

Agenda



Ruapehu District Council Extraordinary Meeting

Horopito Room, Huia Street, Taumarunui
Monday 30 June 2014 2013 at 2.30pm



RUAPEHU DISTRICT COUNCIL

NOTICE OF MEETING

PURSUANT TO STANDING ORDER 2.14.3, AN EXTRAORDINARY MEETING OF
RUAPEHU DISTRICT COUNCIL WILL BE HELD IN
THE HOROPITO ROOM (COUNCILLORS' KITCHEN), HUIA STREET, TAUMARUNUI
ON MONDAY 30 JUNE 2014 AT 2.30PM

MEMBERS

Mayor:	Don Cameron	
Deputy Mayor:	Marion Gillard	Ohura Ward
Councillors:	Bruce Broderson	Taumarunui Ward
	Ron Cooke	Taumarunui Ward
	Graeme Cosford	Taumarunui Ward
	Cynthia Dowsett	Waimarino-Waiouru Ward
	Ben Goddard	Waimarino-Waiouru Ward
	Karen Ngatai	Taumarunui Ward
	Rabbit Nottage	Waimarino-Waiouru Ward
	Pita Pehi	Waimarino-Waiouru Ward
	Elaine Wheeler	National Park Ward
	Rhonda Wood	Taumarunui Ward

A handwritten signature in black ink that reads "Till".

Peter Till
CHIEF EXECUTIVE

RUAPEHU DISTRICT COUNCIL

ORDER PAPER

PURSUANT TO STANDING ORDER 2.14.3, AN EXTRAORDINARY MEETING OF
RUAPEHU DISTRICT COUNCIL WILL BE HELD IN
THE HOROPITO ROOM (COUNCILLORS' KITCHEN), HUIA STREET, TAUMARUNUI
ON MONDAY 30 JUNE 2014 AT 2.30PM

PUBLIC BUSINESS

- | | | | |
|---|---|-------------------------------------|--------|
| 1 | Apologies | <i>File A05-0014</i> | |
| 2 | Adoption of Exceptions Annual Plan 2014/15 | <i>File A05-0152
Doc 582792</i> | 4 - 15 |

Please Note: The Reports attached to this Order Paper set out suggested resolutions only. These suggested resolutions do not represent Council policy until such time as they might be adopted by Council resolution. This Order Paper may be subject to amendment either by addition or withdrawal of items contained therein.

Report to: Council

Meeting Date: 30 June 2014

Subject: Amendment to Rates Resolutions

Document No: 584540

File: R20-0001



Purpose of Report

1.1 The purpose of this Report is to amend the rates resolution as adopted on 24 June 2014.

Background

- 2.1 Exceptions Annual Plan (EAP) and rates resolutions were adopted on 24 June 2014. We now note that Land Transport had been mistyped on the face of the Funding Impact Statement (FIS) as 0.00044 when it should read 0.00141.
- 2.2 The FIS was then copied into the proposed resolutions which leaves us needing to amend this value in two places.

Suggested Resolution(s)

- 1 That the Report on Amendment to Rates Resolutions be received.
- 2 That Resolution 2 of Item 9 of the 24 June 2014 Council meeting minutes be amended/not be amended to read:
- "2 That the Exceptions Annual Plan 2014/15 be adopted with the amendments listed:
- (a) Due Dates for Payment of Metered Water**
That the following are the due dates for payment:
- | | |
|--------------|-----------------|
| Instalment 1 | 31 July 2014 |
| Instalment 2 | 31 October 2014 |
| Instalment 3 | 31 January 2015 |
| Instalment 4 | 30 April 2015 |
- (b) Discount for Prompt Payment of Metered Water**
That a discount of 3% on each quarterly water bill will be granted for prompt payment if the water bill is paid in full by the due dates for each instalment.
- (c) Service Charges**

