

Your rates

For the 2014-15 Financial Year

Dear Waitomo Ratepayer...

Council adopted the Exceptions Annual Plan 2014/15 (Plan) on Tuesday 25th June 2014.

As the Plan does not include any significant amendments to the 2012-2022 LTP, it is not required to contain a report from Council's Auditor on behalf of the Office of the Auditor General.

The Planning Process went well and we now look forward to putting the plans into action during 2014/15. The average rate increase in this plan is 2.9% for all properties in the District, against the original LTP forecast of 7.6% for the 2014/15 year. This has been made possible by taking advantage of opportunities like lower insurance premiums and more efficient service delivery options.

Council's vision for our District is "Creating a better future with vibrant communities and thriving business" and we have been working steadily towards this. The Council, elected in October 2013, has set out some objectives to guide the effort in working for achieving this vision. These objectives are:

- Create economic development opportunities
- Continue with essential infrastructure upgrades
- Further develop community engagement
- Drive community connectivity
- Support stakeholder relationships and
- Be part of regional leadership

The 2013 census figures show that the population of our District has decreased slightly since 2006. It is crucial for the future of our communities that we create a vibrant and thriving environment where people would choose to come and live, work or visit. Council intends to maintain its focus on economic development, which needs sustained effort over a longer period. Some examples of what we are working towards are leveraging arising tourism opportunities like the Timber Trail and Hairy Feet Waitomo, improving signage in the district and identifying and promoting the range of job opportunities available within the district. We continue to support the work being done in the social sector trials, and our own Youth Council to give our youth a sense of pride and purpose and belonging to our district.

It is equally important to have good infrastructure in our communities in order to maintain its live-ability and we will continue working on essential infrastructure upgrades required. We are very pleased to have now completed one of the largest infrastructure projects undertaken in our district, the Te Kuiti Wastewater Plant rebuild, and to report that it is performing exceptionally well. Further much needed upgrade work is planned to Te Kuiti and Mokau water supplies in the 2014/15 year and some other upgrades essential to better asset performance.

Our goal is to work closely with all our key stakeholders in our district, including our local Police and other government agencies along with numerous community groups in Te Kuiti, Waitomo, Piopio and Benneydale to make our communities a better place to live in. We will also be working collaboratively with other local authorities to ensure that the interests of our district are well represented and so that we are able to influence the future, to some degree at least. We all have a role to play in growing and developing our district.



Best wishes
Mayor Brian Hanna

Rates

In setting the level of rates for the coming year, your Council continues to consolidate its financial position whilst delivering essential services on a reliable and sustainable basis. Council has looked long and hard at developing a plan that seeks to 'strike the right balance' between rates affordability, robust financial health and the delivery of essential services to residents.

Description of Rates

The following provides a description of rate lines that may appear on your rates invoice/assessment and outlines the activities and/or services funded by each.

General Rate

The General Rate of 0.13590 is assessed as a rate per \$100 of capital value across the District. The General Rate is not set differentially. The rationale for assessing the General Rate using Capital Value is contained in the Council's Revenue and Financing Policy.

In 2014/15 this rate contributes to the funding of the following activities:

Activity	General Rate Requirement (\$000's)	Activity	General Rate Requirement (\$000's)
Leadership	527	Arts, Culture and Heritage	212
Investments	634	Aerodrome	55
Leased Reserves	14	Public Facilities	571
Housing, Other Land and Buildings	521	District Development	398
Railway Buildings	119	Regulation and Safety	561
District Libraries	160	Waste Minimisation	9
District Swimming Pool	17	Resource Management	81
TOTAL GENERAL RATE (incl GST)			3,879

Uniform Annual General Charge (UAGC)

A Uniform Annual General Charge (UAGC) of \$650 will be assessed on each separately used or inhabited part of a rating unit under Section 15(1)(b) of the Local Government Rating Act, across the District. The rationale for use of the UAGC is contained in the Council's Revenue and Financing Policy.

Roads and Footpaths Rate

This rate is levied as a rate per \$100 of Capital Value of a property across the District. It is used to fund the local Roads Network (part of Roads and Footpaths Activity).

As the Roads and Footpaths activity forms a substantial part of Council's expenditure, this rate has been separated from the General Rate so that ratepayers can clearly see their contribution to the maintenance, renewal and development of the Roading network.

