

# YOUR RATES NEWSLETTER

JULY 2019

Welcome to your rates newsletter for 2019, which provides information about the Exceptions Annual Plan 2019/20, and the rates revenue required to provide services to our community.



Council adopted its Exceptions Annual Plan (EAP) on Tuesday 28<sup>th</sup> May 2019.

The total rate revenue required for the 2019/20 financial year is \$20,540,000 (excluding GST). This is an average overall **2.4% increase** over the 2018/19 total rate requirement, and less than the 3.08% increase forecast in the LTP 2018-28 for the 2019/20 year.

We achieved this reduction by prioritising key projects, obtaining favourable interest rates, and **having less public debt** than forecast in the LTP.

We continue to make excellent progress in our focus areas; Community Connectivity and Development, Economic Development and Good Asset Stewardship, and we remain on target to achieve the forecast debt reduction of **\$21 million by the end of 2028**. **Public debt** at the end of the 2019/20 year is forecast to be **\$3.9 million less** than the forecast contained in the LTP.

## THE BEST WAY TO PAY

Direct Debit is the best way to pay your rates:

- No penalties
- No dates to remember
- We will recalculate your payment amount each year for you.

Download an application form from our website or call our Customer Services Team.

## RATES INVOICES BY EMAIL

To help the environment and reduce waste, you can choose to receive your rates invoices and correspondence 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?

We have several payment arrangement options available which will assist you in paying your rates. Entering into an arrangement with us will also stop penalties being applied to your account. Contact us today to find out more.

## OUR KEY INITIATIVES FOR THIS YEAR:

- Continuation of the District Plan review.
- Support for a range of district promotion and marketing initiatives.
- Continue to develop and implement the Vibrant, Safe Waitomo initiative.
- New pedestrian footbridge for Te Kuiti.
- Health and safety improvements and new runway for Te Kuiti Aerodrome.
- New public toilets at Mokau.
- Investigation of new public toilets at Waitomo Village.
- Development of coastal reserves.
- Improvements to Mokau water treatment plant filtration system.
- Completion of a new pipeline to Piopio reservoir.
- Obtain resource consent for and start capacity extension of Waitomo District landfill.

## ASSISTANCE FOR LOW INCOME RATEPAYERS

If you have a low income and pay the rates on your home, you could get **\$640 paid on your rates bill** via the Rates Rebate Scheme.

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.

A rates rebate calculator is available at [www.govt.nz/ratesrebate](http://www.govt.nz/ratesrebate)

You can download an application form from our website or call our Customer Services Team.

APPLICATIONS  
NOW OPEN



Creating a better future with vibrant communities and thriving business.

[www.waitomo.govt.nz](http://www.waitomo.govt.nz)

## GENERAL VALUATION 2018

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 2018.

The rating valuations are an estimate of a properties market value (excluding chattels) as at September 2018. Property markets tend to change over time, so rating valuations do not necessarily reflect current market value at a later date.

The Waitomo District is now worth **\$3.6 billion** which is an increase of **17.1%** from the 2015 values. The significant increase is a result of the strong property market which has impacted on the residential and lifestyle categories in particular.

### SUMMARY OF THE 2018 VALUE CHANGES FOR THE MAIN CATEGORIES IN THE WAITOMO DISTRICT

Main Categories	No. of Properties	Capital Value % Change	Land Value % Change
Commercial	202	19.2%	15.5%
Industrial	108	16.0%	11.5%
Dairy	121	13.2%	13.9%
Pastoral	813	12.4%	12.9%
Lifestyle	1379	21.9%	26.5%
Residential	2440	44.9%	44.3%
<b>TOTAL (all categories)</b>	<b>5873</b>	<b>17.1%</b>	<b>16.3%</b>

Overall residential values have increased by 44.9%, lifestyle property by 21.9%, and developed commercial property by 19.2%. Valuation notices were sent out in October and property owners were given until 7 December 2018 to object to the revised valuations. A total of 63 objections were received and reviewed by the valuation service provider. The new valuations will be used for rating purposes from July 1, 2019.

#### 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 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 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 Roading Rate, District Development Rates and Urban Stormwater Rate).

# RATES PAYMENTS

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 2019 are payable in four equal instalments.

**INSTALMENT 1 » DUE 30 AUGUST 2019**

**INSTALMENT 2 » DUE 29 NOVEMBER 2019**

**INSTALMENT 3 » DUE 28 FEBRUARY 2020**

**INSTALMENT 4 » DUE 29 MAY 2020**

## RATES REMISSION POLICY

Council has a Policy for the Remission of Rates which outlines the circumstances where it may remit rates:

- **New Residential Subdivisions**
- **Properties used Jointly as a single unit**
- **Community Organisations, Clubs and Societies**
- **Organisations providing Care for the Elderly**
- **Māori Freehold Land**
- **Genuine Financial Hardship**
- **Land affected by Natural Calamity**
- **New Businesses**

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

All rates must be paid by the due date regardless of the status of your rates remission application.

**CONTACT US:** Our office hours are Monday - Tuesday 8am to 5pm. Wednesday 9am to 5pm. Thursday - Friday 8am to 5pm.

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