	\$ or Rate in \$ (excluding GST)	Total Revenue Requirement 2014/15 \$000 (excluding GST)
Water Supply		
Metered - Taumarunui	\$550	97
Metered - Ohwango	\$474	34
Metered - Ohakune	\$465	33
Metered - Waiouru	\$697	15
Water Meter Charges (Usage over 75m³/quarter)		
Metered - Taumarunui	0.74/m ³	-
		35

		\$ or Rate in \$ (excluding GST)	Total Revenue Requirement 2014/15 \$000 (excluding GST)
Metered - Owhango 75m ³ - 832m ³	1.26/m ³	-	16
Metered - Owhango > 832m ³	0.69/m ³	-	33
Ohakune (75m ³ - 500m ³)	1.16/m ³	-	4
Ohakune (500m ³ - 1500m ³)	1.13/m ³	-	5
Ohakune (>1500m ³)	0.88/m ³	-	19
Ohakune - Carrot Washers	0.68/m ³	-	2
Waiouru	1.95/m ³	-	24

(d) Targeted Rate**Land Transport**

Land Transport (CV)	0.00141	4,375"
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- 3 That Resolution 7 of Item 9 of the 24 June 2014 Council meeting minutes be amended/not be amended to read:

"7 Rates**Introduction**

Council is required under Schedule 10 (5) of the LGA to adopt a Funding Impact Statement. This Statement provides a summary of Council's funding sources over the ten year period, as well as the detailed rates requirement for the 2014/15 financial year. The Statement represents the fiscal outcome from the Revenue and Financing Policy. The Revenue and Financing Policy is located in Part 5 of the LTP.

Rates are levied under the LG(R)A on all rateable rating units on the basis of values supplied by Quotable Value New Zealand Limited. A revaluation was carried out in September 2011. The revaluations did affect rates going forward. The following outlines Council's goals in the setting of rates.

Objectives and Measures

Objectives	Measures
<ul style="list-style-type: none"> • Provide the income by rates received to meet Council's LTP objectives, after user charges and other income is first applied. • Ensure that all ratepayers pay their fair share towards the cost of Council services. • Ensure that the incidence of rates is spread as fairly as possible over the different ratepayer groups. • Ensure consistency in the charging of rates. 	<ul style="list-style-type: none"> • Rating income is raised with user charges to meet, and not exceed, that required by Council's forecast work programme. Council complies with the Balanced Budget requirement of Section 100 of the LGA. • Development of a Revenue and Financing Policy adopted, with consultation, with each LTP. • Setting of rates is in accordance with Council's Revenue and Financing Policy and Funding Impact Statement. • The setting of rates is in accordance with the provisions of the LG(R)A and the LGA.

Rates Remission and Postponement**Remissions**

Council has a Rates Remissions Policy developed under Section 102(3)(a) of the LGA and Section 85 of the LG(R)A. This can be viewed on Council's website www.ruapehudc.govt.nz. Remissions categories include:

- *Charges on Contiguous Properties.*
- *Charges on Non-Contiguous Properties.*
- *Uninhabitable dwellings or properties affected by natural disasters.*
- *Remissions for Clubs and Societies.*
- *Remissions for Community Organisations.*
- *Remissions for New Subdivisions.*
- *Remissions of Rates on Land-Locked Land.*
- *Remission of Penalties.*

The value of these remissions is as follows (GST inclusive).

<i>Category of Rate Remission</i>	<i>Value of Remission (including GST) \$000</i>
<i>Service Charge – Water</i>	<i>112</i>
<i>Service Charge – Wastewater</i>	<i>47</i>
<i>Service Charge - Solid Waste</i>	<i>2</i>
<i>General Rates</i>	<i>67</i>
<i>UAGC</i>	<i>336</i>
<i>Other</i>	<i>43</i>
<i>Total</i>	<i>607</i>

Postponements

Council has a Rates Postponement Policy developed under Section 110 of the LGA and Section 87 of the LG(R)A. This can be viewed on Council's website www.ruapehudc.govt.nz. The policy enables Council to postpone rates where Council is satisfied that financial hardship exists or would be caused by non-postponement of rates.