District Roads and Footpaths Rate	Rate per \$100 Capital Value	Total Revenue Requirement 2014/15 (\$000)
Roads and Footpaths	0.21756	6,208

District Development Rate

A District Development Rate will be assessed as a rate per \$100 of rateable capital value across Commercial, Industrial and Rural Businesses to part fund the Economic Development, Visitor Information Centre, District and Regional Promotion and Event Co-ordination activities. Rationale for the use of this rate is contained in the Council's Revenue and Financing Policy.

District Development Rate	Rate per \$100 Capital Value	Total Revenue Requirement 2014/15 (\$000)
Commercial and Industrial Businesses	0.03083	91
Rural Businesses	0.00475	91

Service Charges

Te Kuiti Urban Stormwater TUAC and Targeted Rate

The Stormwater Rates are levied to fund the Stormwater activity. A Targeted Uniform Annual Charge (TUAC) is set on every separately used or inhabited part of a rating unit in the Te Kuiti Urban Stormwater area to partly fund the Urban Stormwater Activity. The Rating Area for the purpose of levying the Urban Stormwater Targeted Rates will be the Te Kuiti Urban Rating Area.

A Targeted Rate will be assessed as a rate per \$100 of capital value on every separate rating unit in the Te Kuiti Urban area to partly fund the Urban Stormwater Activity. The Rating Area for the purpose of levying the Urban Stormwater Targeted Rates will be 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.

Urban Stormwater TUAC	Charge per SUIP	Total Revenue Requirement 2014/15 (\$000)
Te Kuiti Urban Rating Area	\$150	267

Urban Stormwater Rate	Rate per \$100 Capital Value	Total Revenue Requirement 2014/15 (\$000)
Te Kuiti Urban Rating Area	0.04321	128

Rural Stormwater TUAC - Rural Rating Area

This rate is set on every separately used or inhabited part of a rating unit in the Rural Rating Area of the District to fund the Rural Stormwater Activity.

Rural Stormwater TUAC	Charge per SUIP	Total Revenue Requirement 2014/15 (\$000)
Rural Rating Area	\$15	53

Water Supply Service Charges

These charges take the form of Targeted Uniform Annual Charge (TUAC) levied on a uniform basis within every community that has a Council water supply network, differentiated on the basis of supply area.

The annual charges are levied on the basis of each separately used or inhabited part of a rating unit within the relevant community, with liability calculated based on whether the SUIP is connected or merely serviceable. Council currently provides a water supply service in Te Kuiti, Piopio, Benneydale and Mokau, as follows:

Water Supply (TUAC)	Charge		Total Revenue Requirement 2014/15 (\$000)
	Per connected rating unit	Per serviceable rating unit	
Te Kuiti	\$501	\$250	1,036
Piopio	\$995	\$498	245
Benneydale	\$1,400	\$700	162
Mokau	\$1,400	\$700	297

Water Meter Charges

Any rating unit situated in Te Kuiti, Piopio, Benneydale or Mokau that has been fitted with a water meter and is defined as being an extraordinary water user (defined in Council's water bylaw) will be charged based on the volume of water consumed over and above an annual consumption of 292m³ per SUIP.

Water Supply Rate	2014/15 Charge per cubic metre (1m ³ = 1,000 litres)
Te Kuiti	\$1.90
Piopio	\$3.65
Benneydale	\$6.00
Mokau	\$9.20

Sewerage Rates - Residential

These charges take the form of Targeted Uniform Annual Charges (TUACs) levied on a uniform basis within every community where Council provides a reticulated sewerage collection and disposal service. Council currently provides sewerage schemes in Te Kuiti, Piopio, Benneydale and Te Waitere.

These TUACs are levied on the basis of each separately used or inhabited portion of a rating unit within the relevant community, with liability calculated based on whether the SUIP is connected or merely serviceable.

Sewerage TUAC	Charge		Total Revenue Requirement 2014/15 (\$000)
	Per connected rating unit	Per serviceable rating unit	
Benneydale	\$1,100	\$550	119
Te Waitere	\$1,100	\$550	16
Te Kuiti	\$946	\$473	1,601
Piopio	\$1,100	\$550	241

Targeted Services Rate

A Targeted Services TUAC will be assessed on every separately used or inhabited portion of a rating unit in the District, differentiated by rating areas, to fund the Unsubsidised Roading Activity and part fund the Swimming Pool Activity. The Rating Areas for the purpose of levying the Targeted Services TUAC will be the Te Kuiti Urban and Periphery Rating Area and the Rural Rating Area (rest of the District, not including rating units in the Te Kuiti Urban and periphery Rating area).

