

# The shape of things to come



## LONG TERM PLAN 2024 - 2034

Consultation Document

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## LTP Key Dates



# Share your views

Now is your chance to share your views on what we are proposing for the journey ahead. If we don't hear from you, we won't know what you think.

The Consultation Document (CD) and the supporting information can be accessed online on our website [waitomo.govt.nz/council/ltp2024-2034](https://waitomo.govt.nz/council/ltp2024-2034)

**You can also pick up a physical copy of the CD and view the supporting information at any of the following locations:**

- PGG Wrightson, 58 Moa Street, Piopio
- Mokau Museum and Gallery, 33 North Street, Mōkau
- Waitomo Caves Discovery Museum, 15 Waitomo Village Road, Waitomo
- Benneydale Foodmarket Ltd, 34 Ellis Road, Maniaiti/Benneydale
- Marokopa Transfer Station, Marokopa Road (approx. 400m east of village)
- Waitomo District Council Main Office, 15 Queen Street, Te Kūiti
- Waitomo District Library, 28 Taupiri Street, Te Kūiti
- Te Kūiti Customer Service Centre, 160 Rora Street, Te Kūiti



## Sharing your opinion is easy

- Submit online on our website: [waitomo.govt.nz/council/ltp2024-2034](https://waitomo.govt.nz/council/ltp2024-2034)
- Email your submission to: [haveyoursay@waitomo.govt.nz](mailto:haveyoursay@waitomo.govt.nz)
- Drop off your submission form to the Customer Service Centre at 160 Rora Street, Te Kūiti or at Council's main office at 15 Queen Street, Te Kūiti
- Mail to FREEPOST 112498, Waitomo District Council, PO Box 404, Te Kūiti 3941

## You can also attend one of our Drop-in Sessions or Public Meetings

### Te Kūiti – Drop-in Sessions:

Railway Building 3, Rora Street, Te Kūiti  
Monday 22 April, 11am -1pm

Gallagher Recreation Centre  
Wednesday 1 May, 5.30pm - 7.30pm

### Piopio – Drop-in Session:

Piopio Memorial Hall, Piopio  
Monday 29 April, 11.30am – 1pm

### Waitomo – Public Meeting

Waitomo Museum  
Tuesday 30 April, 6pm – 7pm

### Mōkau – Drop-in Session:

Mōkau Hall  
Friday 26 April, 11am – 12.30pm

### Maniaiti/Benneydale – Drop-in Session:

Benneydale Hall  
Thursday 2 May, 2.30pm – 4pm



# Our future is shaped with you



Tēnā koutou katoa, greetings

This is the first Long Term Plan of the Council elected in 2022.

The Council elected in 2019 set out to lower Council debt, kept rate increases low, began to release Council owned land for residential development, and in partnership with Te Kūiti High School and the Ministry of Education built the Gallagher Recreation Centre. All this was accomplished while the COVID pandemic was raging.

Our current Council is consulting with you on this plan in a very different environment. Inflation is with us at levels not seen in thirty years. Millions of dollars are being invested to repair roads damaged from the severe storm events in 2022. A further two storm events occurred in 2023 that brought flooding to Te Kūiti of a severity not seen for over 60 years. And we are investing to make our water infrastructure more resilient.

Māori representation is important. Council has set up a committee to ensure that matters of importance to mana whenua are addressed appropriately.

In year one of this plan, Council debt will rise by \$10 million as we fund improvements to Te Kūiti drinking water pipe and reservoir network.

Under this plan revenue from rates will increase by

9.54 % above the current year's rate take to cover the additional costs that inflation has wrought upon us and to cover other cost increases, many related to changing weather patterns.

An additional \$500,000 of revenue from rates is being sought from land planted in forestry to cover the damage to our roads from logging operations. We propose a roading "differential rate" on such land that meets certain criteria. This would result in an overall rates revenue increase of 11.72%.

Why? Large forestry plantations established in the early 1990s are now beginning to be harvested. Logging trucks cause enormous and costly damage to our Council roads. This differential rate will help pay for the upkeep of such roads, but does not cover the total expected cost of damage.

Our plan forecasts expenditure over a 10 year period. After three years this plan will be reviewed.

Elected members have carefully considered all Council's activities and services. This document outlines our preferred options on how we should rate property owners, where we should spend these rates and where we could make savings.

Before we decide, it is important that we hear from the community. I encourage you to make a submission through this process. We are keen to know your views.

**John Robertson, QSO**  
**Mayor of Waitomo District**



# How we shaped the last 3 years

## Past to Present 2021 -2023

**Our journey over the last three years has been challenging, but we have still been able to deliver some significant community outcomes for the district.**

### A district that works with you



Keeping our communities connected with completion of Te Ara Tika pedestrian overbridge, more than 1.9km of new footpaths, and resealed more than 85km of our local roads.

We have undertaken significant roading network repairs from the severe weather events in the last three years with over \$10 million spent so far, mostly funded through the New Zealand Transport Agency.

Keeping our community drinking water safe with districtwide backflow installations and replacement of old AC waterpipes.

We also completed a major upgrade of the Mōkau Water Treatment Plant. These projects were majority funded through Water Reform Stimulus Programme.

We have installed additional infrastructure in our stormwater network with new wingwalls and cesspits to catch more surface water runoff.

Successful community facilities projects included construction and successful operation of the Gallagher Recreation Centre.

New public toilets at Mōkau, and upgrades to improve our rural transfer stations and the Piopio Memorial Hall.

### A prosperous district and a district for people



Bringing our communities together with events such as the Christmas Parade, Matariki, and The Great NZ Muster.



Supporting our communities with programmes such as Mayors Taskforce for Jobs, Rangatahi Pathways, Novice

Driver Training Programme, completion of our Housing Strategy and actions within the Vibrant Waitomo Strategy. Many community groups were financially supported from our Community and Partnerships Fund and other grants.

The opening of our Customer Service Centre on Rora Street, Te Kūiti.

Upgrades to our library services, especially the on-line content making services more widely accessible.

We have made significant progress digitising our records and making our services accessible online.

### A district that cares for its environment



A significant document that shapes our future is our Waitomo District Plan. Our Proposed District Plan has progressed through notification and is on track to be issued in 2025/26.

# A district that is shaped together



Council has adopted a new vision statement and updated community outcomes and priorities for the new LTP:

## Vision Statement

## Te hanga tahi o tatou Takiwa Shaping our District together

### COMMUNITY OUTCOMES



#### A prosperous district

We enable a thriving and sustainable economy to create greater benefits for everyone.



#### A district that cares for its environment

We ensure the wise use and management of all land and resources now and for future generations.



#### A district for all people

Our district is a great place to live because it is accessible, safe, affordable, and inclusive. We promote health, wellbeing, and participation.



#### A district that values culture

We value the whakapapa of our district, and we promote cultural, creative, and recreational activities where traditions, heritage, and arts are celebrated.

## Key priorities

### Strengthening Relationships

We will continue to shape our relationships with all our community, iwi, and mana whenua groups to build partnerships that will benefit the district.

### Preparing for the future

We will ensure we are ready for the future by adapting to changes at a global, national, and local level. Demonstrating great leadership to support all the services we deliver.

### Effective management of resources

We manage all of our resources effectively delivering value to our community, we keep sustainability and affordability at the forefront of what we do.



# Shaping our future



Our Council has carefully considered what we need to do in the next 10 years to improve the wellbeing of our district and build resilience for the future.

These proposals have been outlined in this Consultation Document for the draft Long Term Plan 2024-2034 (LTP). How we pay for these will be through a combination of rates, fees and charges, subsidies, loans, and reserves. This allows us to spread the cost over time to reduce the impact on rates.

Like all councils and households, we are facing increasing costs just to maintain where we are. This includes the cost of consumables, contracted services, interest costs on loans, etc, and is reflected in the current inflation level of 5.2% in New Zealand. Some costs have increased much more than 5%, such as roading for example.

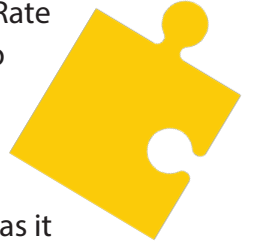
We are faced with a number of challenges that we need to address. Your feedback will help us decide how to approach these over the next 10 years. We must consider the affordability in each case versus the best outcomes for our District. Our preferred options indicate where we see this being achieved.

Taking these preferred options into our draft LTP budget the rates revenue required for Year 1 is \$25.59 million, which means the total rates revenue requirement will increase by 11.72% from current year.

For Years 2 and 3 the revenue is \$27.58 million and \$29.03 million respectively which equates to a 7.73% and 5.28% increase to the total rates revenue requirement. (see graph on page 38 for the rating impact over 10 years).

The reasons for the increase in the rates requirement from the current year are summarised on page 38 and include our increased spend in 3 Waters and roading. We have proposed to introduce a

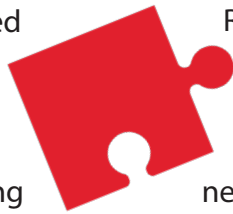
differential on the District Roding Rate for forestry exotic properties to help cover roading damage costs caused by logging. The impact of this on the roading budget has taken the rate increase from 9.54% to 11.72% as it is part of our total rates requirement.



Overall we forecast revenue for the 10 years of \$501 million to deliver what we have put forward in this LTP.

## Water Supply, Wastewater and Stormwater

The new Government has repealed the Water Reform legislation, so assets and delivery of water supply, wastewater and stormwater remain with councils. We can now consider our future and decide if we can join our neighbouring councils to deliver these services more cost effectively.



Our LTP includes the 3 Waters activities for the 10 years of the LTP. We will carefully consider the options once presented to us by Central Government and what will be the best outcome for our district.

## Roding

Over the past three years, our road network has been significantly impacted by severe weather events causing tens of millions of dollars worth of damage. Generally NZTA funding covers 95% of the damage however the emergency work has delayed some of the planned roading programmes.

Roding is our largest budget and costs continue to increase. We will need to invest more to maintain our roads at the current level so with a limited budget levels of service may reduce.

**Waitomo District Council – Te hanga tahi o tatou Takiwa, shaping our District together** – This draft LTP maps out how we will shape our future, we can all work together for the benefit of our district. 07

# The shape of things to come

“We must also take into account the world we live in and how that will impact us”

## Climate Change

We can't deny our climate is changing, the causes may be debateable but the outcomes less so. In the last three years New Zealand has experienced several intense weather events impacting our communities locally and throughout the country.

Lives have been lost and many people have been displaced from their homes, some unable to return. The recovery from these events will be on going for decades and in some cases tough choices to relocate are being made.

We cannot afford to ignore this changing environment so we must work together to find solutions that work for our community. The risk of intense rainfall events and sea level rise are ever increasing so we must work with what we know today to plan for tomorrow.

The new Government has a philosophy of local decision making and that is what this LTP sets out to achieve, local people making local decisions for their future. There are many issues we are faced with and must decide how to tackle in the coming 10, 20, 30+ years and beyond.



Current predictions of the effects of climate change for the Waitomo District:

- **Extreme rainfall events** - Very extreme events higher than 2 year average occurrence are likely to happen more often.
- **Changes in average annual rainfall** - In the Waitomo District average annual rainfall is expected to increase, this could be up to 5% in the winter months by 2070.
- **Sea-level rise** - The coastline in our district is likely to be impacted by sea level rise which under a best case and worst-case emissions scenarios is 0.2m to 0.6m by 2070.
- **Storm surges** - A high emissions scenario resulting in a 0.5m sea level rise by 2070 would cause a high tide storm surge of 3.6m to 3.7m along our coastline.





# Challenges



**Water Supply** - Climate change scenarios predict Spring and Autumn to be drier in the Waitomo District, managing water demand during drought periods will become more critical.

**Wastewater** - Increased frequency of heavy rain during winter could impact the amount of inflow and infiltration entering our wastewater networks. This could overload pump stations and treatment plants more regularly.

**Stormwater** - Our stormwater network capacity only allows for rainfall intensity expected once every two years. These types of events are predicted to occur more frequently and with higher intensity. The solutions are more complex than simply installing bigger pipes.

**Roads and Footpaths:** A rise in sea levels and storm surges will affect several coastal roads in our District.

**Coastal Communities:** Rising sea levels and storm surges will increase the risk of erosion and inundation in low-lying coastal areas.

**Emissions from the Landfill:** Finding better solutions to reduce emissions from disposal of waste is better for our environment and will reduce the cost of waste disposal. Reducing waste streams and increasing diversion rates will have the most impact.

## Central Government Changes



- **Resource Management Act (RMA)** – new legislation has been repealed and the old RMA reinstated. Changes to come include fast tracked consenting.
- **Three Waters Reform** has now been repealed. Council has included 3 Waters in the LTP and will investigate the opportunity to work with other councils.

- **Waste Minimisation** – New Zealand is on the path to a low emission, climate resilient future with its current strategy and 'best practice' emissions reduction plan. The Government has set into law a target of net zero greenhouse gas emissions by 2050 (other than for biogenic methane).

