

Annual Plan 2022/2023

The Annual Plan (AP) is Council's budget for each financial year. It explains how the Council will fund projects, activities and services identified for that year. An AP is developed each year, except for the year where Council consults on and adopts a Long-Term Plan (LTP). To help you better understand what's included in an Annual Plan, we have created an easy-to-understand information document as well as some Frequently Asked Questions. You can find these documents on Council's website or by following this link: www.waitomo.govt.nz/council/publications/



Rates Requirement

The total rate revenue required for the 2022/23 financial year is \$20.9 Million, which is an overall increase of 2.88%. This is slightly above the forecasted LTP increase of 2.06%.

The main drivers for the total rates revenue increase from current year are increases in:

- Inflationary pressures on materials, labour etc
- Water supply sampling, monitoring and reporting costs to comply with legislative requirements
- Roads maintenance costs to incorporate the repairs required to the road network from the storm event in February 2022 as well as the increased 3 year road programme for 2021-24 which was finalised after the LTP was adopted.
- Interest costs on external debt due to an increase in the forecast interest rate.
- Rate funded depreciation - mainly for increases in the value of buildings and water supply assets.

Increase to metered water charges

Extraordinary users fitted with a water meter are charged a targeted rate per cubic metre of water over and above an annual consumption allowance of 292m³ via a separate invoice sent out in June and December.



The metered water charge is in addition to the targeted fixed rate that all connected and serviceable properties pay each year. The metered water rates per water scheme are set to increase for the 2022/23 financial year due to increased costs of water supply. The metered water rate has not increased since July 2020. For tips on how to save water go to www.smartwater.org.nz

Water Rates Due Dates

Reading Period	Due Date
July to December 2022	15th January 2023
January to June 2023	15th July 2023

Rates Due Dates

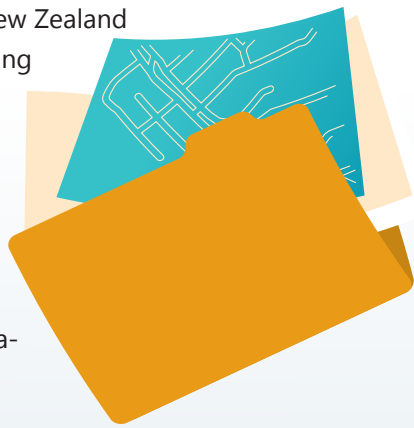
To assist ratepayers in the payment of their rates, the Council operates a system of payment by quarterly instalments. Rates for the financial year commencing 1 July 2022 are payable in four equal instalments.

Instalment 1	31 August 2022
Instalment 2	30 November 2022
Instalment 3	28 February 2023
Instalment 4	31 May 2023



General Revaluation 2021

The Rating Valuation Act 1998 requires that every property in New Zealand must be revalued for rating purposes at least once every three years. Quotable Value Limited (as Council's Valuation Service Provider) completed our District's General Revaluation in September 2021.



The Waitomo District is now worth \$4.6 billion, which is an increase of 26.2% from the 2018 values. The significant increase is a result of the strong property market which has impacted on the residential and lifestyle categories in particular.

Will the Revaluation effect the rates I pay?

A movement in a property's capital value does not mean that the rates will automatically change. This is because the revaluation does not impact the rates revenue required by the Council to provide services. However, the revaluation can result in a change to the rates charged to individual properties with some increasing and some decreasing because the rates charged on the basis of capital value are split among all properties proportionally. If you think of the Council's rates revenue requirement as a pie, the size of the pie does not increase because of the revaluation. However, a ratepayer's slice of the pie might get bigger or smaller depending on how their property value has changed in relation to the average change for the District.

Only rates charged on the basis of capital value are affected by the revaluation (General Rate, District Roding Rate, District Development Rates and Urban Stormwater Rate).

As shown in the summary table residential properties have had a significantly larger increase in value than other property types, which means that residential properties would be paying a 'bigger share of the pie' in 2022/23.

What has Council done to reduce the impact for ratepayers?

Rates affordability is a key consideration for the Council, and the impact of the general revaluation has been thoroughly evaluated during the preparation of this AP. To help smooth the effects of the revaluation and aid in rates affordability, the Uniform Annual General Charge (UAGC) is set at the reduced amount of \$423, which is a reduction of \$305 from the 2021/22 year rate of \$728. Setting the UAGC at a lower rate will reduce some of the extreme increases and decreases caused by the revaluation, however there is still a wide range of movement for individual properties due to the new values.

Resetting the UAGC also keeps the proportion of rates paid by each property type about the same, for example residential ratepayers will contribute approximately 36% as they did in 2021/22. The amount collected from UAGC will fall and the amount collected from general rates based on property value will increase but the aim was to keep the total paid about the same.

General Revaluation Summary 2021

Main Categories	No of Properties	% Change
Commercial	202	15.3%
Industrial	106	42.1%
Dairy	118	3.2%
Pastoral	785	17.9%
Lifestyle	1,381	46.7%
Residential	2,439	64.1%
TOTAL (all Categories)	5,871	26.2%

Valuation notices were sent out in February and property owners and ratepayers were given until 18 March 2022 to object to the revised valuations. A total of 35 objections were received and reviewed by the Quotable Value. The new valuations are being used for rating purposes for the current rating year commencing 1 July 2022.