Rates and Charges

1 General Rates

1.1 General Rate District Capital Value (CV)

The General Rate District Capital Value is assessed as a rate in the dollar based on capital values across the District. The General Rate is not set differentially. The rationale for use is contained in the Revenue and Financing Policy (Part 5 of the LTP). This rate is set at 70% of the total rates, (not including targeted rates).

The Revenue and Financing Policy (Part 5 of the LTP) also provides details on how each activity is funded, for example, libraries are funded through General Rates, Uniform Annual General Charges and through Fees and Charges.

1.2 Uniform Annual General Charge (UAGC)

Council sets a UAGC on all separately used or inhabited portions of rating units (SUIP) across the District under Section 15(1)(b) of the LG(R)A. The rationale for use of the UAGC is contained in the Revenue and Financing Policy (Part 5 of the LTP). The UAGC contribute 30% of the total rates (not including targeted rates).

1.2.1 Basis of UAGC Set

A separately used or inhabited part of a rating unit is any part of a rating unit that is or is able to be separately used or inhabited by the ratepayer or by any other person or body having a right to use or inhabit that part by virtue of a tenancy, lease, licence or other agreement.

Uniform charges will be applied according to the following principles:

- (a) Where a rating unit contains both a commercial operation and residential accommodation, two separately used parts of a rating unit are identified and will attract two sets of uniform charges.*
- (b) A farming unit with one dwelling will be treated as one rating unit, with each additional dwelling counting as an additional used part of the rating unit. Each additional dwelling will attract uniform charges.*
- (c) Where a single rating unit contains a number of shops or offices, each separately used or inhabited office or shop will be counted as one unit. Each office or shop will attract uniform charges.*
- (d) Where a single rating unit contains a number of separately used or inhabited residential parts (block of flats), each separate unit will be counted as one rating unit. Each unit or flat will attract uniform charges.*
- (e) A motel/hotel complex will not be treated on the basis of the number of rooms, but on the basis of a motel/hotel being a commercial operation. The motel/hotel complex will attract one set of uniform charges. However, should a residential occupancy be contained within the complex, that would constitute an additional use. Each residential occupancy in the motel/hotel complex will attract uniform charges.*
- (f) Dwellings that are not fully self-contained will not attract uniform charges. For a dwelling to be self-contained, it must be connected to water and wastewater services, have a means of cooking and have sleeping arrangements. 'Means of Cooking' is defined to mean an area with an oven, bench top and sink.*

1.3 Land Transport

The Land Transport rate is assessed as a rate in the dollar on the CV across the District.

1.4 Differential Rate (CV)

The General Rate District Capital Value is assessed as a rate in the dollar based on capital value across the District, with the exception of hydro-electric properties worth in excess of \$50million. The rates for hydro-electric properties worth in excess of \$50million are set differentially.

1.5 Defence Land (CV)

Defence Land is rated on Capital Value but, in accordance with Section 22 LG(R)A, it does not exceed the amount that would have been charged if the District's rate was calculated on the Land Value only.

2 Targeted Rates

Council will receive lump sum contributions to the Targeted Rate.

Targeted rates fall into three categories:

- (a) Targeted Rates on Land Use and Area.*
- (b) Targeted Rates on Location.*
- (c) Targeted Rates on Service Provision.*

The targeted rates that fall into each of these categories are detailed below.

2.1 Differentiations Used (Schedule 2 LG(R)A)

The Targeted Rate is a rate set on rateable assessments differentiated by some factor, such as geographic location or land use. The titles of "Targeted Rate" and "TUAC" (Targeted Uniform Annual Charge) are used by this Council, where TUAC is a Targeted Rate based strictly on a uniform amount set per separately used or inhabited portion of a rating unit.

(a) On Land Use and Area

Council does use land use (Schedule 2(1) LG(R)A) and land area (Schedule 2(4) LG(R)A) to differentiate the following rates (these are described below):

- Owhango Water Supply.
- Main Street Targeted Rates- Northern Main Street and Southern Main Street.
- Sanitary Services Rate Categories.
- RTO (Commercial and Industrial) Rate.

