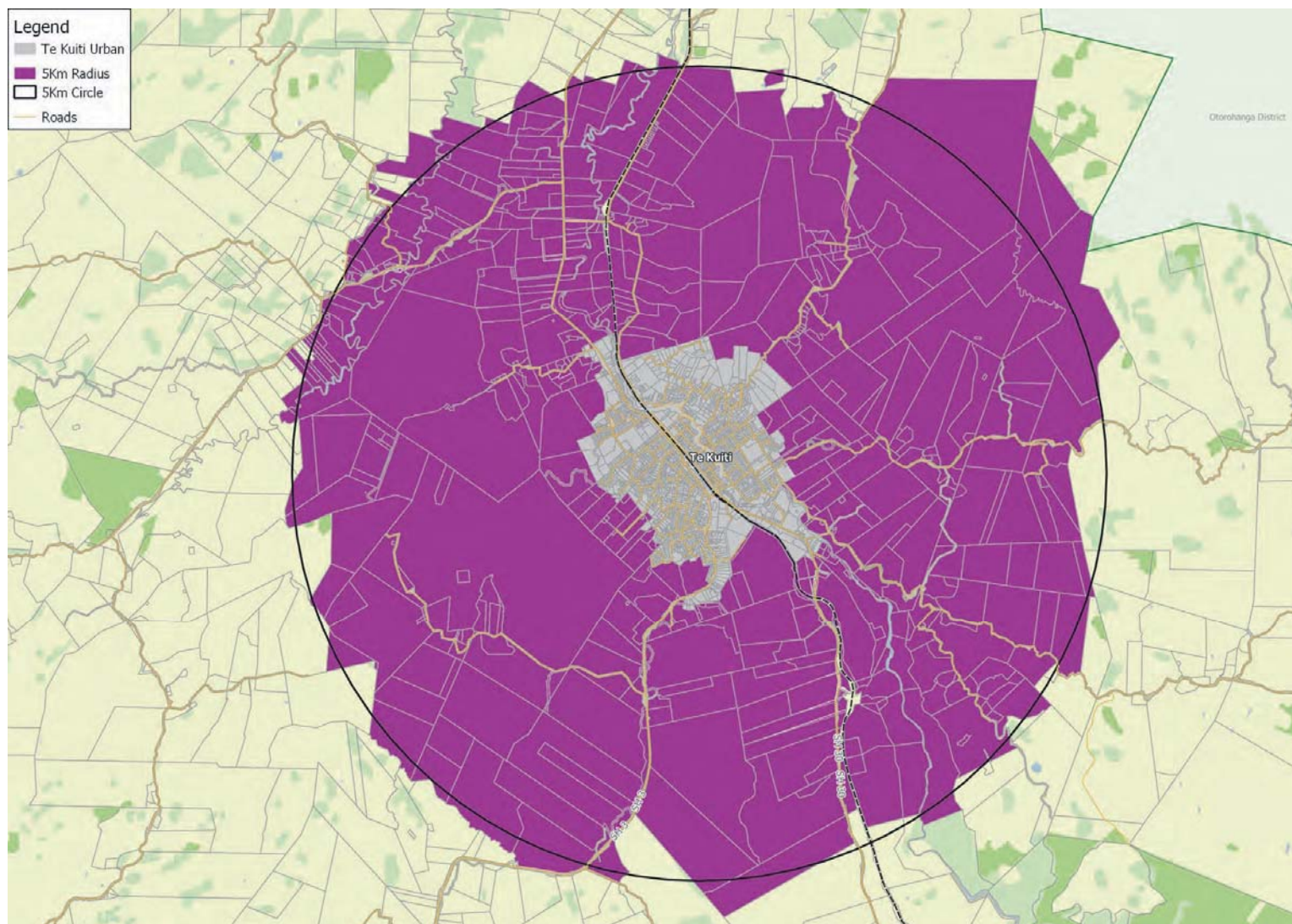
A full-page photograph of a dense forest. In the lower-left foreground, a person wearing a yellow helmet, a green long-sleeved shirt over a blue long-sleeved shirt, dark pants, and black boots with green soles stands looking up at the trees. The forest floor is covered in lush green ferns and other vegetation. Sunlight filters through the dense canopy of tall trees, creating a dappled light effect. In the background, another person is visible, partially obscured by the trees.

