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Annual Plan - Rates Revaluation and Projects Ahead

What's planned for in the Hauraki District this year

As we get ready to begin our 2016/17 delivery programme, here's some of the projects you can expect to see going on in your neighbourhood over the next year:

- increasing reticulated treated water storage on the Plains
- connecting the Kaimanawa water supply with the Plains or Paeroa
- completing a number of upgrades to our water and wastewater assets to keep them running well
- expanding the Pukerimu cemetery in Paeroa to provide more capacity
- constructing a new library in Paeroa
- building new public toilets in Kaiaua
- redeveloping our Morgan Park sports grounds in Waihi.



New property valuations will be taking effect

From the 1 July, our updated property valuations will take effect. Every three years we are required to review the rateable value of all properties in the Hauraki District. This was done as at 1 July 2015 by Quotable Value (QV), our independent valuation provider. These valuations are used to apply to rates for the next three years.

The effect on different properties

The rateable value of most types of properties increased in value by 1% to 5%. The exception is dairy properties which saw the average capital value increasing by 32% from \$1.5 million to \$1.98 million. While this increase is much larger than other property types, this reflects the variable nature of dairying land prices. Since 2003, the total increase in farming land prices has been 26%.



What it means for rates

The revaluations don't change the total amount of rates we collect, but the proportion of rates that you pay on your property may change compared to other ratepayers. While the value of your property may have increased, it doesn't necessarily mean that your rates will increase.

There are a number of factors that affect rates, for example the cost of our services, e.g. water and wastewater, how those services are paid for and how much your property values have changed compared to others.

What will my rates be?

Below are some examples of the rates impacts on different types of properties, combining the results of the revaluations and other changes to the budget that we've made. We have calculated these examples using the average movement based on the average capital value to give you an idea, but not all properties will be affected in the same way. Your rates bill will show the impact for your own property.

The rates impact on the average valued properties

		2015/16	\$ change	2016/17
Rural dairy	Capital value	\$1.5 million	+\$480,000	\$1.98 million
	Rates	\$4,982	+\$726	\$5,708
Rural pastoral	Capital value	\$800,000	+\$9,000	\$809,000
	Rates	\$3,030	-\$43	\$2,987
Residential	Capital value	\$270,000	+\$12,000	\$282,000
	Rates	\$2,154	+\$3	\$2,157
Commercial / industrial	Capital value	\$450,000	+\$8,000	\$458,000
	Rates	\$4,412	-\$29	\$4,383

We're working to keep rates down

We are mindful of the rateable value changes on our ratepayers especially our rural dairy property owners, and have been working to reduce the amount of rates charged from that we originally projected. We earlier estimated that our rates would be increasing by 4.01% from the 2015/16 year.

We've relooked at our budgets and pulled that back to a 2.95% increase. We also said that water rates would increase by 2.0%, and we have been able to retain current rates, so there is no water rates increase for the year.

Have you liked us on facebook yet?

It's a good way to keep in touch with what's happening at the Council and around the District.

We'll keep you updated on the change of kerbside collection days, community meetings, fire or water restrictions, closures in the district, situations vacant, civil defence events... the list goes on.

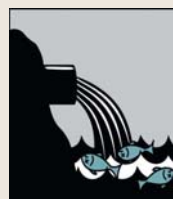
Why not do it today...



Save our drains for rain

It won't all come out in the wash

A carwash is a popular way to raise funds for your community group, sports team, or a good cause. Often, a business will help out by offering the use of a car park – but have you thought about where the soapy water will go?



If it enters the stormwater drain, it will flow untreated to our streams, rivers or the sea. Soap – even if it is biodegradable – is a pollutant that can diminish water quality, harm aquatic plants and animals, and affect people's health. Carwash residue may also carry dirt, oil, and other automotive fluids.

So if you're planning a carwash, look for a venue such as a field where contaminated water will be disposed of responsibly. Avoid sealed surfaces unless you can capture the wash-off as commercial service station carwashes do. It's just an extension of the principle of washing your own vehicle on the lawn instead of the driveway.