

Your rates

For the 2012-13 Financial Year



Dear Waitomo Ratepayer...

2012-2022 Long Term Plan (LTP)

The Waitomo District Council 2012-22 LTP was adopted on 29 June 2012 supported by an unqualified Audit Opinion.

This vital planning process is now complete and we look forward to putting the agreed plans into action during 2012/13 and beyond.

The adoption of the LTP will complete a journey embarked on in 2007 to consolidate delivery of services on a financially sustainable basis. While significant progress has been made on this fundamental issue, the challenge is by no means over as Council turns its attention to the question of reducing accumulated debt. Council has committed to a plan for a sound financial future for the District Council.

The important focus areas in developing the LTP were:

- Working to keep rates affordable and maintaining equity and fairness in the way rates are charged
- Ensuring assets are maintained in a sustainable manner
- Reducing accumulated debt
- Promoting the Waitomo District; and
- Enhancing community development

Overall the intention is to maintain service levels, strive towards operational efficiency and carry out capital renewals as per good asset management practices. The goal is to focus on what is essential in the 10 years covered by the LTP. Having said that, there is definitely more emphasis placed on community and economic development.

Our vision for the Waitomo District is **"Creating a better future with vibrant communities and thriving business"** and to that end the Council intends to facilitate better economic outcomes for our District.

As we all know, everything comes at a cost. The various services are funded from a variety of sources. Over the life of the LTP, property rates provide an average of **54.9%** of the total required funding. Council recognises and understands ratepayer concerns about the ability to pay for services and that the question of rates affordability is exacerbated by these tough economic times.

Council strived in its decision making to 'strike the right balance' between rates affordability - the need to maintain robust financial health and meeting the needs of our residents. Council has endeavoured to keep the requirement for rates income steady and establishing predictability about the forecasts of the level of rates required in future years.

The increase in rate funding in Year 1 (2012/13) of the LTP is 5.4%. The annual rate increases over the life of the LTP average 5.3%. There is a bit of a financial spike to overcome in the first three years of the LTP which is mainly due to our investment in a capital works programme particularly in the Water and Sewerage groups of activities. These are essential works and can no longer be deferred.

The LTP is a 10 year Plan that has tried to understand and pre-empt the key influences and drivers moving forward. We have tried to provide some real solutions for a thriving and sustainable future.



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 serve residents.

Council has also endeavoured to keep the required level of rate income at a moderate level. Council's decisions have therefore resulted in a moderate average District wide rate increase for the 2012-13 financial year when compared to the 10.4% forecast for 2012-13 included in the 2009-19 Long Term Plan.

The total rate revenue (excluding GST) required over the period of the 2012-2022 LTP to fund the Council's projected expenditure is:

2012-13	2013-14	2014-15	2015-22
\$16.32 million	\$17.46 million	\$18.77 million	\$163 million (average of \$23.3 million a year)

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 0.10939 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 2012/13 this rate contributes to the funding of the following activities:

Activity	General Rate Requirement (\$000's)	Activity	General Rate Requirement (\$000's)
Leadership	555	Aerodrome	31
Investments	616	Public Facilities	835
Leased Reserves	5	District Development	407
District Libraries	120	Regulation and Safety	484
District Swimming Pool	16	Waste Minimisation	11
Arts, Culture and Heritage	194	Resource Management	93
TOTAL GENERAL RATE (incl GST)			3,367



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 Roding network.

District Roding Rate	Rate per \$100 Capital Value	Total Revenue Requirement 2012/13 (\$000)
Roads and Footpaths	0.18851	5,803

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 2012/13 (\$000)
Commercial and Industrial Businesses	0.03243	99
Rural Businesses	0.00471	99

Service Charges

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 Roding 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).

Targeted Services TUAC	Rate	Total Revenue Requirement 2012/13 (\$000)
Te Kuiti Urban and Periphery	\$178	412
Rural	\$34	108

Stormwater Rate

The Stormwater Rate is levied to fund the Stormwater activity. This rate is levied as a Targeted Uniform Annual Charge on every separately used or inhabited part of a rating unit and is differentiated by rating areas. The rating areas used for the purpose of levying this charge are Te Kuiti Urban Rating Area and the Rural Rating Area.

Stormwater TUAC	Rate	Total Revenue Requirement 2012/13 (\$000)
Te Kuiti	\$199	398
Rural	\$11	39

Water Supply Service Charges

These charges take the form of Targeted Uniform Annual Charges (TUACs) levied on a uniform basis within every community where Council provides a reticulated water supply service. The annual charges are levied either on the basis of a separately used or inhabited portion of a rating unit within a community that is connected, or on the basis of a rating unit that has the ability to connect (serviceable) to a Council water supply network. Council currently provides a water supply service in Te Kuiti, Piopio, Benneydale and Mokau, as follows:

Water Supply (TUAC)	Rate		Total Revenue Requirement 2012/13 (\$000)
	Per connected rating unit	Per serviceable rating unit	
Te Kuiti	\$474	\$237	965
Piopio	\$926	\$463	223
Benneydale	\$1,327	\$663	149
Mokau	\$1,400	\$700	292

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 will be charged based on the volume of water consumed over and above the amount paid for through the targeted water rate.

