

Your rates

For the 2015-16 Financial Year



July 2015

Dear Waitomo Ratepayer...

This is the rates newsletter for the 2015-16 rating year.

Council adopted the Long Term Plan 2015-2025 on Tuesday 23rd June 2015.

The 2015-25 LTP signifies the next phase in our journey towards achieving our vision "Creating a better future with vibrant communities and thriving business". We intend to make this possible by placing greater emphasis on community and economic development.

Our district is a special place with a unique history, picturesque natural environment and home to many exciting recreational opportunities. We need to promote this. We would also like to enable commercial development and create job growth.

Across New Zealand there is a demographic trend of shrinkage in rural population. Waitomo district has also had a slight decline in the 2013 census. We can accept this as the inevitable; or we can develop strategies to maintain our current population and attract more people to live and work here. As a Council, we are very much in support of making changes and taking action to shape our future.

Faced with population relocation away from the District, we consider it vital that Council facilitate economic growth and community connectivity and development. As part of the consultation process, we put a proposal forward to the community that we continue with our focus on economic development in a staged but steady manner and that we deliver our economic development initiative in-house. The feedback received was supportive of these proposals and Council has agreed to progress with them.

Tourism development is taking place right on our doorstep. The Hobbit Film Location Tour in Piopio, Timber Trail in Pureora Forest Park and the development of a private hotel and café business in Benneydale; are examples of successful initiatives in this area. We look forward to working closely with all of our key stakeholders in the Waitomo district to support the tourism industry.

Significant progress has been made in our goal to consolidate delivery of services and upgrade our infrastructure which was important from a legislative compliance and public health perspective. We have also taken big strides in improving our financial sustainability with external debt decreasing by 4.6% over the last 3 years. Reducing debt remains a key priority for this Council. Guided by the debt reduction strategy, we are committed to decreasing public debt by approximately 30% (\$14m) over the life of the Long Term Plan.

When setting rates for the 2015/16 rating year (year 1 of the LTP), Council continues to work towards creating a better future with vibrant communities and thriving business. With this in mind, Council will remain focused on economic development and growth within our Community, upgrading our infrastructure and improving our financial sustainability.

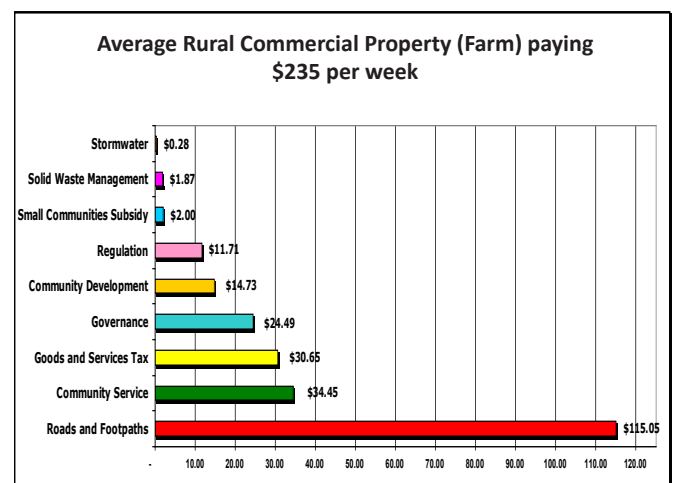
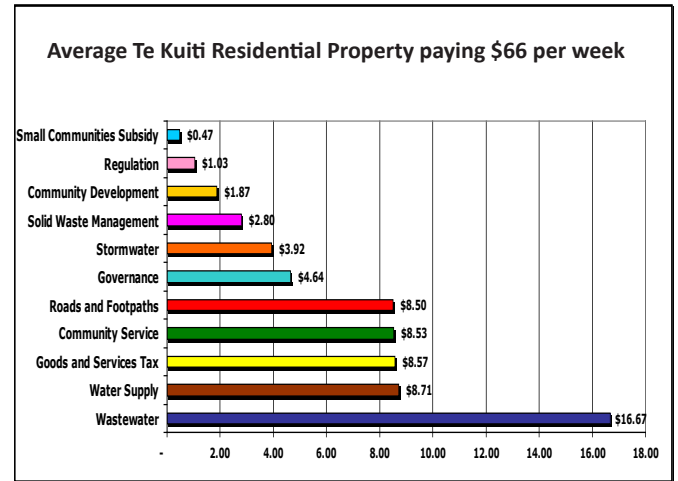
Council understands that there needs to be a balance between Council service delivery and affordability for ratepayers. To achieve this balance, there will be a rates increase of 2.72% for the 2015/16 year (year 1 of the LTP). To maintain Council service delivery and affordability for ratepayers beyond 2015/16, the average annual rates increase will be 3.18% over the remaining life of the LTP (LTP 2015-2025).