RATING MAPS

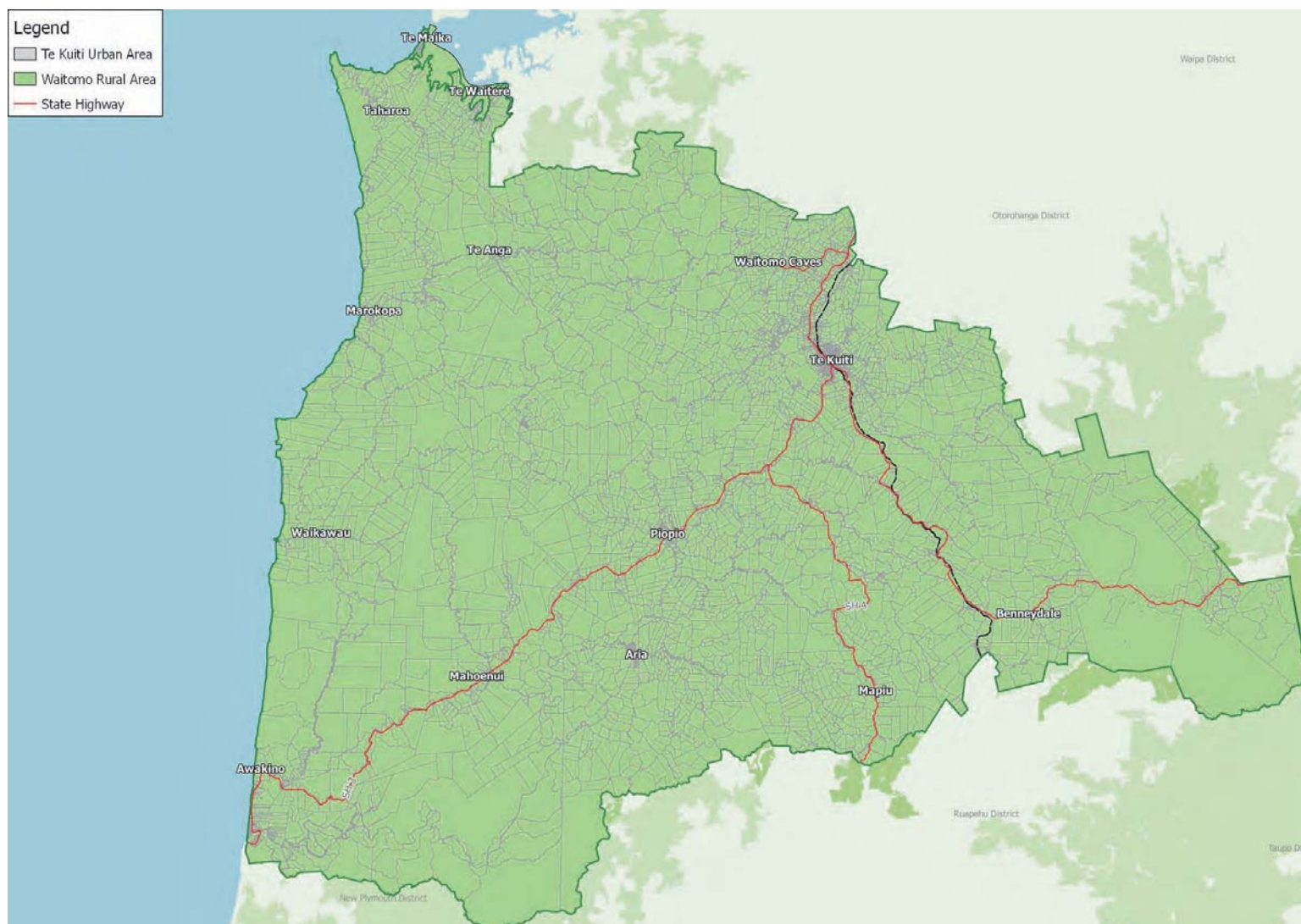
Te Kuiti Urban Rating Area



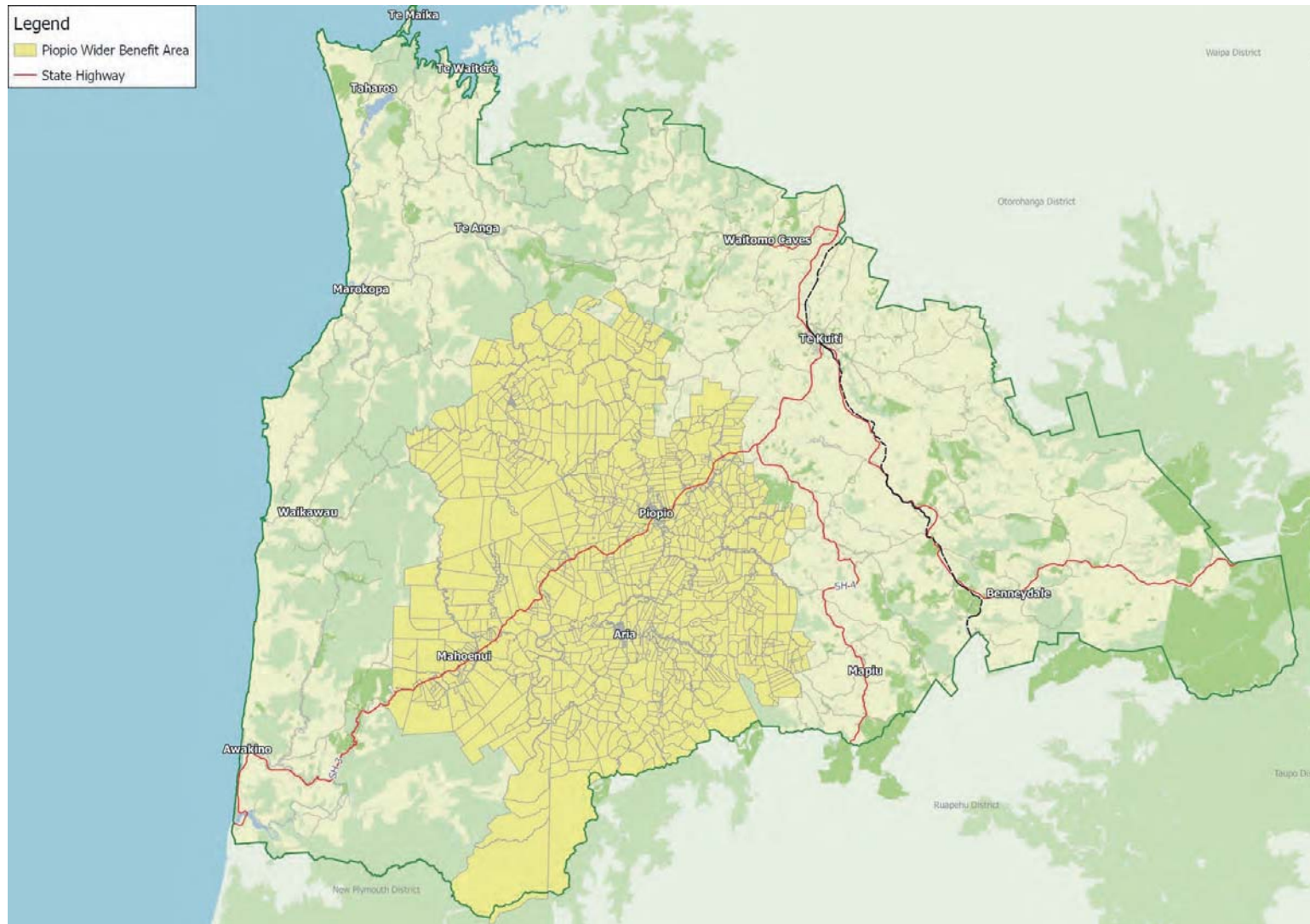
Te Kuiti Urban and Periphery Rating Area



Rural Rating Area



Piopio Wider Benefit Rating Area



Marokopa Community Centre Rating Area