From 1 July 2012 Council will implement the following charges for water used by extraordinary (metered) consumers other than those connected to the Te Kuiti water supply system:

- Each rating unit will receive a basic allocation of 292m³ per annum. This is the volume of water on which the targeted rate per rating unit is based.
- Water used in excess of the allocation will be charged on the cost per m³ applicable to that supply as set out in the table below.
- In terms of the provisions of the Water Services Bylaw water billing for extraordinary users for that portion that exceeds the allocation will still occur on a six-monthly basis.

* The new billing will be introduced over a period of two years for Benneydale and Mokau. In other words part of the charge will apply from 1 July 2012 and the full charge will apply from 1 July 2013.

Community	Charge per m ³ (1m ³ = 1,000 litres)	
	From 1 July 2012	From 1 July 2013 (estimated)
Benneydale*	\$3.05	\$4.71
Piopio	\$2.05	\$2.05
Mokau*	\$5.20	\$8.97
Te Kuiti	\$1.57	\$1.57

Sewerage Service Charges - 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 either on the basis of a separately used or inhabited portion of a rating unit within a community that is connected or, on the basis of a rating unit that has the ability to connect (serviceable) to a Council sewerage reticulation network differentiated by supply area as follows:

Sewerage TUAC	Rate		Total Revenue Requirement 2012/13 (\$000)
	Per connected rating unit	Per serviceable rating unit	
Benneydale	\$1,100	\$550	113
Te Waitere	\$1,100	\$550	16
Te Kuiti	\$868	\$434	1,458
Piopio	\$1,100	\$550	232

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).

All non residential properties will fall under one of the three categories below and the base charge and per pan charge will be calculated as follows:

Category	Calculation factor per pan	Base Charge and charge per pan	Total Revenue Requirement 2012/13 (\$000)
Business hours more than 40 hours	0.76	\$660	142
Business hours equal to 40 hours	0.36	\$313	59
Business hours less than 40 hours	0.20	\$174	32

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 separate rating unit situated within the Piopio Wider Benefit Rating Area to assist the funding of the sewerage reticulation networks in Piopio.

Targeted Services TUAC	Rate	Total Revenue Requirement 2012/13 (\$000)
TUAC	\$29	16

Piopio Retirement Village Contribution

Council has set a Targeted Services TUAC on every 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.

Targeted Services TUAC	Rate	Total Revenue Requirement 2012/13 (\$000)
TUAC	\$21	16

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 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 2012/13 (\$000)
District	\$4	18

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	Rate	Total Revenue Requirement 2012/13 (\$000)
District	\$4	18

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 portion of a rating unit within the Marokopa Community Centre rating area.

Marokopa Community Centre TUAC	Rate	Total Revenue Requirement 2012/13 (\$000)
TUAC	\$24	5

Te Kuiti Wastewater (Trade Waste Contribution)

A Trade Waste Contribution TUAC is levied on every 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	Rate	Total Revenue Requirement 2012/13 (\$000)
Te Kuiti	\$32	147

Solid Waste Management

This Targeted Uniform Annual Charge rate is levied on every separately used or inhabited portion 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)	Rate	Total Revenue Requirement 2012/13 (\$000)
Solid Waste	\$131	729

Solid Waste (Kerbside Refuse and Recycling Collection Service)

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)	Rate	Total Revenue Requirement 2012/13 (\$000)
Te Kuiti	\$69	136
Waitomo	\$95	52
Piopio	\$152	34
Mokau	\$184	50

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.

	Date	Due Date	Period Covered
1	1 Aug 2012	31 Aug 2012	1 Jul - 30 Sept 2012
2	1 Nov 2012	30 Nov 2012	1 Oct - 31 Dec 2012
3	1 Feb 2013	28 Feb 2013	1 Jan - 31 Mar 2013
4	1 May 2013	31 May 2013	1 Apr - 30 Jun 2013

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 Council 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 2012 is **now \$590.00**. (This example is calculated using a combination of annual earnings of

\$35,000 and rate charges of \$3,200). Different levels of rates rebates remain available on earnings up to a maximum of \$39,000 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 2012 for the 2012/13 rating year. **The closing date for applications is 30 June 2013.**

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 are eligible for remissions.

Recent amendments made to the Policy are aimed at improving the efficiency thereof and include:

- The requirement for applicants to submit an Annual Statutory Declaration and the most recent audited accounts if they had been granted rate remissions in the previous year.
- A schedule of benefiting Organisations aligned to this Policy will be maintained and advised annually to Council.
- Both solid waste collection and solid waste management service charges are to be EXCLUDED from rate remissions.

Applications must be received by 30 April 2013 to apply to the 2012/13 rating year.

Remission can be sought under the headings as listed below.

- 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.

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.

Penalty for Overdue Rates

Any rates remaining unpaid at 5.00pm on the final day for payment will attract a 10% penalty. A further 10% penalty will be added on 1 July in each year to any unpaid rates from the previous year.

If you think you will have problems paying your rates by the due dates please contact a member of our Customer Services Team to discuss how we might assist you with a solution.

How to Pay

There are various options available to you, in order to make it efficient to pay your rates. Your choices are: Easy Pay, Direct Credit, Automatic payment, Cash, Cheque, Eftpos, Post-dated cheques, Credit Card, or at the Council Office, Queen Street Te Kuiti.

General Enquiries

For all rating enquiries phone our friendly Customer Services Centre on (07) 878 0800 or Freephone 0800 932 4357.