Best wishes
Mayor Brian Hanna



Where your rates per week are spent

The following graphs show you how your annual rates are allocated for spending by Council per week for two different types of property.



Rates Funding

Council has adopted a Funding Impact Statement in relation to each year covered by the LTP. 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 each financial year.

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

The basis for calculating the Uniform Annual General Charge (UAGC) and for certain targeted fixed rates (TFRs), will be the number of (SUIPs) of rating units.

Definition of SUIP

A SUIP is defined as including any part of a rating unit used or inhabited by the owner or any other person who has the right to use or inhabit that part by virtue of tenancy, lease or other agreement. At a minimum, the land or premises forming the SUIP must be capable of actual habitation, or actual separate use. 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.

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. Amounts include GST.

General Rate

The General Rate is assessed as a rate per \$100 of capital value of every rating unit across the District. The General Rate is not set differentially.

General Rate	Rate per \$100 capital value	Total Revenue Requirement (\$000)
All rating units in the district.	0.13793	3,949

In 2015/16 this rate contributes to the funding of the following activities:

Activity	Total Revenue Requirement (\$000)	Activity	Total Revenue Requirement (\$000)
Leadership	732	Investments	438
Housing and Other Land and Buildings	426	District Libraries	118
Aquatic Centre	12	Arts Culture and Heritage	157
Aerodrome	18	Public Facilities	833
Community Development	610	Safety	135
Regulation	391	Waste Minimisation	13
Resource Management	66		
Total General Rate Funding		3,949	

Uniform Annual General Charge

A UAGC is assessed per separately used or inhabited part of a rating unit across the district.

Uniform Annual General Charge	Charge per SUIP	Total Revenue Requirement (\$000)
All rating units in the district.	\$656	3,632

In 2015/16 this rate contributes to the funding of the following activities:

Activity	Total Revenue Requirement (\$000)	Activity	Total Revenue Requirement (\$000)
Leadership	732	Investments	420
Housing and Other Land and Buildings	426	District Libraries	376
Aquatic Centre	13	Arts Culture and Heritage	157
Aerodrome	18	Public Facilities	833
Community Development	280	Safety	65
Regulation	92	Waste Minimisation	13
Resource Management	65	Subsidised Rooding	95
Agencies/ Automobile Association	47		
Total UAGC Funding		3,632	

Targeted Rates

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.

Targeted Services TFR

Targeted Services TFR per separately used or inhabited part of a rating unit in the District, differentiated by rating areas, to part fund the Unsubsidised Rooding Activity and part fund the Aquatic Centre Activity. The rating areas for the purpose of assessing the Targeted Services 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.

Targeted Services TFR	Charge per SUIP	Total Revenue Requirement (\$000)
Te Kuiti Urban and Periphery Rating Area	\$201	470
Rating Units in the District not in the Te Kuiti Urban and Periphery Rating Area	\$38	121

Piopio Sewerage TFR - Piopio Wider Benefit Rating Area

A TFR on every rating unit situated within the Piopio Wider Benefit Rating Area to assist the funding of the sewerage reticulation networks in Piopio.