Land Area	Use	Type	Description
Owhango Water Supply		Farms	Farms located within Owhango: Large - over 85 ha Small - under 85 ha
		Lifestyle Blocks	Farm units (not dairy) less than 25 ha

How rates will be set for each of these activities is set out below.

(b) On Location

Council does use location (Schedule 2(6) LG(R)A) to assess every rating unit for:

- Accelerated and Enhanced Development.
- RTO (General).
- Stormwater and Flood Protection (Urban).

How rates will be set for each of these activities is set out below.

(c) On Service Provision

The provision or availability to the land of a service is used by Council to assess service charges for:

- Water Supply.
- Wastewater.
- Solid Waste Kerbside Collection.

How rates will be set for each of these activities is set out below.

2.2 Targeted Rate Values

(a) Accelerated and Enhanced Development (CV)

The Accelerated and Enhanced Development Rate is used where the community indicates that it is willing to pay for capital works above the current level of service, for example, higher standards for footpaths.

Council sets Targeted Rates on every rating unit, by Rating Area, to fund the activity of Accelerated and Enhanced Development. The rate will be set based on capital value (Schedule 3(2) LG(R)A).

Rating areas are categorised as follows:

Rating Areas: Areas based on pre-October 2004 electoral areas:

Rating Area	Description
Ohura	All rating units situated within the pre-October 2004 Ohura Ward representation boundary, as indicated on RDC Plan 040504.
Taumarunui	All rating units situated within the pre-October 2004 Taumarunui Ward boundary, as indicated on RDC Plan 040504.
National Park	All rating units situated within the pre-October 2004 National Park Ward representation boundary, as indicated on RDC Plan 040504.
Waimarino	All rating units situated within the pre-October 2004 Waimarino Ward boundaries as indicated on RDC Plan 040504.
Waiouru	All rating units situated within the pre-October 2004 Waiouru Ward boundaries as indicated on RDC Plan 040504.

(b) Main Street Northern/Southern (CV)

Council uses a Targeted Rate on all commercial or industrially zoned or used rating units (according to Council's Rating Information Database) to part-fund urban upgrades in the District's centres. The rate is set on capital value (Schedule 3(2) LG(R)A).

Note: Main Street is no longer used as a funding method for new projects. However, Council has retained the Main Street funding method to continue funding of existing projects only.

The Main Street rate is differentiated between North and South as follows:

Northern Main Street	All commercial or industrially zoned or used rating units (according to Council's Rating Information Database) situated within the Taumarunui (including Manunui) and National Park townships.
Southern Main Street	All commercial or industrially zoned or used rating units (according to Council's Rating Information Database) situated within the Ohakune and Raetihi townships

(c) Sanitary Services (TUAC)

The Sanitary Services (TUAC) consists of the Ruapehu District Council water supplies, wastewater schemes and stormwater systems provided for the purpose of community health and sustainability.

Council proposes to set a Targeted Uniform Annual Charge (TUAC) equivalent to a UAGC on all Council community water and wastewater schemes and stormwater systems (Schedule 3(7) LG(R)A). Council has taken this approach because:

- In the past, Council has raised rates funding from ratepayers to pay rates to itself under the Revenue and Financing Policy method.
- The rates on Council sanitary services fund functions such as roading and economic development (under Council's Revenue

and Financing Policy), meaning that Council rates its own water supplies and uses the money to fund other Council services.

- Continuing to pay a UAGC charge equivalent targeted rate is in recognition of administrative costs attracted to the management of these activities.

(d) Regional Tourism Organisation (RTO) General (TUAC)

Council will use a Targeted Uniform Annual Charge on all properties, as a set rate, to part-fund the RTO function (Schedule 3(7) LG(R)A).

(e) Commercial Targeted Rate for RTO Function (CV)

Council will use a Targeted Rate differentiated by QV Property Use Codes C and I to part-fund the RTO function. The rate will be set on capital value (Schedule 3(2) LG(R)A).