The Emissions Reduction Plan is one mechanism we are using to focus our collective efforts toward transitioning to a more resilient, low emissions economy.

**Let's talk about  
the future!**

**We also need to talk  
about the landfill and  
sludge!**

**As a conversation  
starter - let's talk  
about the impact of  
retaining 3 Waters**



# A summary of topics with options

## Rating Structure

Currently Council has general activities which generate districtwide benefit but are not split uniformly between General Rate and the Uniform Annual General Charge (UAGC). A simpler and more transparent approach is to add all General Rate and UAGC rated activity costs together and then determine the level of the UAGC.

## Te Kūiti Flooding Remedies

Our District has experienced a number of severe weather events in the last three years that have had considerable impact on our community. These types of weather systems are likely to continue to occur so we must decide what investment we should make in our stormwater network to reduce the impact on residents and businesses in the future.

## Elder Persons Housing

WDC provides 20 elder persons housing units in Te Kūiti as "affordable housing". Rent is significantly lower than the market rate for similar properties and Council subsidises the cost of providing this service. We are looking at ways we can best manage our rental properties, whether it's increasing rent or exploring other options.

## District Roding Rate

Forestry vehicles cause damage to local roads as they transport logs across the District, however, forestry properties do not pay for this additional damage in their rates. We are proposing to introduce a targeted or differential rate on the District Roding Rate to recover some of the costs of repairing roads damaged by forestry vehicles.

## Rural Halls

Our rural halls are aging and require considerable investment to maintain. The use of rural halls varies between halls with some having regular use and others having much lower use. Council, in consultation with each hall committee, needs to consider if there is community benefit that warrants significant ratepayer investment.

## Stormwater rating area

A recent review of the Te Kūiti Urban Rating area showed that it doesn't accurately reflect the location of the stormwater infrastructure. Some property owners who benefit from the network are not contributing to its operation or maintenance.



# Impact of retaining 3 Waters

**Now that we know we will continue to deliver 3 Waters services, we need to evaluate what are the must do projects for each community to continue to receive the level of service expected.**

Our 3 Waters service delivery and assets will now remain with Council with the repeal of the Water Services legislation.

The new Government's 'Local Water Done Well' policy will generate a number of changes which will enforce minimum standards to be met and make sure councils renew and upgrade treatment plants and networks appropriately.

Legislation will also be introduced that will allow councils to form Council Controlled Organisations (CCOs) to achieve the efficiencies of scale. Before joining a regional CCO we would need to evaluate if this would be the best option for our community. Making this decision will take time and further consultation with the community.

Now that we know we will continue to deliver 3 Waters services we need to evaluate what the 'must do' projects are in 3 Waters activities for each community to continue to receive the level of service expected while balancing affordability.

For our LTP we must now include a full 10-year budget and programme of works to continue to deliver this service to our communities.

Our water and wastewater treatment plants have been upgraded in recent times so our focus is now

*What's the problem?*



on the wider network of pipes and storage systems.

One historical issue that needs addressing is the build-up of sludge (solid component from sewage) in our Te Kūiti wastewater treatment ponds. This has been accumulating over decades with only relatively small amounts of dewatering and removal occurring more recently.

It has reached a level where we can no longer just chip away over time without putting at risk the environment and our ability to treat the wastewater efficiently.

How we approach this issue is closely linked to the future of the Waitomo District Landfill as currently this is where the dried sludge is disposed of. More detail is covered in the section on 'Landfill and Sludge' on pages 14 to 15.

Our other historical issue is the aging pipe network across all of the 3 Water networks but especially drinking water. We have assessed the networks and have a programme of works that addresses the most critical replacements for each network. Without these replacements we risk pipe bursts and disruption to services for residents and businesses.

We have not programmed large scale pipe replacement rather we will target renewals by running leak detection and infiltration checks.

The 'Te Kūiti resilience project' is in the design stage to address the need for a dedicated rising main from the Water Treatment Plant to a new reservoir. However this does not include replacement of any existing pipework.

An area we must also address is the demand for drinking water. Water is a precious resource that we should value and use wisely. It is also costly to produce compliant drinking water.

We need to consider how to deliver quality drinking water affordably across all our schemes. One of the most effective ways to do this is by creating a user pays system so those that use large volumes of water pay more.

If water metering was progressed, we would start where the demand is highest. For our District the Piopio scheme has demand far higher than the recommended level.

There would be a phasing in of billing where rate-payers would receive 'mock invoices' for 12 months so they can adjust their water use and address any leaks prior to being charged.

With the above considerations of a potential move to share water services with other councils and changing to a user pays system, we are suggesting not to further advance the harmonisation (all connected properties paying the same water rate) of water rates. This will lessen the rating impact for Te Kūiti properties which are already significantly impacted by 3 Waters cost and investment increases.

If a user pays system and/or shared council water service model are not progressed, we may need to reconsider the rates harmonisation for properties connected to water supply.



## Our Approaches

### Approach one: Status Quo - no additional investment

This means:

- Continue with low level repairs and maintenance (as needed approach)
- Significant replacements when needed would be unbudgeted and require loan funding.

### Do you agree in taking an 'as needed' investment approach?

### Approach two: Installation of Water Meters

This means:

- All properties connected to our network would have a water meter installed commencing in Year 4.
- Users would pay per cubic metre for any use above the average water use per household.
- Water demand should reduce therefore reducing water treatment costs.
- Less risk of breaching our water take consent limits.
- Leaks are more easily detected.

We propose to include \$2.7 million over 2027/28 and 2028/29 (Years 4 and 5) to install water meters on all properties connected to water supply. This expenditure will be funded by loan.

The Water Supply activities are currently funded by a mix of metered water charges and targeted fixed rates. A review of the funding for Water Supply will be undertaken for the next LTP in preparation of water metering being implemented across the District.

Based on the current funding policy, this initiative will add \$1.46 per week to a connected Te Kūiti property and \$2.02 per week for a Piopio, Mōkau or Maniaiti/Benneydale property connected to the Council's water supply network. This calculation is based on the average additional cost across Years 6-10 of the LTP.

### We would like to know your thoughts on installing water meters



# Landfill and Sludge removal

**The cost of waste disposal and operating the landfill has increased and will continue to increase. We must consider the viability of running the landfill and all of the risk factors involved with the future of solid waste disposal.**

The Waitomo District Landfill (Landfill) and Te Kūiti Transfer Station has been in operation since 2000 utilising an old quarry site. Having a landfill in our district has been beneficial to the community and provided a site with good access and environmentally responsible waste disposal options. To continue to operate the landfill we must make some significant investment.

Our Te Kūiti wastewater treatment ponds which collect the solid component left after wastewater is treated (sludge) have nearly reached capacity. Significant volumes of sludge now need to be removed, the most common disposal method is to mix with municipal waste and dispose of into a landfill.

Other disposal options for highly treated sludge (biosolids) are specialist disposal processors or land disposal to produce soil conditioning products which can be more cost effective.

## What's the problem?

The current cell (lined hole for waste disposal) at the landfill is nearly full. We have budgeted to develop the next cell. However with the changes in waste volumes and costs, risk and safety concerns we need to decide if this is the right next step for our community.

In 2021 Council considered the future development options of the landfill which has a Waikato Regional Council consent until 2054. The outcome of this review was it was more cost effective to continue to operate the landfill at that time, as waste volumes were higher.

Increasing costs to dispose of waste as well as reducing waste volumes from municipal waste streams are likely to occur in the near future. This would require us to consider how to best dispose of the reduced waste volume. We also have the sludge waste stream to consider.

Our wastewater treatment ponds are at a level that are close to capacity so we must decide on how to remove the sludge. The amount we need to remove is estimated to be 100,000m<sup>3</sup>.

Due to limited disposal options for this type of product and transport costs involved, the most likely disposal options are transport to another out of district landfill or processing site, onsite solutions involving civil works in the existing ponds, disposal at the landfill, some form of other land disposal or a combination of these.

We are currently working through the complex process of evaluating all the disposal options for the sludge removal.

**Our Te Kūiti Wastewater Treatment Ponds which collect the solid component left after wastewater is treated (sludge) have nearly reached capacity so we must decide on how to remove the sludge.**

The LTP assumes keeping the landfill operating and develop the new cell and gas capture.

This would mean the landfill and Te Kūiti Transfer Station would continue to operate with an annual tonnage 7600 tonnes, with an additional 1000 tonnes of wastewater sludge to cope with annual production.

The risks of this are:

- The operating and compliance costs and levies will continue to increase.
- The highwall will require continuous monitoring and will continue to be a hazard.
- Out of district waste (2700 tonne out of 7600 tonne) may be lost if other more cost-effective options become available to those entities bringing in the waste.

The option of transporting waste out of the district may be lower in cost and less risky.

This would mean capping the current cell and developing the Te Kūiti Transfer Station to improve public access and the ability to minimise waste. Our waste would then be transported out of district.

The Te Kūiti Transfer Station will remain open with any option taken.

The risks of this are:

- Waste disposal fees and transport cost increases at a chosen new facility.
- Costs of dewatering and disposing of sludge from our Wastewater Treatment Ponds increases.


## Conclusion

If a cost effective and appropriate disposal solution for the wastewater sludge is found that does not involve the landfill, Council might need to consider the viability of running the Landfill.

If Council considers that the development of the next cell in the landfill is not the best option, then we will engage with the community again with the options available.

The LTP assumes the landfill will continue and new cells will be developed for future waste disposal. It does not cater for the disposal of the backlog of sludge from the wastewater ponds.





# Have your say on the future of the Waitomo District







# Funding and future of our Rural Halls

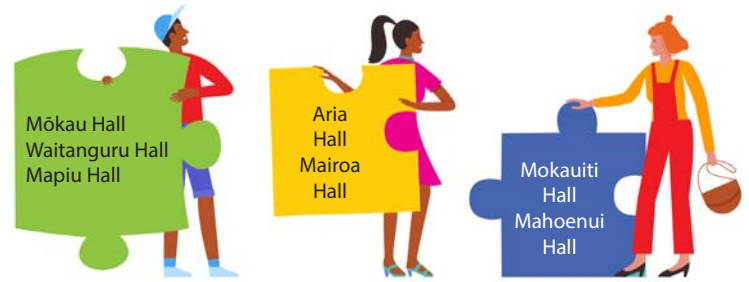
**There are 13 rural halls across the District, owned either by Council, the Crown, or community groups. Each hall varies in the amount it is used and considerable investment is needed to maintain them.**

The eight rural halls which WDC owns are aging and require considerable investment to maintain. Upgrade and maintenance costs will continue to rise as the halls get older.

Council needs to consider if each hall is providing enough community benefit to warrant the level of ratepayer investment that would be required to keep them open if they were fully ratepayer funded.

Currently there is no funding in place for any repairs or upgrades beyond what is absolutely essential, and none for total building replacement. Loans would need to be raised for this work which would result in an increased rate burden in the future.

As with any aging assets, there is a point at which they may no longer be financially prudent to repair or maintain. We need to jointly plan for this now.



## Our Options

**OPTION 1**

### **Status quo - minimal rate funding with no provision for required upgrades**

Continue to minimally fund Council owned rural halls through the General Rate/UAGC for essential repairs only.

- Only fund essential repairs with no funding for major works or replacement. The halls will eventually fall into disrepair.

**OPTION 2**

### **Transfer ownership of Council halls to community groups**

Community groups would own and fund their own local hall, except Piopio Memorial Hall. Funding to maintain the building could be sought through fundraising and grants.

- Council would continue funding the Hall Grant used to contribute towards insurance (proposed at \$1,500 each year).

*\* Council's preferred option*

**OPTION 3**

### **Consider closing halls**

Council engages individually with each hall committee to assess whether it is worth continuing to keep a hall open or if it's better to cease a hall's operation now.

- This is an ongoing conversation with hall committees to discuss whether there is a point we need to consider the sale of land and building, building removal, or demolition. This is about considering alternatives that might work for each community.



# Te Kūiti flooding remedies

**Our stormwater network has capacity for a two-year storm event. Much has been learned from recent flooding events and we now need to decide what level of spending we should put into improving our stormwater network.**

Our district has experienced a number of severe weather events in the last three years that have had a considerable impact on our community.

In particular Cyclone Dovi in February 2022 and the events on Auckland Anniversary Weekend in January 2023 and then 8 October 2023 had rainfall volumes and intensity that overwhelmed our stormwater network.

These types of weather systems are likely to continue to occur so we must decide what investment we should make in our stormwater network to reduce the impact on residents and businesses in the future.

## What's the problem?

Our stormwater network has capacity for a two-year storm event (i.e. an event with rainfall level expected once every two years). The October 2023 event had a rainfall level expected once every 30 years falling in just a matter of hours.

There were a number of factors contributing to the flooding, most relating to the amount and speed of stormwater flowing into the network and then the ability for this flow to get through the network away from properties.