Targeted Services TUAC	Rate	Total Revenue Requirement 2014/15 (\$000)
Te Kuiti Urban and Periphery	\$185	431
Rural	\$35	112

Te Kuiti Sewerage - Non Residential

Non residential properties will be charged a base charge for up to 3 pans and will be charged on a per pan basis for any additional pans over that number. These charges will be calculated based on an assessment of the average hours of operation or business hours per week (calculated as an average over the year).

Category	Calculation factor per pan	Base Charge and Charge per Pan	Total Revenue Requirement 2014/15 (\$000)
Business hours more than 40 hours	0.76	\$719	154
Business hours equal to 40 hours	0.36	\$341	65
Business hours less than 40 hours	0.20	\$189	35

Piopio Wider Benefit Rating Area

Council considers that there are a few communities outside of Piopio for whom a separate catchment of properties has been identified called the "Piopio Wider Benefit Rating Area" (PWBRA). Council considers that Piopio Township is the main 'community of interest' for these properties and they receive an indirect benefit from the development and well-being of Piopio.

Council has set a Targeted Services TUAC on every rating unit situated within the Piopio Wider Benefit Rating Area to assist the funding of the sewerage reticulation networks in Piopio.

Targeted Services TUAC	Charge	Total Revenue Requirement 2014/15 (\$000)
Piopio Wider Benefit Rating Area	\$10	6

Piopio Retirement Village TUAC, Piopio Township and Piopio Wider Benefit Rating Area

Council has set a Targeted Services TUAC 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 Inc. through the remission of service charges. The rationale for use of this rate is contained in the Revenue and Financing Policy.

Targeted Services TUAC	Charge	Total Revenue Requirement 2014/15 (\$000)
Piopio Wider Benefit Rating Area and Piopio Township	\$23	17

District Support for Services

Council resolved that a contribution be made by all rating units in the District towards the funding of existing Water and Wastewater services in smaller communities that are eligible for that level of support, so that appropriate and affordable services can be provided on a sustainable basis in response to community outcomes.

The 'Assistance for Smaller Communities' component of the Council's Revenue and Financing Policy provides that the shortfall between the annual operating cost of the schemes and the total revenue from the uniform water and sewerage charges (calculated at the agreed caps) be funded by a contribution made by all rating units in the District, in the form of an 'Assistance for Smaller Communities' subsidy which aims to assist smaller communities with the sustainable operation of such services.

Benneydale Water Supply

This Targeted Uniform Annual Charge (TUAC) is levied on every rating unit in the district to assist the Benneydale community meet the cost of the operation of their water supply network. This assistance is provided when the cost per connection to a property on an existing water supply network exceeds \$1,400 per annum.

Subsidy for Benneydale Water	Rate	Total Revenue Requirement 2014/15 (\$000)
All rating units in district	\$4	18

Benneydale Sewerage

This rate is a Targeted Uniform Annual Charge (TUAC) is levied on every rating unit in the district to assist the Benneydale community meet the cost of the operation of their sewerage network. This assistance is provided to a community when the cost per connection to a property on an existing wastewater network exceeds \$1,100.

Subsidy for Benneydale Sewerage	Rate	Total Revenue Requirement 2014/15 (\$000)
All rating units in the District.	\$9	41

Te Waitere Sewerage

This rate is a Targeted Uniform Annual Charge (TUAC) is levied on every rating unit in the district to assist the Te Waitere community meet the cost of the operation of their sewerage network. This assistance is provided to a community when the cost per connection to a property on an existing wastewater network exceeds \$1,100.

Subsidy for Te Waitere Sewerage	Charge	Total Revenue Requirement 2014/15 (\$000)
All rating units in the District.	\$7	32

Marokopa Community Centre

This rate is levied to recover the Council assistance provided for the development of the Marokopa Community Hall. It is a Targeted Uniform Annual Charge levied on every separately used or inhabited part of a rating unit within the Marokopa Community Centre rating area.

Marokopa Community Centre TUAC	Charge per SUIP	Total Revenue Requirement 2014/15 (\$000)
Marokopa Community Centre Rating Area	\$23	4

Te Kuiti Wastewater (Trade Waste Contribution)

A Trade Waste Contribution TUAC is 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.