(f) Stormwater and Flood Protection (Urban) (UAC)

Communities that will be rated the Stormwater and Flood Protection – Urban Rate are as follows:

Taumarunui, Ohakune, Raetihi, Owhango, National Park, Whakapapa/Iwikau, Rangataua, Waiouru, Ohura, Kakahi.	Any property within these communities that can be connected to a water supply (including those on water by meter) or wastewater network or kerbside collection.
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All Urban Ratepayers (see table above) will contribute a set value towards stormwater and flood protection works. The rate will be set on the number of separately used or inhabited parts of the rating unit (Schedule 3(7) LG(R)A).

3.0 Service Charges

Council charges Uniform Services Charges that apply to Water Supply, Solid Waste Kerbside Collection and Wastewater. Council describes the funding of these services as being “service charges” as they have a more direct link between usage and availability of the service and charging, compared to all other types of rate.

Council uses the provision or availability to the land of a service (Schedule 2(5) LG(R) (A) to assess service charges for Water Supply, Wastewater and Solid Waste Kerbside Collection.

Water	Capable of connection - The rating unit is within 100m of water main and practicably serviceable in the opinion of Council.
Wastewater	Capable of connection - The rating unit is within 30m of sewer main and practicably serviceable in the opinion of Council.
Solid Waste Collection	Capable of collection - The rating unit is in townships, from which Council is prepared to collect as identified in the Waste Management and Minimisation Asset Plan, and is one that Council is able and prepared to collect from. Council operates kerbside collection in Taumarunui (extending to Piriaka and Kakahi), Ohakune, Raetihi and Rangataua townships.

(a) Water Supply (TUAC)

Council sets Targeted Rates for Water Supply according to the differential factors outlined in 3.0 above and on the basis of the following limits and conditions around the supply of water (Schedule 3(8) of the LG(R)A).

The annual charge is levied on every separately used or inhabited portion of a rating unit that is connected or capable of being connected to a Council water supply network.

The table below describes the type of use for rating purposes:

User Category	Description
Ordinary (Users connected or able to be connected to the relevant water reticulation systems).	Ohura Supply Taumarunui Supply Owhango Supply National Park Supply Raetihi Supply Ohakune Supply Waiouru Supply
Extraordinary (Users who are connected or able to be connected to the related water reticulation schemes and are not metered. Users are deemed extraordinary by land use, by Council's Water Bylaw or by agreement with Council, and charged accordingly).	Owhango Supply Lifestyle Blocks <25ha National Park Supply Raetihi Supply
Metered (Sub-set of extraordinary users. Extraordinary users who are metered will be charged the ordinary charge, in conjunction with their usage charges for water consumed).	Taumarunui Owhango Supply 0 – 832m ³ > 832m ³ Ohakune Supply 0 - 500m ³ 500 – 1,500m ³ Ohakune Supply > 1,500m ³ Carrot Washers Waiouru Supply

(b) Solid Waste Kerbside Collection (TUAC)

The Solid Waste Kerbside Collection Targeted Uniform Annual Charge (TUAC) is levied on every separately used or inhabited portion of a rating unit to which Council provides the service, to fund the cost of kerbside (refuse and recycling) collection services. Refuse is collected for all separately used and inhabitable properties, while recycling is collected only for residential units.

Different rates are payable depending on whether a property is classed as 'Residential' or 'Commercial' for the purposes of these rates, all properties identified as 'DWG' will be charged the 'Residential' rate, while all other properties in urban areas will be charged the 'Commercial' rate. Please note, where there is a vacant section this charge will not be levied.

(c) Wastewater (TUAC)

Council has set a Targeted Uniform Annual Charge (TUAC) to provide for the collection and disposal of wastewater, in the form of annual charges based on:

• **Use – these are divided into three categories:**

- Category 1: One to two pans (water closets or urinals). Each separately rateable property used exclusively or principally as the residence of not more than one household (defined in terms of their residential valuation land use code), is

deemed to have not more than one pan for charging purposes.