Much has been learned from these events and we now need to decide what level of spending should we put into improving our stormwater network.

## Our Options

### OPTION

1

### Status Quo - low level investment, small scale improvements

This option means:

- Immediate remedies (in progress, completed in 1 -2 years) \$270,000 per annum
- This work involves continuing to apply minor improvements to the problem areas of the stormwater network.
  - Installation of scruffy domes and wing walls
  - Clearing of pipes
  - Preventative measures for blockages
  - Improvements to catchpits

**This option would benefit some properties but would not improve the stormwater network capacity.**





## OPTION 2

### Build retention ponds, stormwater modelling, capacity improvement planning (long-term)

This option means:

#### Medium term remedies -

- Retention ponds - \$4 million in the first 3 years, funded by debt.
- This work involves creation of retention ponds to capture stormwater during intense rainfall events reducing the peak load in the network.
- Design work - geotechnical assessments, surveying.
- Site setup - easements/legal/land purchase, resource consents.
- Physical works constructing the retention ponds.

This option will improve the capacity of the stormwater network to cope with high intensity rain events.

This work would inform future LTPs and budgets.

#### Long term remedies (continued for 10 years+)

- \$2.7 million over Years 4 and 5, funded by debt
- This work involves creation of a stormwater model from catchment hydrology and accurate stormwater network data in Year 1 and then implementing the required upgrades and new pipes from Year 4.
  - Field work and data capture
  - Building and calibrating the model
  - Design and options analysis
  - Physical works – upgrading and laying new pipes would begin once modelling and design work has been completed.

**\* Council's preferred option**

**Our Te Kūiti stormwater activity is funded through a Targeted Fixed Rate and a Targeted Rate based on capital value. This initiative will add \$4.35 per week for a residential property with a value of \$385,000.**





# Elder persons housing

**WDC provides 20 elder persons housing units at Redwood Flats in Te Kūiti. This is recognised as 'affordable housing', so rent is significantly lower than the market rate for similar properties.**

The cost of providing elder persons housing is increasing. Included in the draft budget is for Council to charge itself rates for properties and additional funds are also budgeted to be put aside for housing upgrades and repairs when necessary.

We want to balance keeping our housing affordable for residents, but without over subsidising it at a cost to other ratepayers and limit the number of people who can be supported.

Low income New Zealanders are often eligible for the Government funded Accommodation Supplement (AS) to support housing costs. If we increased rents, the payment would be available to help our tenants afford the change.

It is likely that as our population ages there will be an increased need for elder persons housing. We have to ask, what is the best way to deliver this service in the future?

## How should we fund elder persons housing?

### OPTION 1

#### Status quo – ratepayers subsidise elder persons housing

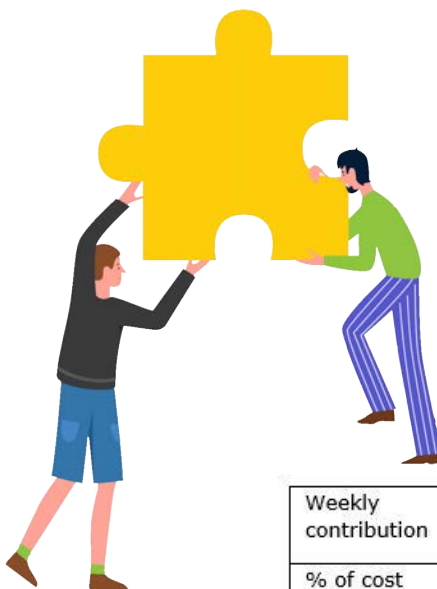
- Resident's rent will increase by only \$5 each year. In 2024/25 a bedsit will be \$125, small single \$135, and large single \$145.
- The shortfall in funding will be covered by the General Rate/UAGC (\$58,742 in Year 1).

### OPTION 2

#### Council increases rental levels

- Rent will increase to cover the cost of this service up to 30% of a resident's income (this is recognised as affordable housing).
- Accommodation Supplement may be available to help keep this increase in rent affordable to residents.
- Progress to no rate funding for this activity.

*\* Council's preferred option*



	Option 1 (status-quo)			Option 2					
	\$135 weekly rent – small single			Year one \$150 weekly rent – small single			Year two \$190 weekly rent – small single		
	Resident	Central Govt (AS)	Rate-payers	Resident	Central Govt (AS)	Rate-payers	Resident	Central Govt (AS)	Rate-payers
Weekly contribution	\$127	\$8	\$55	\$131	\$19	\$40	\$143	\$47	\$0
% of cost	68%	3%	29%	69%	10%	21%	75%	25%	0%

# Are we the best provider for elder persons housing?

Many councils are moving toward shifting the ownership or management of their elder persons housing to a Community Housing Provider (CHP) rather than providing this service themselves (e.g. Salvation Army, Habitat for Humanity, or an iwi provider).

## OPTION 1

### Status quo

- Council continues to own and operate the elder persons housing.

## OPTION 2

### Explore options to transition elder persons housing to a provider

Options would be explored for elder person housing to be either owned and operated by a CHP or owned by WDC and leased to a CHP:

- A CHP can offer better services to residents, they are likely to increase rent to cover the cost of delivery but the Accommodation Supplement and other Government support may be available to help keep this affordable for existing residents.
- Having a CHP in the District may encourage more social housing (including elder persons housing) to be built in Te Kūiti, as the CHP can use the Redwood Flats as the start of a social housing portfolio.

There is no impact on rates, debt or levels of service as this option is to investigate alternatives for a transition to a provider.





# Update the Storm-water Rating Area

**A recent review of the Te Kūiti Urban Rating area showed that it doesn't accurately reflect the location of the stormwater infrastructure. Some property owners who benefit from the network are not contributing to its operation or maintenance.**

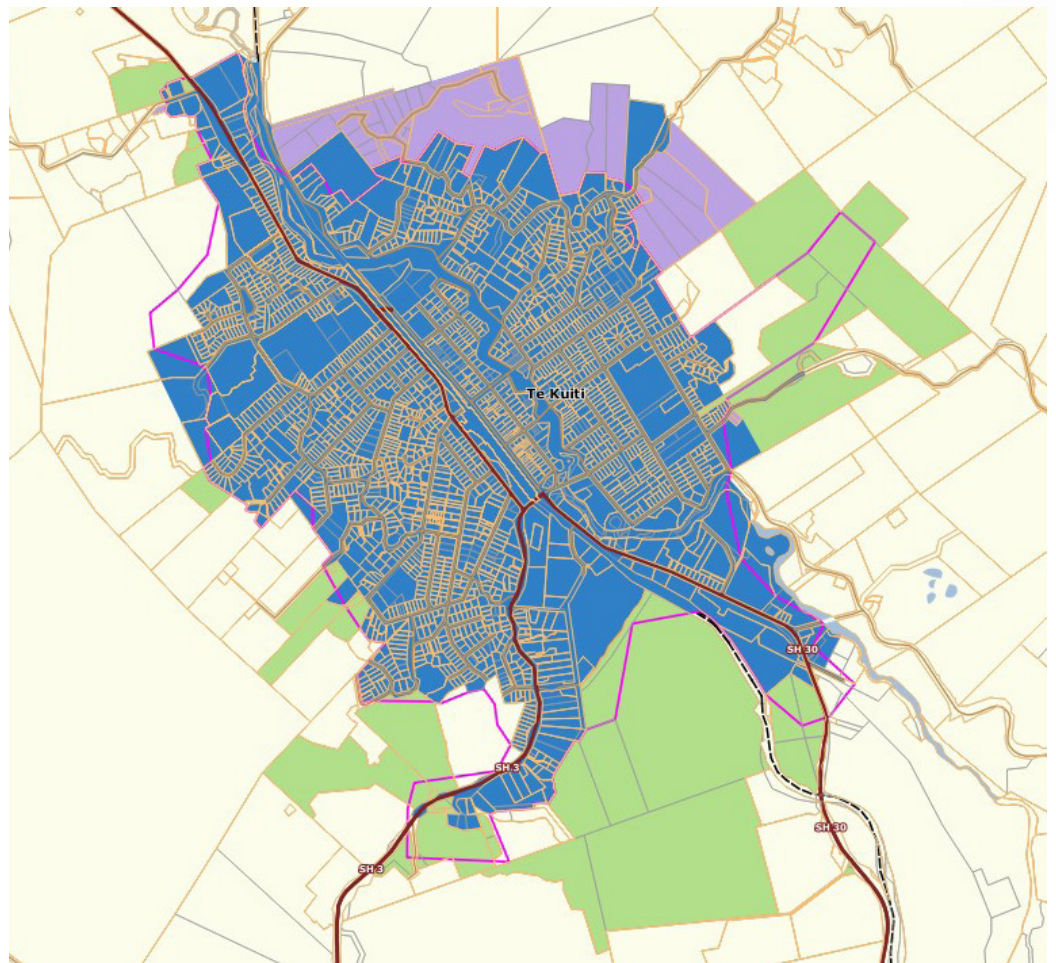
Te Kūiti urban stormwater network collects, diverts, and disposes of surface water run off following rainfall.

Maintenance of the network is paid for by urban ratepayers through a Targeted Fixed Rate (TFR), which was \$181 this year, as well as a Targeted Rate (TR) which varies according to a property's capital value.

A recent review of the Te Kūiti Urban Rating area showed that it doesn't accurately reflect the location of the stormwater infrastructure. Some properties who benefit from the network are not contributing to its operation or maintenance.

To address this, we are proposing to amend the Urban Rating Area which will mean properties within the new boundary will be rated as urban and those outside the boundary will be rated as rural.

Properties that are partially within the boundary are included as part of the Urban Rating Area.



## Legend

- Existing Te Kuiti Urban Rating Area
- Proposed Additional Urban Properties
- Proposed Properties Changing to Rural
- Proposed Te Kuiti Rating Area Boundary
- Roads
- State Highway

There are a handful of properties within the Urban Rating Area that have resource consents to manage their own stormwater and will continue to be charged the TFR only.

The properties shaded blue on the map reflect the existing Te Kūiti Urban Rating Area, the pink line indicates the proposed Rating Area. The properties shaded green would become part of the Urban Rating Area while the properties shaded purple would become part of the Rural Rating Area.

## Our Options

### OPTION 1

1

#### Status Quo

Keep the current rating area acknowledging that some properties receiving benefit from the urban stormwater network are not making an appropriate contribution to the maintenance of the infrastructure.

### OPTION 2

2

#### Extend the Te Kūiti Urban Rating Area

Update the boundary to better reflect the location of the urban stormwater network, to ensure that properties benefitting from the urban stormwater network contribute towards the cost of maintaining it and those properties receiving no benefit only pay the rural rate.

*\* Council's preferred option*

## Impact summary

There is no impact on debt or levels of service with this option.

	2023/24 Actual	2023/24 with proposed extension to the Te Kūiti Urban Rating Area	2024/25 with proposed extension to the Te Kūiti Urban Rating Area plus increased budget
Te Kūiti Residential (CV \$385,000)	\$298	\$290	\$500
Te Kūiti Commercial (CV \$750,000)	\$409	\$394	\$797
Rural Property	\$9	\$9	\$20



# Introduce a targeted or differential rate on the District Roothing Rate

**We have 19,180 hectares of forestry that brings employment to our district and product for our mills, however our local roads are significantly damaged when forestry properties harvest and transport their logs.**

The capital value (CV) of forestry properties does not reflect the true value of the property as it doesn't include the value of the trees. This results in a much lower CV compared to a pastoral or dairy property of the same size, which means forestry properties are charged much lower roading rates than other rural properties, despite the far greater damage the activity has on our roads.

Our limited roading budget does not provide for roading damage from logging trucks during harvesting operations. Without additional funding, we will have less to repair our other local roads as money we spend fixing the extra damage caused by logging trucks is taken from money allocated for all roading repairs.

We propose to raise additional rate funding from forestry properties to address damage from forestry operations. This will be a growing issue as more forestry blocks are harvested, however Council has a significant cost issue now with Mapara South Road, where the damage caused by forestry operations over the next five years is significantly more than the funding we have available in the roading budget and has ever been funded from rates.