Piopio Sewerage TFR	Charge Per Rating Unit	Total Revenue Requirement (\$000)
Piopio Wider Benefit Rating Area	\$34	19

Piopio Retirement Village Contribution TFR

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 Inc. through the remission of service charges.

Piopio Retirement Village Contribution TFR	Charge Per Rating Unit	Total Revenue Requirement (\$000)
Piopio Wider Benefit Rating Area and Piopio Township	\$23	17

Rural Stormwater TFR

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.

Rural Stormwater TFR	Charge Per SUIP	Total Revenue Requirement (\$000)
Rural Rating Area	\$17	61

Te Kuiti Urban Stormwater TFR and Targeted Rate

- A TFR per rating unit in the Te Kuiti Urban Rating Area to partly fund the Urban Stormwater Activity.
- A Targeted Rate to partly fund the Urban Stormwater Activity, 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.

Urban Stormwater TFR	Charge Per Rating Unit	Total Revenue Requirement (\$000)
Te Kuiti Urban Rating Area	\$150	267

Urban Stormwater TR	Rate per \$100 Capital Value	Total Revenue Requirement (\$000)
Te Kuiti Urban Rating Area (excluding rating units not using network)	0.04965	147

Marokopa Community Centre TFR

A TFR assessed per separately used or inhabited part of a rating unit within the defined Marokopa Community Centre Rating Area.

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

Water Rates

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 the relevant community, 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).

Water Supply TFR	Charge		Total Revenue Requirement (\$000)
	Per connected SUIP	Per serviceable SUIP	
Te Kuiti	\$521	\$261	1,079
Piopio	\$1,283	\$641	318
Benneydale	\$1,400	\$700	162
Mokau	\$1,400	\$700	302

Any rating unit situated in Te Kuiti, Piopio, Benneydale or Mokau that has been fitted with a water meter and / or is defined as having an extraordinary supply (in accordance with Council's Water Service's Bylaw) will be charged a targeted fixed rate per cubic metre of water consumed over and above an annual consumption of 292m³ per SUIP

Water Supply Rate	2015/16 Charge per cubic metre (including GST) above 292m ³
Te Kuiti	\$1.90
Piopio	\$4.20
Benneydale	\$7.40
Mokau	\$9.30

Subsidy Rate for Benneydale Water Supply

A TFR on every rating unit within the District.

Subsidy for Benneydale Water Supply	Charge	Total Revenue Requirement (\$000)
All Rating Units in the District	\$5	24

Subsidy Rate for Mokau Water Supply

A TFR on every rating unit within the District.

Subsidy for Mokau Water Supply	Charge	Total Revenue Requirement (\$000)
All Rating Units in the District	\$5	23

Sewerage Rates

A TFR to provide for the collection and disposal of sewage, differentiated on the basis of community supply area. The TFR is set per separately used or inhabited part of a rating unit within the community, 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).

Sewerage TFR	Charge		Total Revenue Requirement (\$000)
	Per connected SUIP	Per serviceable SUIP	
Benneydale	\$1,100	\$550	119
Te Waitere	\$1,100	\$550	16
Te Kuiti	\$956	\$478	1,620
Piopio	\$1,100	\$550	241

Trade Waste Contribution

A Trade Waste Contribution TFR assessed 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 Per rating unit	Total Revenue Requirement (\$000)
All Rating Units in the District	\$41	191

Sewerage rates for non-residential properties in Te Kuiti

For all non-residential properties, 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:

Base Charge:

Non-Residential TR	Base Charge per SUIP (up to 4 pans)	Total Revenue Requirement (\$000)
Category 1	\$478	93
Category 2	\$478	16
Category 3	\$956	17

Pan Charge:

Non-Residential TR	Number of pans	Charge per pan	Total Revenue Requirement (\$000)
Category 1	5th pan and over	\$669	78
Category 2	5-10 Pans	\$287	2
	Over 10 Pans	\$191	24
Category 3	5th pan and over	\$669	40

Subsidy Rate for Te Waitere Sewerage

A TFR on every rating unit within the District.