- Category 2: Three plus pans (water closets or urinals). Commercial land uses (as defined by land use category) with more than one pan.
- Category 3: Primary and Secondary Schools.
- **Location.**
- **Number of pans (Categories 2 and 3 only).**

The annual charge is levied on every separately used or inhabited portion of a rating unit that is connected or capable of being connected to a Council wastewater reticulation network.

4.0 Due Dates for Payment

Instalment No 1	20 August 2014
Instalment No 2	20 November 2014
Instalment No 3	20 February 2015
Instalment No 4	20 May 2015

4.1 Discount for Prompt Payment

A discount of 3% on all current year's rates will be granted for prompt payment if the rates for the year ending 30 June 2015 are paid in full by 20 August 2014, on condition that no rates remain unpaid from previous years.

4.2 Penalties

- (a) An additional charge of 10% will be added to all rates levied in the 2014/15 financial year and which remain unpaid after the above due dates.
- (b) A further additional charge of 10% will be added to all rates and penalties charged in previous years and still outstanding as at 7 July 2014 and 7 January 2015.
- (c) Council delegates authority to the Group Manager Corporate Services to apply penalties on unpaid rates. Remission of penalties will be considered according to Council's Remission of Penalties Policy, which can be found at www.ruapehudc.govt.nz.

4.3 Metered Water Supply

- (a) Water supply metered charges are subject to a separate payment and discount regime. The discounts outlined above do not apply to Water Supply metered charges.
- (b) Discount for Prompt Payment of Water Bill - A discount of 3% shall be allowed for water charges paid by the discount date as stated on the Water By Meter Account (under Section 55 LG(R)A).

Funding Impact Statement 2014/15

	\$ or Rate in \$ (excluding GST)	Total Revenue Requirement 2014/15 \$000 (excluding GST)
General Rates		
General Rate (CV)	0.00124	3,848
Hydro Electrical (CV)	0.000742	207
Defence Land (CV)		

	\$ or Rate in \$ (excluding GST)	Total Revenue Requirement 2014/15 \$000 (excluding GST)
Section 22 LG(R)A	0.00053	101
Uniform Annual General Charge (UAGC)		
UAGC	\$430.35	3,713
Targeted Rate		
Land Transport		
Land Transport (CV)	0.00141	4,375
Hydro Electric (CV)	0.0009842	274
Accelerated and Enhanced Development (CV)		
Taumarunui	0.000071	52
National Park	0.000025	13
Waimarino	0.000029	35
Main Street Northern/Southern (CV)		
Northern	0.000318	23
Southern	0.000603	47
Sanitary Services (TUAC)		
Council Water Supplies	\$388	2
Council Wastewater Schemes	\$388	2
Council Stormwater Systems	\$388	2
Solid Waste Management		
Solid Waste Charge	\$43	368
Regional Tourism Organisation (RTO) (General)		
General Targeted Uniform Annual Charge	\$18	159
Commercial Targeted Rate for RTO Function (CV)		
RTO Commercial Property Targeted Rate (QV Property Use) Codes C and	0.00044	106
Stormwater and Flood Protection - Urban		
Urban	\$75	416
Service Charges		
Water Supply		
Ordinary - Ohura	\$1,290	196
Ordinary - Taumarunui	\$550	1,338
Ordinary - Owhango	\$474	60
Ordinary - National Park	\$829	245
Ordinary - Raetihi	\$615	351
Ordinary - Ohakune	\$465	707
Ordinary - Waiouru	\$697	49
Extraordinary - Owhango Supply Lifestyle Blocks (<25 ha)	\$554	7
Extraordinary - National Park	\$1,059	23
Extraordinary - Raetihi	\$554	7
Metered - Taumarunui	\$550	97
Metered - Owhango	\$474	34
Metered - Ohakune	\$465	33
Metered - Waiouru	\$697	15