Trade Waste Contribution	Charge	Total Revenue Requirement 2014/15 (\$000)
All Rating Units in the District	\$44	203

Solid Waste Management

This Targeted Uniform Annual Charge rate is set per separately used or inhabited part of a rating unit District wide to part fund the Solid Waste Management activity which involves the management of recycling centres, transfer stations and the Waitomo District Landfill. It also funds Waste Minimisation activities undertaken by Council.

Solid Waste Management (TUAC)	Charge	Total Revenue Requirement 2014/15 (\$000)
All rating units in the District.	\$104	584

Solid Waste Collection

A Targeted Uniform Annual Charge is levied on every separately used or inhabited part of a rating unit in every community where Council provides a kerbside collection and recycling service to fund the cost of the services. Council operates kerbside refuse collection and recycling services in Te Kuiti, Piopio, Mokau (townships) and Waitomo (part of).

Solid Waste Collection (TUAC)	Charge	Total Revenue Requirement 2014/15 (\$000)
Te Kuiti	\$54	107
Waitomo	\$74	41
Piopio	\$125	29
Mokau	\$156	44

Rates Instalments

Rates are set and charged annually at 1 July every year and are invoiced in four (4) instalments plus GST at the prevailing rate.

	Due Date	Penalty dates
Instalment	1 29 August 2014	2 September 2014
	2 28 November 2014	2 December 2014
	3 27 February 2015	3 March 2015
	4 29 May 2015	2 June 2015



GET YOUR RATES INVOICE VIA EMAIL.

If you prefer this option, please email info@waitomo.govt.nz and include **Rates by email** in the subject line, plus your **property valuation number**.

Penalty for Overdue Rates

A penalty charge of 10 percent (10%) on any part of an instalment that has been assessed for the financial year commencing 1 July 2014 and which remains unpaid after 5pm on the due date for payment of that instalment, to be added on the penalty dates shown in the Rates Instalments table.

A further penalty charge of 10 percent (10%) on any part of any rates assessed before 1 July 2014 that remains unpaid on 1 July 2014, to be added on 4 July 2014.

Rates Payment Options

The options available to make payment of rates are: Easy Pay, Direct Credit, Automatic Payment, Cash Cheque, Eftpos, Post-dated Cheques, Credit Card, or at the Council Office, Queen Street, Te Kuiti.

What Can I Do If I have Difficulty Paying My Rates?

The Waitomo District Council recognises that some ratepayers may face difficulties paying their rates bill. There are a variety of payment options available for customers to help them pay their rates and pay off rates arrears. Please contact our customer services team to find out how we can help.

Rating Information Database

As a property owner your details (your name and postal address) are made public on Council's rating information database. You have the right to request that this information is treated as confidential and withheld. To do this you must give notice in writing and your details will be withheld.

The Rating Information Database also contains details about your property that Council uses to set and levy rates. Information such as the number of separately used or inhabited parts of each property influences the rates levied. It is important that this information is correct. **If you believe that the information Council has about your property is incorrect it is important to notify us in writing so it can be investigated.**

Rates Rebate Scheme

The Rates Rebate Scheme benefits ratepayers who are on lower incomes and pay rates for the home in which they live. The amount of rate rebate depends on a combination of your income, the amount of rates you are charged and the number of dependents you have. For example, the maximum rates rebate available to a legal ratepayer for the property that was their home on 1 July 2014 is now \$605. Different levels of rates rebates remain available on household earnings up to a maximum of \$42,000 per annum.

If you are not sure if you qualify for a rates rebate please contact our Customer Services Team on (07) 878 0800 to discuss.

If homeowners meet additional criteria, they can apply for the new rates rebate from 1 July 2014 for the 2014/15 rating year.

Rates Remission Policy

This Policy has been developed because Council would like to ensure that certain land use situations that fall outside of what is defined in the Local Government Rating Act.

Applications must be received by 30 April 2015 to apply to the 2014/15 rating year. Remission can be sought under the following headings:

- Remission of Penalties
- Remission of Rates for New Residential Subdivisions
- Remission of Rates for Properties used Jointly as a Single Unit.
- Remissions for Community Organisations
- Remission for Organisations Providing Care for the Elderly
- Remission for Land Owned by Clubs and Societies
- Remission of Rates on Maori Freehold Land.
- Remission of Rates in cases of Genuine Financial Hardship.

A schedule of benefiting Organisations aligned to this Policy will be maintained and advised annually to Council.

For a full copy of the Rates Remission Policy refer to www.waitomo.govt.nz or contact our Customer Services Centre for a paper copy to be sent.

Please be aware that all rates must be paid by the due date regardless of the status of your rates remission application.