



Kaipara te Oranganui • Two Oceans Two Harbours  
[www.kaipara.govt.nz](http://www.kaipara.govt.nz)

# Newsletter September 2012

## Kaipara District Council Rating

In one of their final resolutions prior to the appointment of Commissioners, Council adopted a 2012-2022 Long Term Plan (LTP). The Plan sets out Council's service and capital investment intentions for the next 10 years, and indicates how things will be funded. (A copy of the Long Term Plan 2012/22 is available on Council's website [www.kaipara.govt.nz](http://www.kaipara.govt.nz))

The rates notice enclosed is based on this Plan.

Your Commissioners, who assumed their roles on 6 September, 2012, recognise that some people have concerns about the Long Term Plan. Those concerns will be considered. The Commissioners are also determined to ensure that the Plan is financially robust and that services are maintained. As a result of those considerations, the Commissioners may make amendments to the Plan. Importantly, any proposed amendments will involve consultation with residents and ratepayers. The Long Term Plan as adopted provides Commissioners with a place to start from.

### Submissions

More than 3,000 people throughout the Kaipara District commented on the Long Term Plan when it was in draft stage. As a result of those submissions, a number of changes were made to the Plan. Below is a summary of the main changes made.

### Debt

Overall, Council accepted it was too aggressive in trying to reduce debt levels and agreed to pull back its debt management plan to ease the burden on ratepayers. The Plan put in place a programme to reduce debt over the next 30 years instead of the next 10 years as had been originally proposed.

### Property Revaluations

The three yearly review of property rating valuations (also known as government valuation) was completed last year and is being applied to the setting of rates for the first time this year. These changes do affect the rates payable on your property depending upon how its valuation moved relative to the movement in the District average.

### Water, Wastewater and Stormwater Services

Everyone benefits from water, wastewater and stormwater services. From now on 10 per cent of stormwater costs will be funded from the general rate.

Wastewater for residential properties will be charged based on the definition for a SUIP (Separately Used or Inhabited Parts). Commercial/industrial properties will pay based on pan charges. These will be rated based on the revised pan charge policy. This provides for a full charge for the first pan, nil for the second and a half charge for each subsequent pan.

The Plan sets charges so that 100 per cent of operating costs of each wastewater network is funded by those who are connected or able to be connected. Where a full user pays approach results in too high a rate (more than \$1,230), the difference will be funded from the general rate.

Properties able to be connected to a wastewater or water scheme previously paid 50 per cent of the fixed costs. This charge has been increased to 75 per cent.



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### **Mangawhai Community Wastewater Scheme**

The Plan addresses major issues over the Mangawhai Community Wastewater Scheme. While the historical rates irregularity issues are yet to be worked through by the Commissioners the Plan includes the following provisions:

- operating costs for the Scheme are to be funded by those connected (\$1,230) or able to be connected (\$922.50)
- new developers are to contribute to the costs of the Scheme
- the costs of the Scheme are to be spread over properties in the Harbour Restoration Area (\$53 targeted rate) and the District as a whole.

If you own a property that is connected to the Mangawhai Community Wastewater Scheme you will pay operating costs of \$1,230, plus \$53.

If you own a property that can be connected to the Mangawhai Community Wastewater Scheme you will pay 75 per cent of the operating costs - \$922.50 plus \$53.

If you own a property that is outside the Mangawhai Community Wastewater Scheme but inside the Mangawhai Harbour Restoration Targeted Rate Area you will pay \$53.

A portion of the Uniform Annual General Charge payable by all rateable properties in the District will also help fund the costs of building the Scheme.

### **Roading**

Kaipara ratepayers have always helped pay for the upkeep of the District's roads. Last year ratepayers contributed \$9 million to local roading costs via the general rate.

In the draft 10-year plan, it was proposed that those land uses which attract heavy traffic - forestry, dairy farming and industrial users - should pay more.

Many submitters supported the move towards a user-pays system. Council has decided that a third of the total cost of local roading will be raised via a targeted rate for roading (\$235), payable by all ratepayers.

The remaining two thirds will be raised via a differential rate. Commercial and lifestyle property ratepayers will pay 50 per cent more (than residential ratepayers), dairy farms and industrial sites will pay 100 per cent more. Forestry companies will pay 350 per cent more (than residential ratepayers), primarily because of the roading damage caused by logging trucks.

To be as transparent as possible, this cost is shown separately on your rates invoice.

### **Dargaville Amenities Rate**

The Dargaville Swimming Pool, Dargaville Town Hall and Dargaville Development targeted rates will be rolled into one targeted rate – the Dargaville Amenities targeted rate. This targeted rate will be applied to properties within the former Dargaville Borough (urban) (\$72.90) and Hobson County (rural) (\$24.30) boundaries.

**For more information about the type of rates that appear on your rates notice, please refer to the explanations on the reverse side of the notice.**

**For further information about your rates notice, please call and speak to one of our Customer Services staff on 0800 727 059.**