## Our Options

### OPTION 1

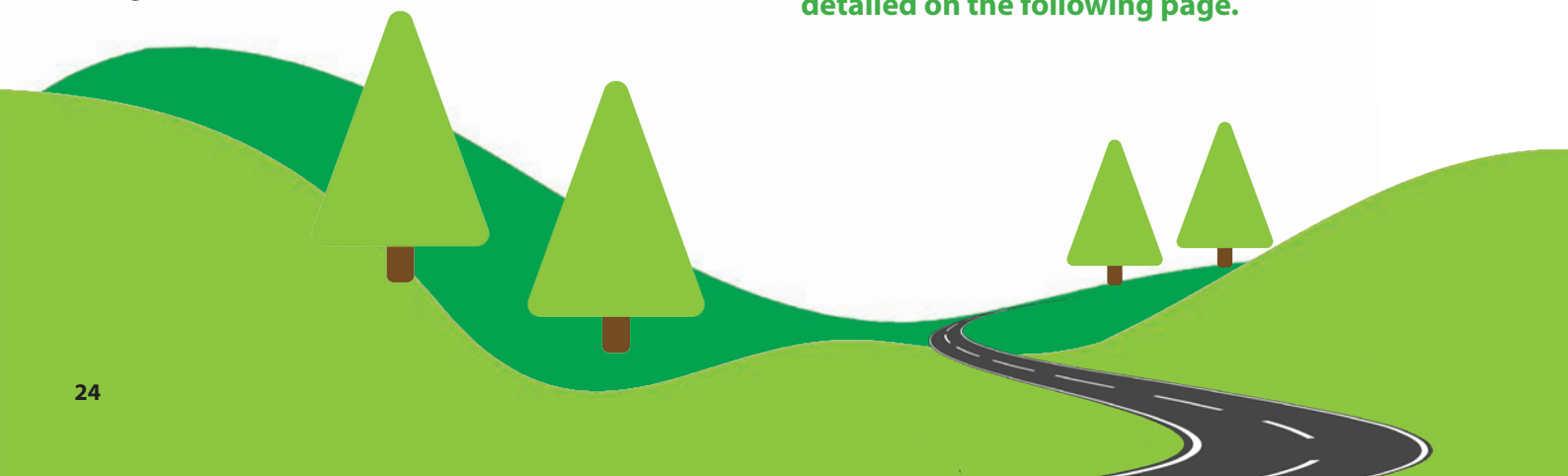
#### Status quo

There is no change to the current rating structure, forestry properties will continue to be charged based on their capital value with no differential and/or targeted rate for forestry.

As more forestry is harvested in the District, the current roading budget will not be adequate to repair roads damaged by forestry logging. This will see reduced repairs on other roads as funding will have to be reprioritised toward the more damaged roads used for forestry logging operations.

**Forestry properties that are located on a State Highway and use only the state highway for forestry harvest will not pay the additional rate.**

**Those that harvest utilising local roads will be charged either the Forestry Exotic or the Forestry Mixed Use category. Some rating examples are detailed on the following page.**





**OPTION  
2**

**Differentiated District Rooding Rate**

We propose to split the District Rooding Rate into three categories to help ensure that forestry properties are making a greater contribution to the cost of repairing rooding damage caused by logging trucks.

Council will not recover the full rooding damage cost from logging operations that are occurring because of the difference in timing between rating and when the costs are being incurred, leaving a funding shortfall.

*\* Council's preferred option*

**OPTION  
3**

**Funding the additional operating rate deficit**

As option 2 leaves a funding shortfall, Council could introduce a targeted rate in addition to the differential rate, which would be charged to properties during harvest. An estimate of the cost of repair to roads above what these properties are paying in the differential rate could be charged for the duration of the harvesting.

Other councils have worked with forestry owners on alternative mechanisms to pay for this damage. Are there alternative solutions to addressing these issues that we could consider to improve equity for all?

**Differential Category**

**Definition**

**Differential Factor**

a) District Rooding Rate - General

All rating units in the District excluding those categorised in differential category b) and c) below (being the Forestry Exotic differential and the Mixed Use differential)

1.0

b) District Rooding Rate Forestry Exotic

Rating units that have been assigned the FE category code (Forestry Exotic) by Council's Valuation Service Provider and are not located on a State Highway.\*

12.0

\* A property located on a State Highway that uses local roads for logging, will be charged category B or C

c) District Rooding Rate - Mixed Use

Rating units that have a mixed use (e.g. both pastoral and forestry), where the area of forestry is greater than 20 hectares, is not located on a State Highway and the forestry area is 50% or more of the total property area

6.0

\* Equitable rates contribution from forestry blocks that are over 20 hectares but under 50% of the total property are still being considered.

**Capital Value**

**District Rooding Rate 2023/24**

**Differentiated District Rooding Rate 2024/25 (proposed)**

<b>Category A</b> Pastoral Property 265ha	\$2,860,000	\$3,399.70	\$3,607.60
<b>Category B</b> Forestry Exotic Property 265ha	\$777,000	\$923.60	\$11,762.00
<b>Category C</b> Mixed Use Property 46ha (28ha forestry)	\$382,000	\$454.10	\$2,891.30



# Simplify the rates structure

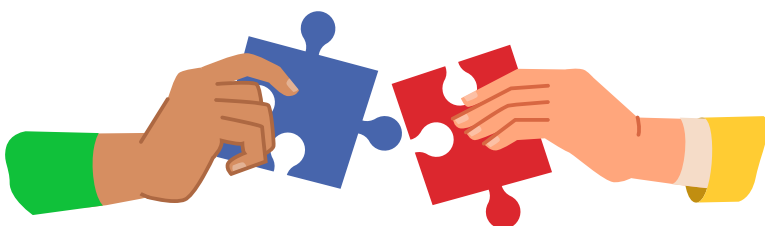
Council activities are funded by rates using three main types of rates:

- General Rate (a rate per \$100 of a property's capital value) will vary with the value of your property.
- Uniform Annual General Charge (UAGC) is a fixed dollar value charge against each Separately Used or Inhabited Part of a rating unit (SUIP). In most cases a SUIP is an individual property so each SUIP gets an equal share of these rates.

These two types of rating are for more general activities that cannot readily be targeted to a specific type of ratepayer. For example libraries and community services.

- Targeted rates are applied to ratepayers who use a service that can be 'ring-fenced' e.g. wastewater is used by only some ratepayers and costs are divided by the number of properties using the wastewater service to give an equal charge to each ratepayer using wastewater.

Currently Council has general activities which generate districtwide benefit but are not split uniformly between General Rate and UAGC. The rates calculation process used by Council is complex and could be simplified, becoming more transparent, and easier to communicate and administer.



## What's the problem?

Currently the net cost of District Libraries and Building Control are not split 50/50 between General Rate and UAGC like our other activities. The net cost of District Promotions and Economic Development are funded by the District Development Rate and General Rate. The net cost of the Aquatic Centre is funded by a mix of General Rate/UAGC and the Aquatic Centre Rate.

This results in a rather complex rates calculation to administer and maintain. Once rates have been estimated following budgeting, Council can move significant funds between General Rate and UAGC (within legislated limits) to keep rates uniform across the different types of ratepayers.

The effect of moving a portion of the UAGC to the General Rate means all the previous complicated splits of activity costs will be overridden.

## Our Options

### OPTION 1

#### Status quo

Continue allocating District Libraries and Building Control activity costs differently from other non-targeted rate activities to split cost between General Rate and UAGC.

Keep the District Development Rate (to fund Economic Development and District Promotion) and the Aquatic Centre Rate. This will mean a move of significant costs from the UAGC to the General Rate to balance fair rate increases between various ratepayers.

## OPTION

### 2

## Simplifying the split of rating costs between General Rate and UAGC

A simpler and more transparent approach is to add all General Rate and UAGC rated activity costs together and then determine the level of the UAGC (with uniform charges not to exceed the 30% limit detailed in legislation) to split the two rates until the desired mix of rates is achieved.

This has been done to attempt to have a more uniform rates increase across different types of ratepayers.

This approach is much easier to understand and communicate to stakeholders because districtwide benefits are considered together, one being variable based on capital value (General Rate) and one being fixed (UAGC).

It is also proposed that the District Libraries and Building Control activities rate split aligns with other General Rate/UAGC funded activities.

We propose to remove the Aquatic Centre Rate and the District Development Rate. The Economic Development, District Promotion and Aquatic Centre activities will be funded by the General Rate and UAGC.

Financial modelling has concluded that this approach has a very similar rating result to the current complicated system and more flexible to adjust and easier to explain.

The targeted rate for the Marokopa Community Hall has also been removed as it is no longer required. The Gallagher Recreation Centre activity will be added to the Recreation and Property Group for rating purposes.

There is no impact on debt or levels of service from this proposal.

**\* Council's preferred option**



# Shaping the next 10 years



# What projects continue?

## Māori Representation

A key part of shaping the next 10 years is ensuring Māori representation and involvement in decision making at Council. In 2023 we reviewed Māori representation on Council and consulted on whether to introduce Māori Wards for the 2025 local body elections. The decision was made not to, and instead Te Rāngai Whakakaupapa Kōrero committee are continuing to engage with local Whare (marae representation committees) on a model for ongoing mana whenua representation at Council.

## District Plan Review

Waitomo District Council notified its Proposed District Plan on 20 October 2022 and has now completed the submission and further submissions processes under the Resource Management Act 1991. Hearings are due to be held mid-2024 with a decision expected before the end of 2024.

The District Plan is hugely influential for place making and place shaping and is a fundamentally important tool for enabling sustainable economic development and achieving the vision for our District.

It sets the direction, form and shape of our urban and rural communities, while ensuring that we promote the sustainable management of natural and physical resources as well as protect our cultural and historic heritage, outstanding landscapes and significant natural features. The District Plan also ensures that significant risks from natural hazards and contaminated land are appropriately managed.

Developing a District Plan is resource intensive and takes time to complete, we expect to have this finished in Year 2 of the LTP. Scoping for the review was undertaken in 2016, and this highlighted the need for a full review as a consequence of the significant changes in the legislative environment from when

the Operative District Plan was first developed.

The review commenced in 2017 and included Reserve Management Planning and Town Concept Plans. The District Plan project has been included in the first two years of the LTP with costs of \$845,000 forecast. This includes direct expenditure of \$705,000 and the remainder in internal costs.

These costs will be loan funded. The total cost of the project has increased from what was stated in the Long Term Plan 2018–2028 by \$475,000 due to the extended timeframe of the project and impacts of inflation since 2018. The District Plan is expected to be completed in Year 2 of the LTP.

## Te Kūiti Water Resilience project

The Te Kūiti Water Supply Scheme takes water from Mangaokewa Stream which is then treated and purified. Treated water is then pumped to five storage reservoirs and the reticulation network.

Te Kūiti water reticulation is configured to supply properties first, with excess treated water filling the reservoirs for later storage.

This results in some reservoirs taking several days to fill during high demand periods or after a major pipe burst, leaving the scheme in a vulnerable situation, as experienced during the summer period in 2022.

The project now estimated at \$8.955 million was approved by Council in October 2022, with \$400,000 being spent in 2023/24. Works will include the construction of a new reservoir just beyond the Hetet site, a new rising main from the Water Treatment Plant to the new reservoir.

This will also require the installation of new high lift pumps at the plant; and other necessary ancillary work, including earthquake assessment and strengthening of each reservoir.

# Projects we are proposing to deliver in the next 10 years



## Leadership, Community and Partnerships

- Improvements and operational costs in **Information Services** of \$77,000 per year on average from Years 2 to 10, for emerging technologies. Continuation of the **Digitisation Project of \$134,000** over the first 2 years to improve our digital environment and electronic provision to enhance customer service delivery.
- Continue to deliver the actions outlined in our **Housing and Vibrant Waitomo Strategies**.



## Recreation and Property

- **Improve our playgrounds** with \$33,000 on average annually for renewals. In Year 1, \$200,000 has been budgeted for the Centennial Park revitalisation project.
- Ongoing minor renewals at the **Waitomo District Library Building, Waitomo District Aquatic Centre, Te Kūiti Aerodrome, and Rural Transfer stations**.
- Renewals for the **Les Munro Centre** of \$378,000 over the 10 years. A project to look at better utilisation of the centre will commence in Year 1 of LTP.
- Funding contribution of \$50,000 for upgrade of toilets at Waitomo Caves Museum.



## Solid Waste

- Continue the development at **Waitomo District Landfill** requiring \$3.05 million in Year 1 and \$651,000 in Year 2 to develop Cell 3, and a further \$4.3 million over Years 8 and 9 to develop Cell 4.
- Deliver waste minimisation **Education Awareness Programmes** for our Waste Management and Minimisation Plan.



## Bus Service

- We trialed a new bus service this year providing transport to Hamilton on weekdays. This service was funded by Waitomo, Waipa, and Otorohanga District Councils, education providers, Waikato Regional Council and NZ Transport Agency. Unfortunately, funding has not been secured to continue the trial.
- The service could return if regionally funded.
- *The Waikato Regional Council is consulting on funding public transport services region-wide from July 2025 from a new Regional Council Rate. This would mean that the Waitomo District Council would no longer have to fund public transport in our district.*



You can find out more about the Regional Council's proposal, including how to make a submission on the Waikato Regional Council's draft Long Term Plan Consultation Document which you will find here: [yourvoicematters.waikatoregion.govt.nz](https://yourvoicematters.waikatoregion.govt.nz) (open for submissions from 2 April to 2 May 2024).  
[waikatoregion.govt.nz/council/policy-and-plans/long-term-council-community-plan-annual-plan-and-annual-report/ltp/](https://waikatoregion.govt.nz/council/policy-and-plans/long-term-council-community-plan-annual-plan-and-annual-report/ltp/)

# Upcoming Infrastructure Projects ● ● ● ●

Our Infrastructure Strategy outlines our key infrastructure challenges for our water supply, wastewater, stormwater and roads and footpaths over the next 30 years. Detailed planning is contained in our Asset Management Plans (AMPs).