Subsidy for Te Waitere Sewerage	Charge	Total Revenue Requirement (\$000)
All Rating Units in the District	\$7	33

Subsidy Rate for Benneydale Sewerage

A TFR on every rating unit within the District.

Subsidy for Benneydale Sewerage	Charge	Total Revenue Requirement (\$000)
All Rating Units in the District	\$11	52

Roads and Footpaths Rate

A Roads and Footpaths Rate assessed as a rate per \$100 of capital value across the District to part fund Subsidised Roothing (part of Roads and Footpaths Activity).

District Roads and Footpaths Rate	Rate per \$100 Capital Value	Total Revenue Requirement (\$000)
All rating units in the District	0.22285	6,380

Solid Waste Collection

A TFR per separately used or inhabited part of a rating unit to which Council provides a kerbside collection and recycling service to fund the cost of the services. Council operates kerbside collection and kerbside recycling in Te Kuiti, Piopio, Mokau and (part of) Waitomo townships.

Solid Waste Collection (TFR)	Charge Per SUIP	Total Revenue Requirement (\$000)
Te Kuiti	\$55	110
Waitomo	\$75	42
Piopio	\$124	28
Mokau	\$159	44

Solid Waste Management

A TFR to part fund the activity of Solid Waste Management assessed per separately used or inhabited part of a rating unit District wide.

Solid Waste Management (TFR)	Charge Per SUIP	Total Revenue Requirement (\$000)
All rating units in the District	\$112	618

District Development Rate

A District Development Rate assessed 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.

District Development Rate	Rate per \$100 Capital Value	Total Revenue Requirement (\$000)
Commercial and Industrial Businesses	0.03699	110
Rural Businesses	0.00570	110

The rationale used for the setting of rates is contained in Council's Revenue and Financing Policy which can be found on our website www.waitomo.govt.nz

Rates Payments

Rates for the financial year commencing 1 July are payable in four equal instalments.

Instalment	Due Date
1	31 August 2015
2	30 November 2015
3	29 February 2016
4	31 May 2016

Penalty for Overdue Rates

A penalty charge of 10% will be added on any part of an instalment which remains unpaid after 5pm on the due date for payment of that instalment. A further penalty charge of 10% will be added on any part of any rates assessed before 1 July 2015 that remains unpaid on 1 July 2015.

Rates Payment Options

You can pay your rates in the following ways:

- Easy Pay Direct Debit,
- Direct Credit
- Automatic Payment,
- Cash or Cheque (can be post dated)
- Eftpos or Credit Card

If you are not currently on Direct Debit, Direct Credit or Automatic Payment, you can post your payment cheque or alternatively, come in to Council Office, Queen Street, Te Kuiti. Our customer services team will be happy to assist you.

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

There are a variety of payment options available for customers to help them pay their rates and pay off rates arrears if they are having difficulty meeting payments. Please contact our customer services team to find out how we can help.

Rates Rebate Scheme

The Rates Rebate Scheme available from Central Government 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 income abatement threshold for 2015/16 is \$24,440.

The threshold is increased by \$500 for each dependant living with the ratepayer. This is not an absolute cut-off point but the point at which the rebate value is reduced in proportion to excess income.

What this means is that although a person's income might be greater than the income threshold, a rebate could still be available depending on the rates amount and the number of dependants living with the ratepayer. Ultimately, the ratepayer's rebate must be calculated to determine the amount of any rebate to which they will be entitled.

The maximum rates rebate available to a legal ratepayer for the property that was their home on 1 July 2015 is \$610. 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 a new rates rebate from 1 July 2015 for the 2015/16 rating year.

Rates Remission Policy

This Policy provides for any exceptions to the application of the Funding Impact Statement by way of Rates Remission.

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.
- Remission 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, application forms and due dates for applications are available on the Council website at www.waitomo.govt.nz or contact our Customer Services Team 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.

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.**