Rates Remission Policy

Council has a Policy for the Remission of Rates which outlines the circumstances where it may remit rates. The following remission categories are available:

- Remission of Rates for Properties Used Jointly as a Single Unit
- Remissions for Community Organisations and Clubs and Societies
- Organisations providing Care for the Elderly.
- Remission of Rates on Maori Freehold Land.
- Remission of Penalties
- Remission of Rates for New Residential Subdivisions
- Remission of Rates in Cases of Financial Hardship
- Remission of Rates in Cases of Land Affected by Natural Calamity
- Remission of Rates for New Businesses

For a copy of the Rates Remission Policy, application forms and due dates for applications visit www.waitomo.govt.nz or contact our Customer Services Team for a copy to be sent.

Rates Remission Policy Review

Council has undertaken a review of the Rates Remission Policy (RRP) outside of the normal triennial review this year due to changes made to the Local government Rating Act 2002 (LGRA) and Local Government Act 2002 (LGA) following the Royal assent of the Local Government (Rating of Whenua Maori) Amendment Act in 2021.

As the Rates Remission Policy was only recently reviewed and updated in 2021 as part of the development of the 2021-31 10YP, the focus of this review was to ensure that the policy supports the principles set out in the Preamble of the Te Ture Whenua Maori Act 1993 (as required by section 102 (3A) of the Local Government Act) and that any other changes to the Local Government Rating Act have been considered and incorporated in the RRP.

Summary of Key changes

The changes adopted by Council in May 2022 impact the Maori freehold land remission categories as follows:

- Due to the requirement now under LGRA 2002 to write off rates that cannot be reasonably recovered, the Maori freehold land Occupied and Productive category is no longer necessary in the Rates Remission Policy. Rate arrears that are not recoverable from the previous occupiers, must now be written off under LGRA 2002. Any new lessee on the property will no longer need to apply for remission under this category.
- The LGRA 2002 now requires all local authorities to consider remissions for Maori freehold land under development. Councils existing Rates Remission Policy already includes a remission category for Maori freehold land economic use and development. The policy has been further strengthened to reflect the benefits and matters to be considered under Section 114A of the LGRA and provide more flexibility when determining the proportion of rates remitted for Maori freehold land under development.

Maori Freehold Land

In April 2021, the Government passed significant changes to reduce rating barriers for Maori landowners. Most of the changes outlined in the Local Government (Rating of Whenua Maori) Amendment Act 2021 came into force on 1 July 2021.

Three key changes to the Local Government Rating Act 2002 include:

- Maori Land that is unused (as defined in the Act) is now non-rateable under Schedule 1 clause 14A
- The Chief Executive may write off any outstanding rates that cannot be reasonably recovered under Section 90A of the LGRA 2002
- Where two or more Maori Freehold Land blocks are used jointly by the same person and the properties derived from the same original block of Maori Freehold Land the properties may be rated jointly as one unit.

We wish to assist landowners in the use and development of their land and encourage owners to contact us to discuss the use of the land to ensure that rates are being charged correctly, and to help assist owners/ratepayers with rates arrears.



Rates Rebate Scheme

If you have a low income and pay the rates on your home, you could receive \$700 through the rates rebate scheme.

Applications are now open for rates rebates for the 2022/2023 rating year.

Your rebate is based on:

- Your income
- Your annual rates
- Number of dependants you have.

You must be living at the property at 1 July and be the legal ratepayer.

As a result of the Rating of Whenua Maori Amendment Act 2021, owners of Maori Freehold Land are now able to request that a separate rating area be established, to enable occupants of dwellings on the land to be rated individually and to access the rates rebate scheme.

Download an application form from our website or contact our Customer Services Team for further assistance.



Paying your rates

You can pay your rates in the following ways:

- Easy Pay Direct Debit
- Direct Credit / Automatic Payment
- Cash
- Eftpos or Credit Card
- Online using your credit card

The easiest way to pay your rates is via direct debit. This ensures no penalties will be applied and allows you to spread your payments across the rating year with no due dates. If you do not already have a direct debit in place, we encourage you to complete a form and return it to us for processing.

Rates invoices by email

You now have the option to receive your rates invoice by email. Please complete the form available on the website or contact Customer Services for a form to be sent to you.

Are you having difficulty paying your rates invoice?

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.

Property information online

Your rating and property information is available on Council's website as well as access to our online GIS mapping system. Here you will be able to see information such as your annual rates, the property valuation, aerial photography and much more. Look for the property information link under online services on our website and search for property information using your valuation number or address location.

CONTACT US

Our Council office hours are Monday - Friday 9am to 4pm

- Address: 15 Queen Street, Te Kuiti, 3941, PO Box 404
- Email our customer services team – info@waitomo.govt.nz
- Email our rates team – rates@waitomo.govt.nz
- Phone us - 0800 932 4357
- Visit our website – www.waitomo.govt.nz
- Or search for us on facebook @WaitomoDistrictCouncil



A prosperous district



A district that cares
for its environment



A district for people



A district that works
with you