A number of infrastructure upgrades have been undertaken in the last 10 years and with little projected growth in demand, there are no population driven infrastructure improvements needed for the District.

Our Stormwater and Roding Networks improvements have been driven by the impact of severe weather events and a need to address these issues due to the increasing likelihood they will occur more frequently in the future.

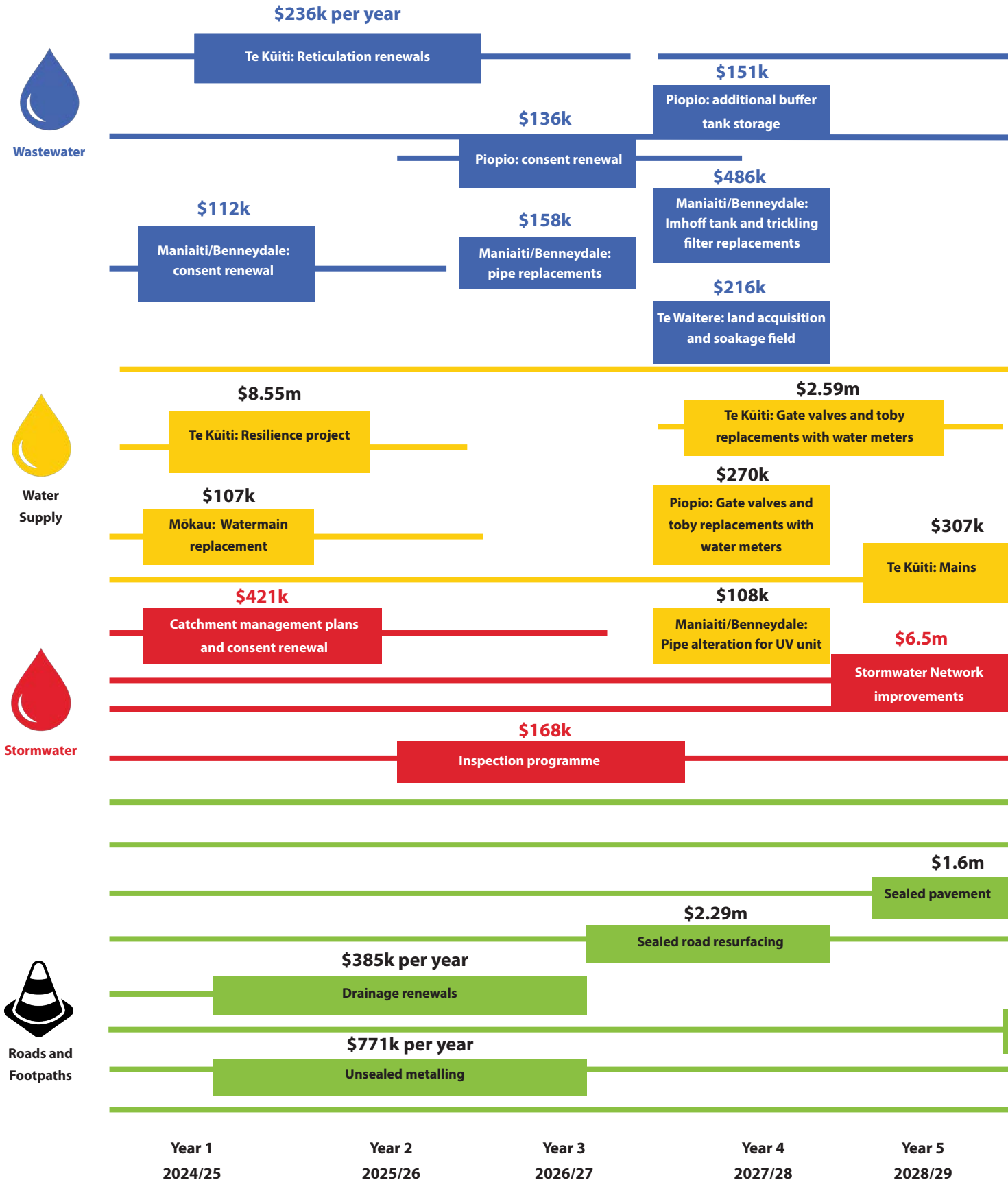
It will also be important to consistently meet renewal needs of network assets in a timely manner, to ensure there is no loss of service due to condition deterioration over time and to ensure public safety, consent conditions and legislative compliance are maintained.

Some investigations have been programmed in the 2024-2034 period to identify options for improving the resilience of our infrastructure and for risk mitigation reasons.

The forecast capital expenditure profile is steady over the life of the Infrastructure Strategy. The emphasis on asset renewals is consistent with the objective of maintaining current levels of service over the life of the LTP.



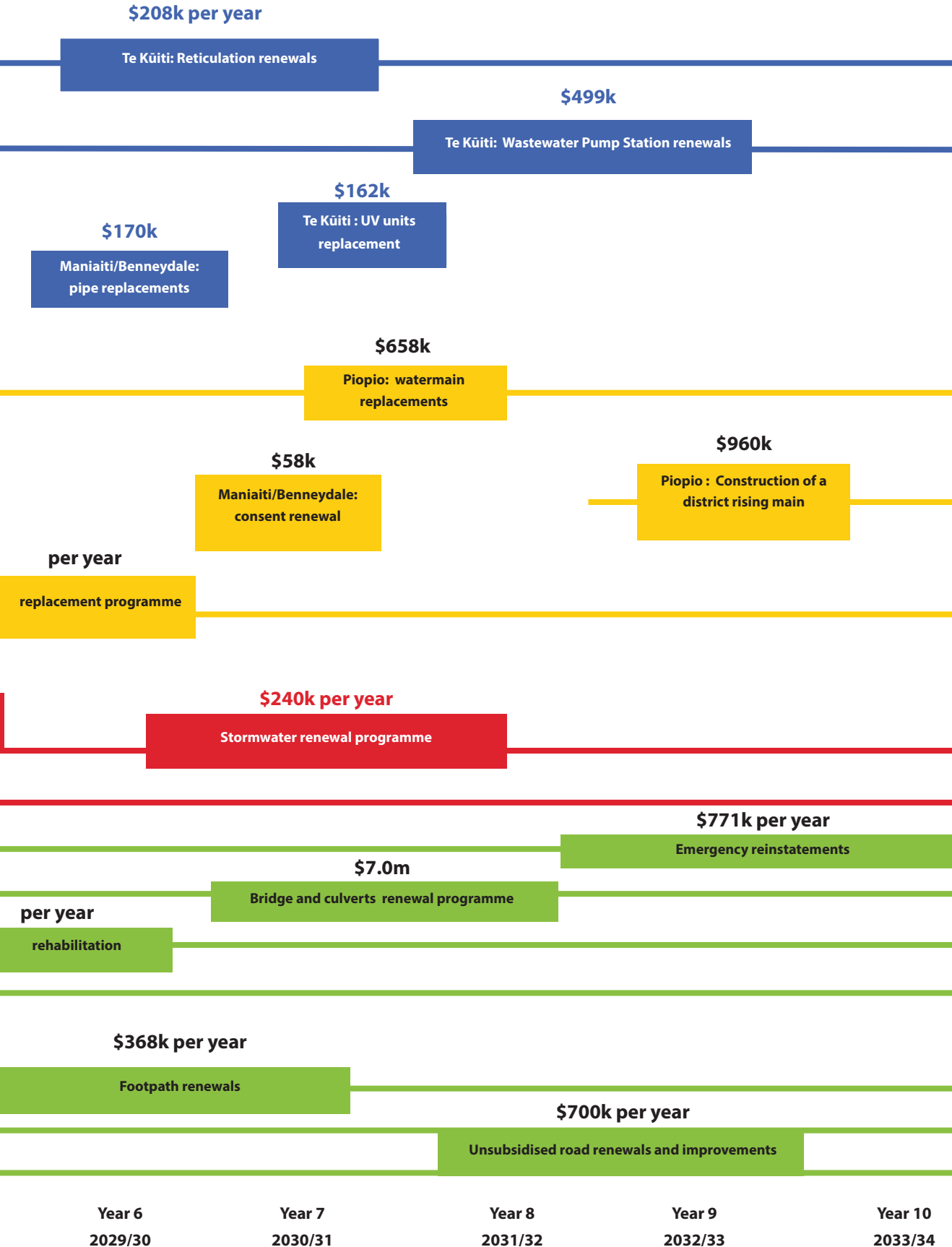
# Planned Core Infrastructure





# Projects

(per year is the average over 10 years)



# What we will deliver beyond 10 years

**We are looking beyond 2034 to make sure that our infrastructure will still be providing the levels of service that our community expects and needs.**

We are preparing for the future by taking note of population trends, climate change and improved technology and asset management practices. We want to ensure our infrastructure continues to be up to standard and meets the needs of our community.

Council's asset management strategy over the past 10 years, particularly around water supply and wastewater infrastructure, has been focused on ensuring we can support customer needs, sound public health and environmental outcomes.

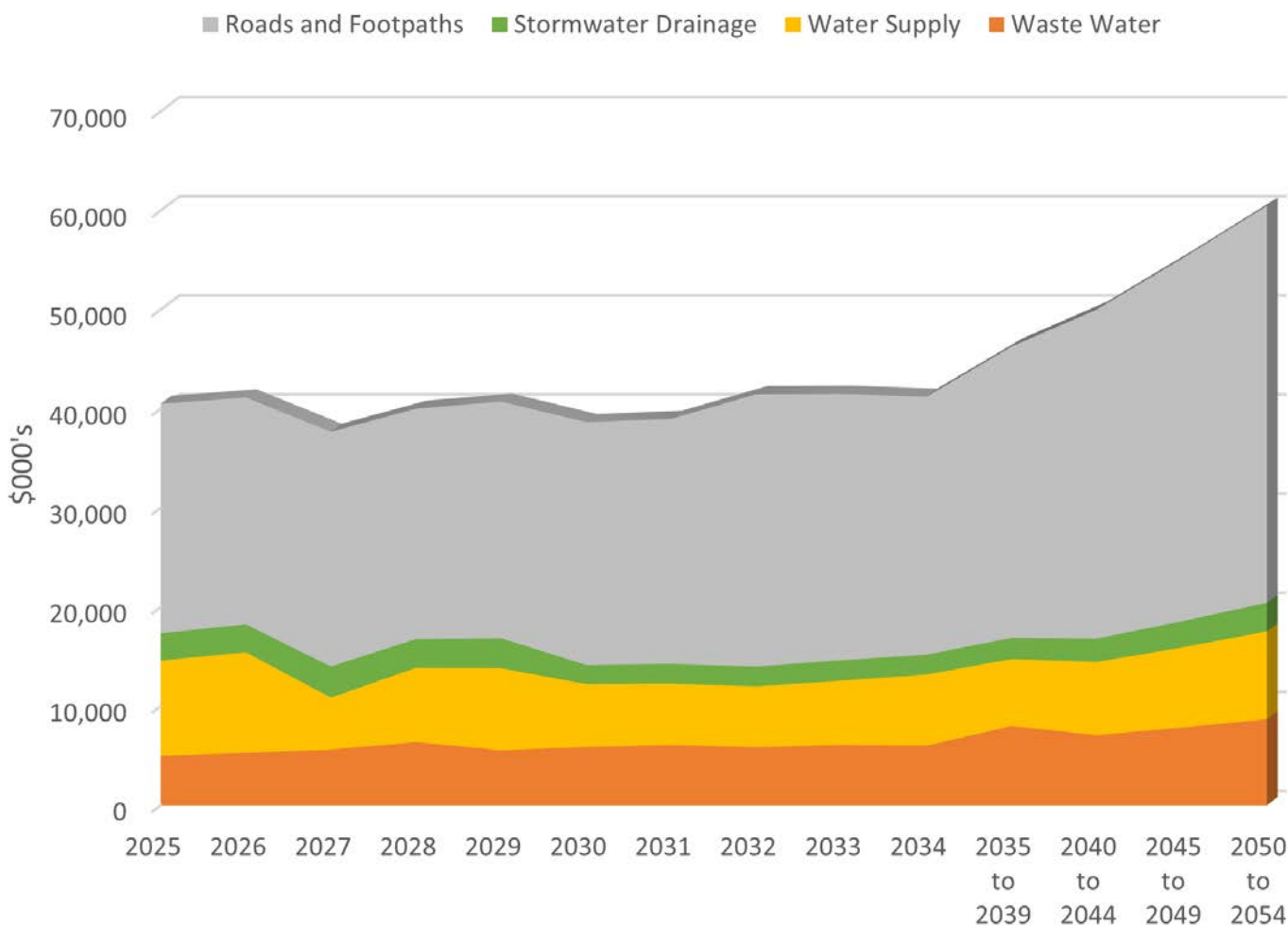
Census population projections show some growth over the next two decades peaking in 2039 around 10,000 but then declining again to around 9,640 to be similar to today's population in 30 years.