		\$ or Rate in \$ (excluding GST)	Total Revenue Requirement 2014/15 \$000 (excluding GST)
Water Meter Charges (Usage over 75m³/quarter)			
Metered - Taumarunui	0.74/m ³	-	35
Metered - Owhango 75m ³ - 832m ³	1.26/m ³	-	16
Metered - Owhango > 832m ³	0.69/m ³	-	33
Ohakune (75m ³ - 500m ³)	1.16/m ³	-	4
Ohakune (500m ³ - 1500m ³)	1.13/m ³	-	5
Ohakune (>1500m ³)	0.88/m ³	-	19
Ohakune - Carrot Washers	0.68/m ³	-	2
Waiouru	1.95/m ³	-	24
Solid Waste Kerbside Collection (TUAC)			
Commercial		\$114	65
Residential		\$159	642
Wastewater (TUAC)			
Category 1 – Taumarunui		\$407	849
Category 1 - National Park		\$650	183
Category 1 - Ohakune		\$362	492
Category 1 - Raetihi		\$542	268
Category 1 - Pipiriki		\$900	18
Category 1 - Rangataua		\$576	105
Category 1 - Waiouru		\$563	42
Category 2 - Taumarunui		\$241	150
Category 2 - National Park		\$203	49
Category 2 – Ohakune		\$215	102
Category 2 – Raetihi		\$357	33
Category 2 – Pipiriki		\$556	2
Category 2 – Waiouru		\$362	25
Category 3 - Taumarunui		\$110	18
Category 3 - National Park		\$102	1
Category 3 - Ohakune		\$108	6
Category 3 - Raetihi		\$156	6
Category 3 - Pipiriki		nil	nil

The overall 2014/15 Rates increase is 3.5%.

Urban	Value	%	\$ Change
Ohura Urban	59,000	13.47%	\$230
Kakahi Urban	85,000	4.53%	\$41
Pipiriki Urban	99,000	10.06%	\$151
Rangataua Urban	99,000	4.20%	\$63
Taumarunui Urban	101,000	4.53%	\$85
Taumarunui Urban	147,000	4.45%	\$89
Waiouru Urban	151,000	11.26%	\$225
Ohakune Urban	160,000	5.57%	\$104
National Park Urban	180,000	5.19%	\$124
Rangataua Urban	185,000	4.00%	\$69
Owhango Urban	195,000	3.90%	\$59

Urban	Value	%	\$ Change
Raetihi Urban	230,000	5.64%	\$133
Rural	Value	%	\$ Change
Pipiriki Rural	135,000	2.67%	\$9
Ohura Rural	180,000	2.93%	\$27
Owhango Rural	285,000	3.73%	\$45
Raetihi Rural	615,000	3.10%	\$64
Taumarunui Rural	905,000	3.43%	\$98
Ohura Rural	1,025,000	2.48%	\$77
Ohakune Urban	1,100,000	2.95%	\$98
Raetihi Rural	1,225,000	2.91%	\$106
Ohakune Rural	1,261,000	2.90%	\$109
Owhango Rural	1,300,000	3.37%	\$131
Taumarunui Rural	1,400,000	2.54%	\$104
National Park Rural	1,925,000	2.78%	\$152
Ohakune Rural	1,975,000	2.83%	\$158
Raetihi Rural	2,705,000	2.89%	\$231
Taumarunui Rural	3,110,000	3.35%	\$305
Ohakune Rural	4,725,000	2.37%	\$300
Waiouru Rural	3,105,000	2.41%	\$205
Commercial	Value	%	\$ Change
Raetihi Commercial	141,000	7.44%	\$164
Taumarunui Commercial	415,000	5.02%	\$147
Ohakune Commercial	435,000	5.45%	\$161
Ohura Exotic Forestry	810,000	2.52%	\$65
Ohakune Commercial	880,000	4.17%	\$344
Taumarunui Commercial	910,000	4.35%	\$324
National Park Commercial	930,000	2.85%	\$184
Taumarunui School	1,350,000	5.26%	\$105
Waimarino-Waiouru Exotic Forestry	3,200,000	2.77%	\$243*



Pam Bicknell
GROUP MANAGER CORPORATE SERVICES

30 June 2014