This will improve affordability because there will be more ratepayers to service the funding of projects during the next two decades.

Our forecasting shows that costs will continue to rise so affordability will be impacted as our population reduces in Years 20-30.

We must continue to meet minimum environmental and public health standards and continue to prioritise the wellbeing of our community. This is allowed for in this forecast.

Forecast to invest and operate our infrastructure  
2024 to 2054



# Our Financial Strategy

## What will it cost?

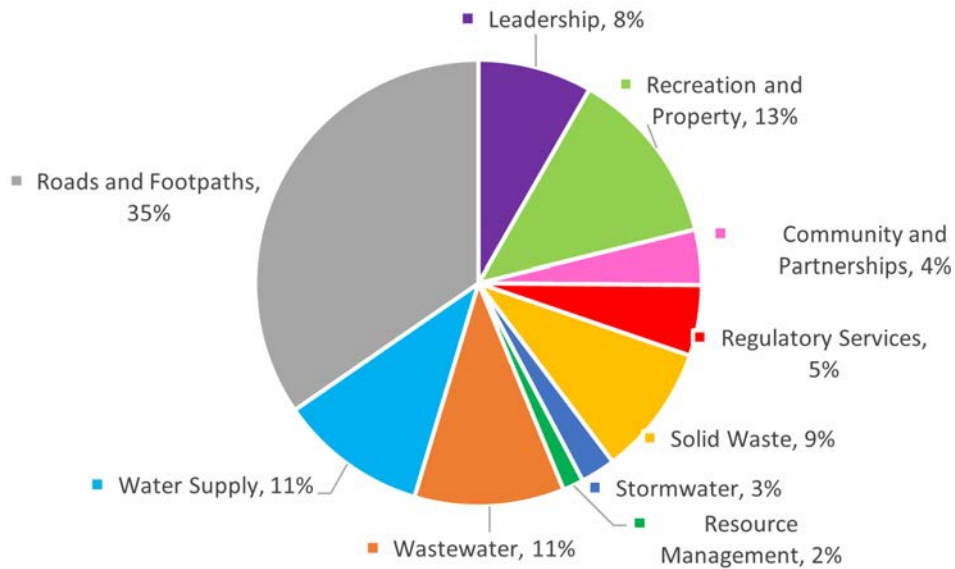
Council looks after about \$678 million worth of infrastructure, assets and facilities. That includes our Wastewater, Stormwater, Water Supply and Roading networks, right down to the pipes we use.

We also undertake the massive task of managing, regulating and monitoring all the activities that contribute to where and how you live, work and

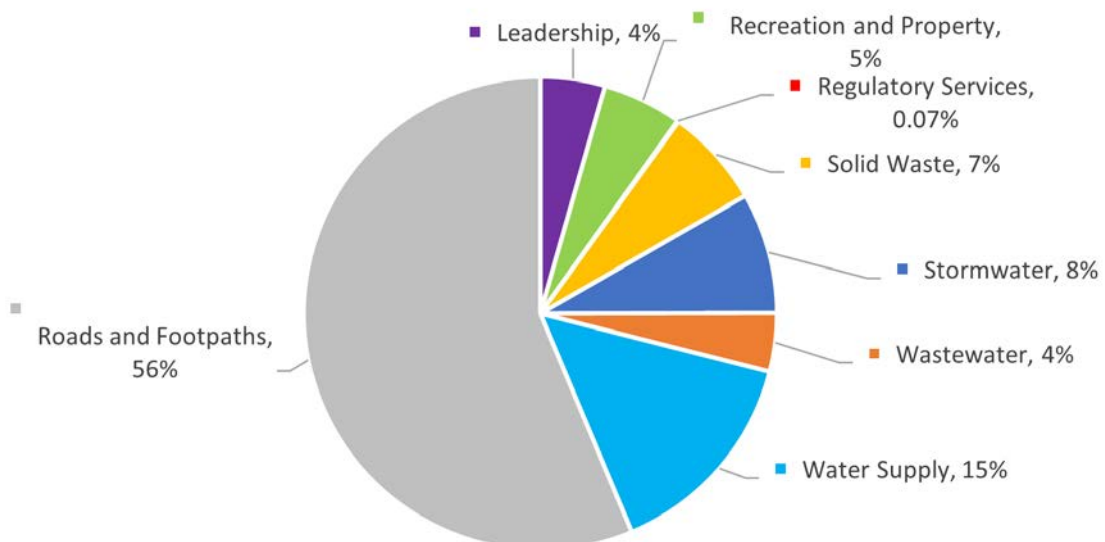
play in our District. That includes things like toilets, playgrounds, dog control, community halls, libraries, swimming pool and more.

We estimate it will cost around \$619 million over the next 10 years to look after what we already have and to provide the services necessary for our District.

Forecast Operating Expenditure 2024-34 \$470.2M



Forecast Capital Expenditure by Activity 2024-34 \$148.6M



# Where will the money come from?

The amount we ask our community to contribute towards our mahi needs to be reasonable. We know some people in our District struggle to afford to pay rates. That is always top of mind for both staff and Elected Members.

The income we receive from rates is not enough to cover the costs to complete all the work we propose to deliver in this draft LTP, so we will use subsidies, loans and reserves to fund our operations capital projects. We will also proactively seek to obtain income from other sources wherever possible.

We will increase or add new fees and charges as appropriate to cover a greater portion of the cost it takes to administer some services and monitor consents.

Rates revenue (including metered water rates) together with subsidies and grants are our two largest sources of revenue and collectively make up 88% of our forecast revenue. Fees and charges are the third largest source at 12%. Interest revenue and other revenue make up the remainder of forecast revenue.

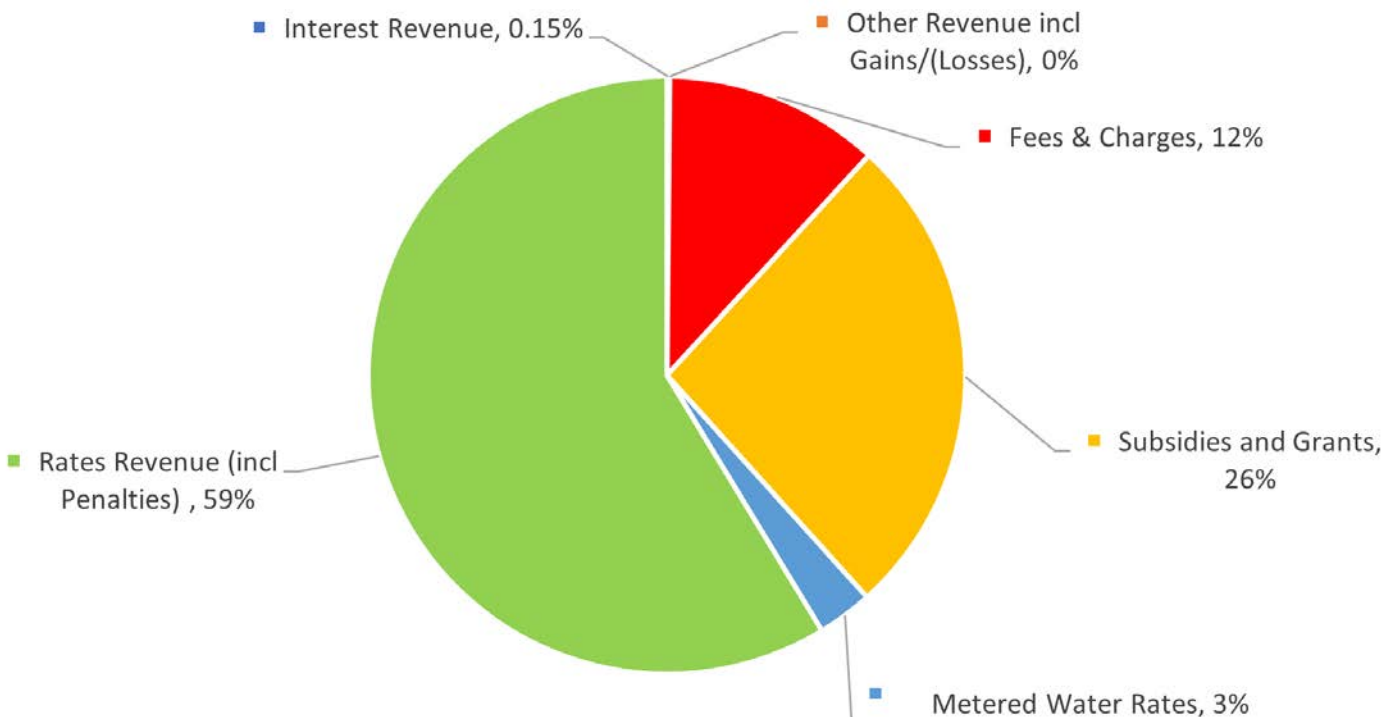
For us to deliver the activities and services for our community we need to ensure the benefits and affordability are balanced.

Previously property rates have not been shown as an expense for delivering the activity, however in real terms this is part of the true cost. For example, our Visitor Information and Customer Services building uses water, wastewater and stormwater services, the rates to pay for these are part of the true cost to have access to Council staff and services on Rora Street.

We have included in our draft budgets this expense where applicable, you will see the impact of this for different activities. This does not change the overall cost to deliver Council activities and services. What it does do is change the costs relative to each other which allows us to accurately assess the cost benefit relationship of activities and services.

You will see an example of this in our Elder Persons Housing proposal where including property rates as a cost compares the options on a level playing field.

Forecast Total Revenue 2024-34 \$500.7M



# Debt

Council’s financial performance has improved significantly over the last 10 years. In the five years since July 2018, Council has reduced debt by \$13.4 million from \$41.7 million to \$28.3 million as at June 2023.

We have planned for some significant investment to upgrade our water supply and stormwater networks. We will also need to borrow for development of the Waitomo District Landfill.

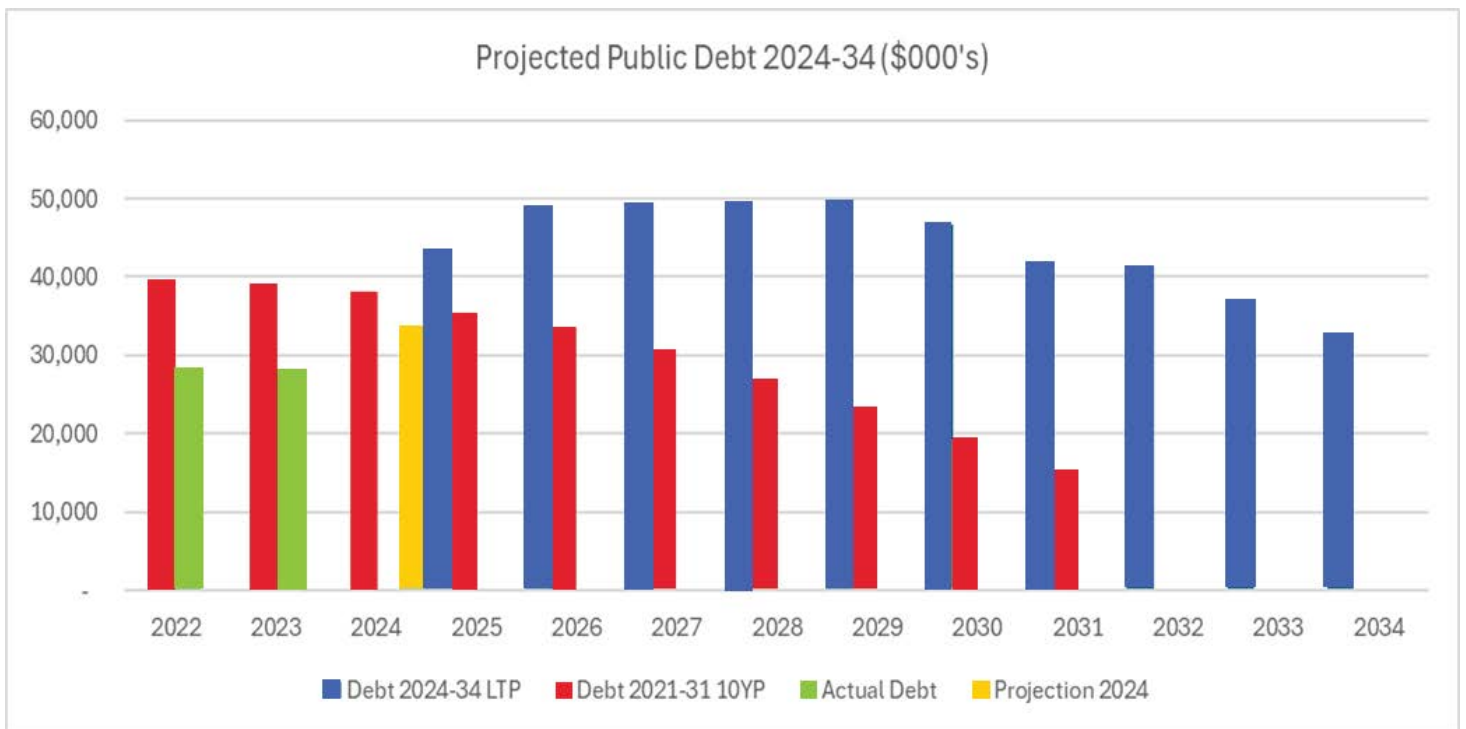
The LTP forecasts external borrowings will increase from \$33.4 million in June 2024 to a peak of \$49.6 million in June 2028, then reduces to \$32.4 million at June 2034.

Council’s current approach is to collect rates from current and future users of infrastructure to fund the future replacement of infrastructure. As these rates are collected they are used to reduce the total debt of Council.

This means that when, in the future, these assets need replacement the total debt, and therefore interest, will be lower meaning lower rates.

The repayment of debt spreads the cost over many years – meaning that all residents who receive benefit from the investment help pay for it. This is fair because it means that the cost of major infrastructure does not fall solely on current ratepayers.

The forecast public debt over the life of the LTP is shown in the following graph.



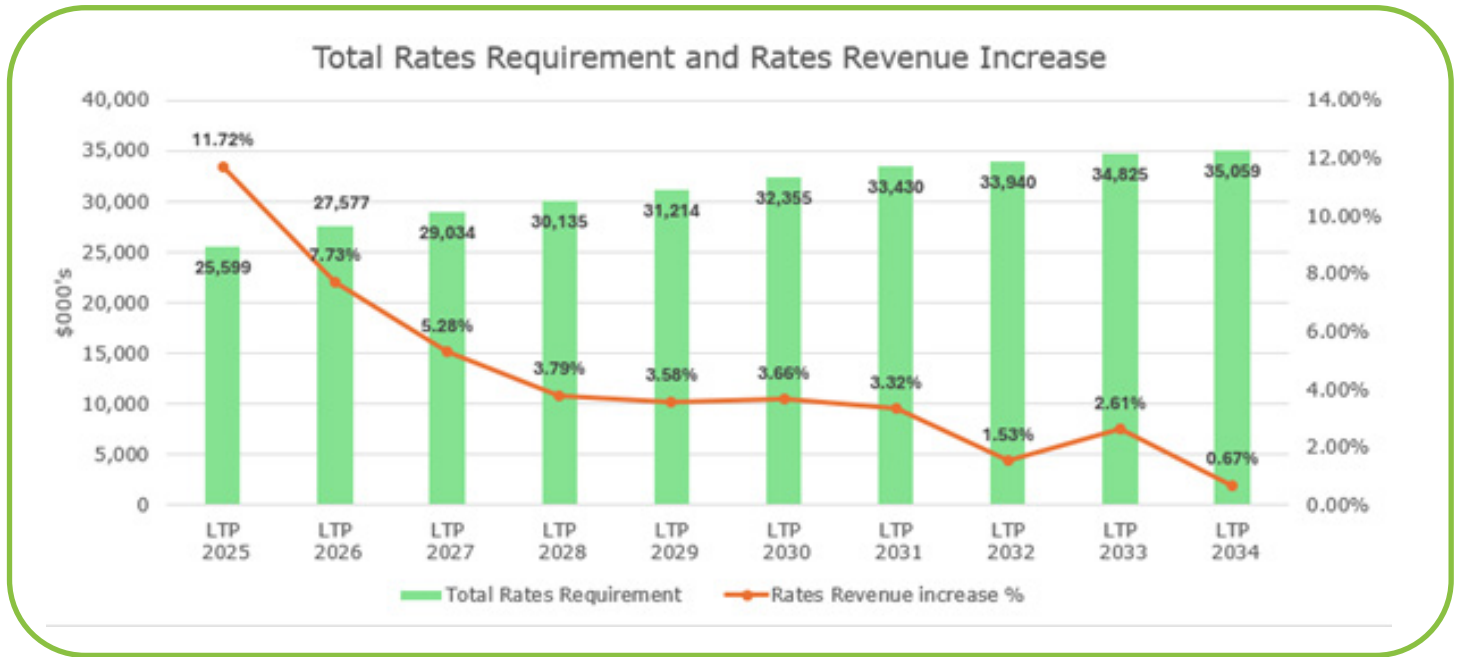
**The borrowing costs per rateable property are forecast to increase from \$299 in 2024-25 to \$512 in 2028-29 and then reduce to \$400 by 2033-34.**

# Our direction of travel

- We are placing more emphasis on users paying for the services they receive. This lessens the burden on ratepayers. Our fees and charges have been reviewed to closely align to the costs associated with providing those services.
- We are not forecasting any revenue from any dividends.
- We will be increasing the overall Depreciation Reserve Balance by approximately \$17 million.
- We will fund the local share of the cost of renewals for local roads and loan repayments each year.
- We are not going to fully rate-fund depreciation for Te Kūiti stormwater in Years 1-2, or Te Kūiti wastewater and water supply assets during Years 1-4 of the LTP. The shortfall in rate-funded depreciation will be recovered in the remaining years of the LTP after taking into account rates affordability.
- We have deferred the funding of the principal repayment for the Solid Waste Activity in Year 1 of the LTP and will phase this in from Year 2.
- We are projecting to increase external debt to \$49.6 million in Year 4, then reduce to \$32.4 million by Year 10.

# What does it mean for your rates?

We collect rates each year to cover the costs in our budget, pay back debt and store some away for future renewals (depreciation). This means a change to your rates annually.



The following table shows the forecast rates increases over the 2024 - 2034 period. Council has set an average rates increase limit over the 10 years of 6%.

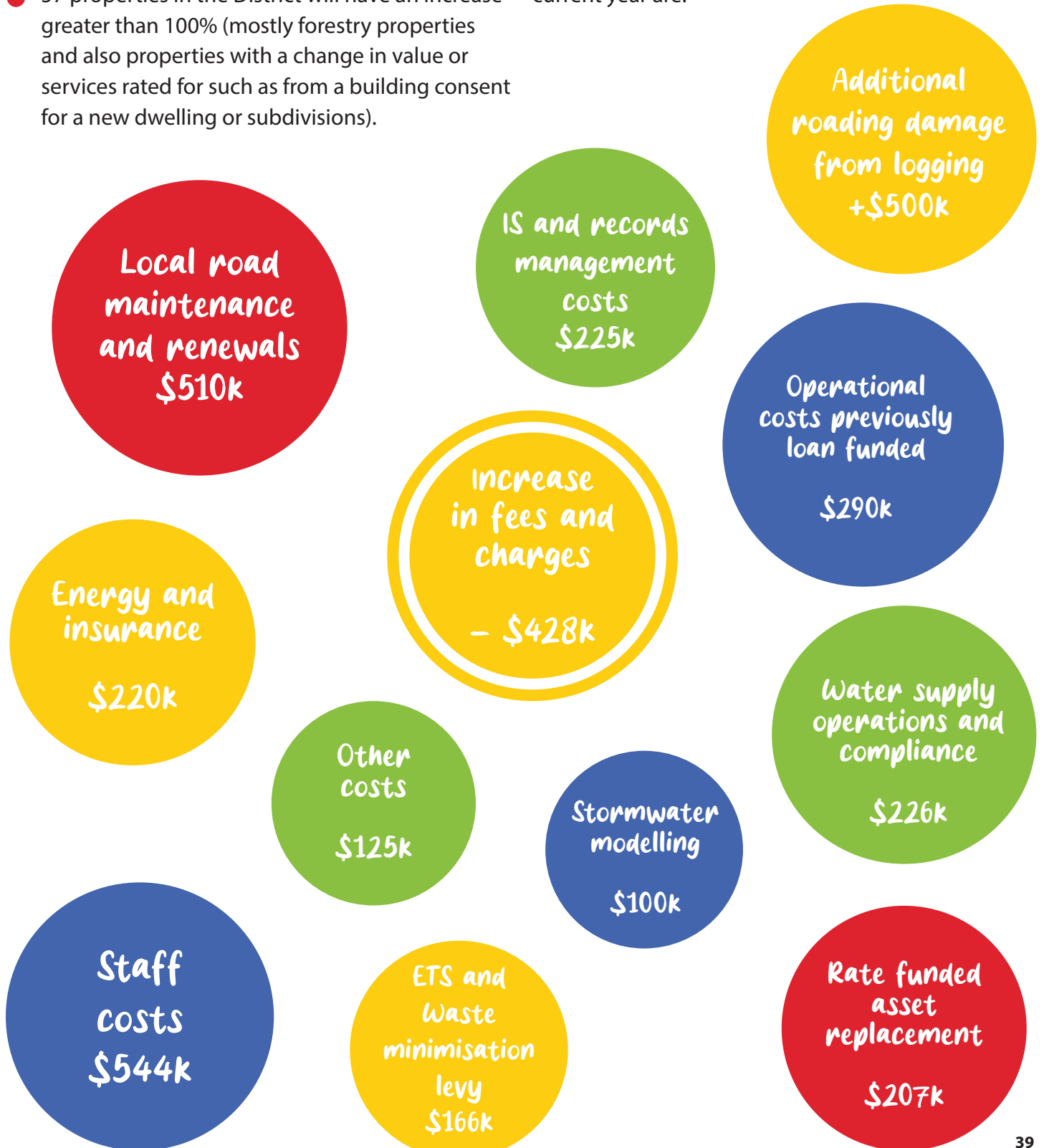
	LTP Y1 2024-2025	LTP Y2 2025-2026	LTP Y3 2026-2027	LTP Y4 2027-2028	LTP Y5 2028-2029	LTP Y6 2029-2030	LTP Y7 2030-2031	LTP Y8 2031-2032	LTP Y9 2032-2033	LTP Y10 2033-2034
Forecast rates revenue increase %	11.72%	7.73%	5.28%	3.79%	3.58%	3.66%	3.32%	1.53%	2.61%	0.67%
Average % increase over 10 years	4.39%									

## Across the District, a snapshot of the rating impact is:

- 1,696 properties will have a rates increase of between 5-8%.
- Most properties in Te Kūiti will have an increase of 11-13% (1,159 properties).
- 1,025 properties in the District will have an increase of between 8-10%.
- 1,338 properties in the District will have an increase of between 10-12%.
- 57 properties in the District will have an increase greater than 100% (mostly forestry properties and also properties with a change in value or services rated for such as from a building consent for a new dwelling or subdivisions).

How much you pay depends on a number of things, including changes to the value of your property, services your property is rated for and changes to the amount we charge for those services.

The total forecast rates requirement for 2024/2025 is \$25.2 million, an increase of **\$2,685,000**. The main drivers for the increase in the rates revenue from the current year are:



# District Valuations

In December 2024 property valuations are due to be completed for all properties in the District. These valuations consider market trends and provide Council with the capital values that some of your rates are based on.

The new property values will be used for rating purposes from 1 July 2025 (Year 2 of the LTP). Council uses an independent valuer, Quotable Value, to undertake these valuations on our behalf.

## What is the General Valuation?

Every property in New Zealand must be revalued for rating purposes at least once every three years according to the Rating Valuations Act 1998. Only rates charged on the basis of capital value will be affected by the revaluation (General Rate, District Rooding Rate, and Urban Stormwater Rate). All other rates are charged on a uniform basis.

## Will an individual's rates increase because the valuation has?

A change in a properties capital value does not mean that the rates will automatically change, as the revaluation does not impact the rates revenue required by Council. If all the properties in the District had the same increase in value and there was no change in budget there would be no change to the rates charged.

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 properties proportionally.



## What does this mean for the different categories of properties?

To ensure our rates stay relatively uniform across different types of ratepayers we need to estimate the impact this will have on rates in Year 2. Quotable Value has provided us with some forecasts so we can do this. Indications are that there will be an increase in values for lower value residential properties.

Some of the proposals we are considering also significantly impact residential rates. The combination of these two may cause residential rates to be higher than the average rates increase.

Council has limited ability to adjust the General Rate, which is charged on the basis of capital value and the Uniform Annual General Charge (UAGC), which is charged on the basis of each 'Separately Used or Inhabited Part' (SUIP), to help smooth the effects of the general revaluation should one property category experience a much higher increase than another category. However, it is unlikely to reduce the revaluation impact entirely so some ratepayers may be impacted.

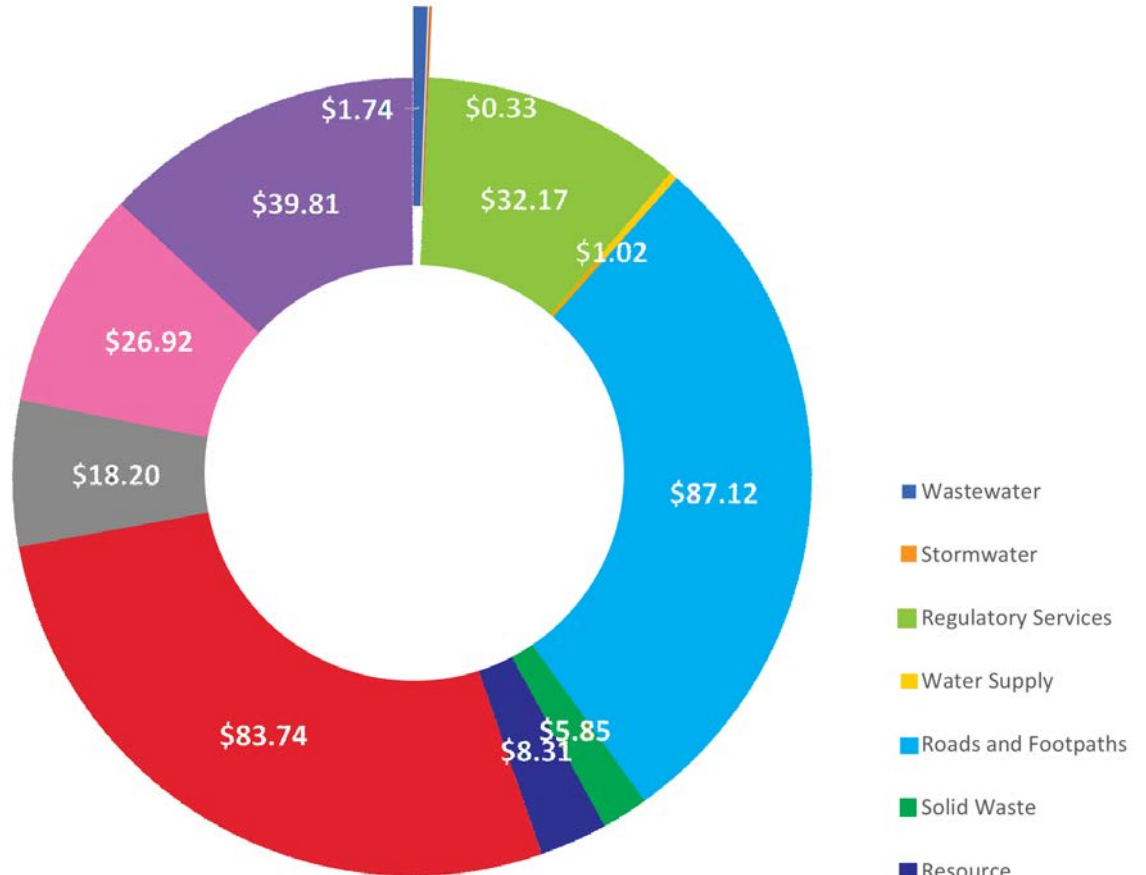
Once the revaluations are completed and we consider our 2025/26 budget through the Annual Plan process we will have a more complete understanding of the impact for all ratepayers in Year 2. We will come back to the community with this information in 2025 prior to adopting the 2025/26 budget.



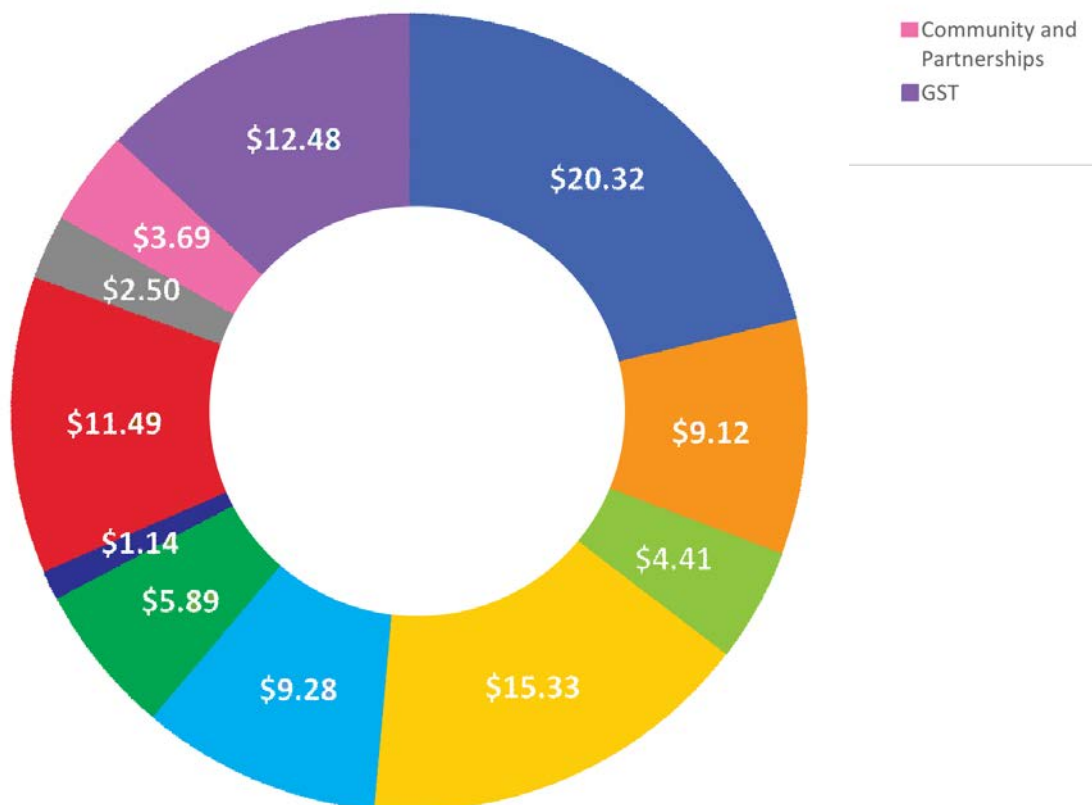


# Where your rates go?

**Rural Drystock Property with a capital value of \$4.1M  
(paying \$305.21 per week)**



**Te Kūiti Residential Property with a capital value of \$440,000  
(paying \$95.65 per week)**



# Rating impacts across sample properties

## Te Kūiti Residential

Rates <b>increase</b> LTP YR1 2024/25	<b>12.5%</b>
Valuation	<b>\$440,000</b>
Actual Rates 2023/24	<b>\$4,420</b>
Proposed Rates 2024/25	<b>\$4,973</b>

An extra **\$10.63** per week

## Dairy Farm Rural (4 parts)

Rates <b>increase</b> LTP YR1 2024/25	<b>7.2%</b>
Valuation	<b>\$5,970,000</b>
Actual Rates 2023/24	<b>\$23,131</b>
Proposed Rates 2024/25	<b>\$24,795</b>

An extra **\$32.00** per week

## Waitomo Commercial

Rates <b>decrease</b> LTP YR1 2024/25	<b>-1.7%</b>
Valuation	<b>\$1,350,000</b>
Actual Rates 2023/24	<b>\$6,629</b>
Proposed Rates 2024/25	<b>\$6,518</b>

You save **\$2.13** per week

## Te Kūiti Commercial 3 pans

Rates <b>increase</b> LTP YR1 2024/25	<b>7.0%</b>
Valuation	<b>\$450,000</b>
Actual Rates 2023/24	<b>\$4,171</b>
Proposed Rates 2024/25	<b>\$4,462</b>

An extra **\$5.60** per week

## Piopio Wider Rating Area

Rates <b>increase</b> LTP YR1 2024/25	<b>9.2%</b>
Valuation	<b>\$615,000</b>
Actual Rates 2023/24	<b>\$2,816</b>
Proposed Rates 2024/25	<b>\$3,074</b>

An extra **\$4.96** per week

## Maniaiti/ Benneydale Residential

Rates <b>increase</b> LTP YR1 2024/25	<b>12.7%</b>
Valuation	<b>\$125,000</b>
Actual Rates 2023/24	<b>\$3,177</b>
Proposed Rates 2024/25	<b>\$3,580</b>

An extra **\$7.75** per week



### Mōkau Residential

Rates <b>increase</b> LTP YR1 2024/25	<b>11.2%</b>
Valuation	<b>\$485,000</b>
Actual Rates 2023/24	<b>\$3,530</b>
Proposed Rates 2024/25	<b>\$3,924</b>

An extra **\$7.58** per week

### Te Waitere Residential

Rates <b>increase</b> LTP YR1 2024/25	<b>9.9%</b>
Valuation	<b>\$420,000</b>
Actual Rates 2023/24	<b>\$3,143</b>
Proposed Rates 2024/25	<b>\$3,454</b>

An extra **\$5.98** per week

### Piopio Residential

Rates <b>increase</b> LTP YR1 2024/25	<b>11.4%</b>
Valuation	<b>\$340,000</b>
Actual Rates 2023/24	<b>\$4,066</b>
Proposed Rates 2024/25	<b>\$4,530</b>

An extra **\$8.92** per week

### Drystock Rural

Rates <b>increase</b> LTP YR1 2024/25	<b>7.5%</b>
Valuation	<b>\$4,130,000</b>
Actual Rates 2023/24	<b>\$14,758</b>
Proposed Rates 2024/25	<b>\$15,871</b>

An extra **\$21.40** per week

### Forestry

Rates <b>increase</b> LTP YR1 2024/25	<b>305.6%</b>
Valuation	<b>\$600,000</b>
Actual Rates 2023/24	<b>\$2,792</b>
Proposed Rates 2024/25	<b>\$11,325</b>

An extra **\$164.10** per week



You can find the impact of this plan on your rates at:  
[waitomo.govt.nz/council/rating-information/rates-calculator/](https://waitomo.govt.nz/council/rating-information/rates-calculator/)



# Have your say

## Submission form

Waitomo District Council  
Draft Long Term Plan 2024-2034  
Consultation

Send us your feedback  
by 17 May 2024

You can share your views by:

### Completing this submission form and returning it to us by

- **Visiting our main office**  
at 15 Queen Street, Te Kūiti
- **Visiting our Customer Service Centre**  
at 160 Rora Street, Te Kūiti
- **Emailing to**  
*haveyoursay@waitomo.govt.nz*  
(scan and pdf or take a photo)
- **Posting to**  
FREEPOST 112498  
Waitomo District Council  
PO Box 404, Te Kūiti 3941
- **Visiting our website**  
*waitomo.govt.nz/council/LTP 2024-2034*  
and completing the online form

The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied (such as address/email addresses) will be removed from the public copy.

## Your details

Full name

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Organisation (if responding on behalf of)

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Phone (home/mobile)

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Email

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Address

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I wish to speak to Council about my submission

Yes

No

Hearings will be held on 28 May 2024. If you tick Yes, Council will contact you to arrange a time

## Conversation: Impact of retaining 3 Waters

We have had to consider how we will deliver our 3 Waters services. Council's preferred approaches are keeping the status quo with investing "as and when needed", and installing water meters.

Do you agree with Approach one - Status quo?

- Yes       No

Do you agree with Approach two -  
Installing water meters?

- Yes       No

My comment on the 3 Waters services approach

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## Proposal: Te Kūiti flooding remedies

We need to decide what level of spending we should put into improving Te Kūiti stormwater network to reduce the impact of severe weather events.

- Option 1:** Status quo - low level investment, small scale improvements
- Option 2:** Build retention ponds, storm-water modelling and capacity improvement planning long term (preferred)

My comment on this proposal

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## Proposal: Introduce a targeted or differential rate on the District Roding Rate

Our limited roding budget does not provide for the extra roding damage caused by logging trucks during harvesting operations. A targeted or differential rate will help mitigate this.

- Option 1:** Status quo - no change to rating structure for forestry
- Option 2:** Differentiated District Roding Rate (preferred)
- Option 3:** Funding the additional operating rate deficit

My comment on this proposal

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## Proposal: Funding and future of our Rural Halls

Currently there is no funding in place for any repairs or upgrades to the Council-owned Rural Halls. Considerable investment is needed to keep them open.

- Option 1:** Status quo - minimal rate funding with no provision for required repairs
- Option 2:** Transfer ownership of Council halls to community groups (preferred)
- Option 3:** Consider closing halls

My comment on this proposal

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## Proposal: Update the Te Kūiti Stormwater Rating Area

Some property owners in Te Kūiti who benefit from the Stormwater Network are not contributing to its operation and maintenance.

- Option 1:** Status quo - Keep the current rating area
- Option 2:** Extend the Te Kūiti Urban Rating Area (preferred)

My comment on this proposal

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## Proposal: Elder persons housing

We want to balance keeping our elder persons housing affordable for residents, but without over-subsidising it at a cost to other ratepayers.

### How should we fund elder persons housing?

- Option 1:** Status quo - ratepayers subsidise elder persons housing
- Option 2:** Council increases rental levels (preferred)

### Is Council the best provider for elder persons housing?

- Option 1:** Status quo - Council continues to own and operate elder persons housing
- Option 2:** Explore options to transition elder persons housing to a provider (preferred)

My comment on this proposal

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