

Your rates for the 2008/09 financial year



August 2008

Dear Wanganui Ratepayer

New Zealand, Wanganui and your Council are facing difficult financial times. High interest rates, the price of oil, the summer drought, poor commodity prices and the high kiwi dollar will all make for a tough next 12 months.

In addition, the Council has suffered severe reverses in its revenue base. The loss of expected dividends from Wanganui Gas Limited and council's forestry assets will remove around \$2.7 million from the Council's revenue this year. Those dividends directly subsidise rates.

As a result and in order to keep rate increases to a minimum, the Council has made a number of policy decisions which are reflected in the 2008/09 Annual Plan.

The average rate and levy increase for 2008/09 is 4.7% - the expected rate of inflation.

However, individual rates bills will vary because of property revaluations. All Wanganui District properties were revalued by Quotable Value in 2007. This resulted in some significant changes in land and capital valuations.

In general, if your property's land value has increased by more than 145%, or its capital value has increased by more than 72%, your rates will increase by more than the average. If your property values have increased by less than this, your rates increase will be less than the average.

If your property is connected to the city water supply, your rates bill includes an increase in the soft water levy from \$36 to \$55. This is due to extra costs associated with drilling more exploratory bores. Soft water is expected to return over \$220 per household in electricity and other savings.

There is also a storm damage rate of \$35 to cover costs from the July 2006 storm. This rate was set last year and will be applied for the next two years.

Suburb	Average Rateable Capital Value	% increase from 2004	Average Rateable Land Value	% increase from 2004
Aramoho	\$186,209	93.9%	\$54,057	276.9%
Castlecliff	\$159,450	92.8%	\$68,313	184.4%
Central City	\$223,352	84.7%	\$76,128	168.9%
Wanganui East	\$189,751	83.9%	\$65,242	191.3%
Gonville	\$193,609	79.1%	\$70,826	173.5%
Durie/Bastia/Putiki	\$258,684	70.8%	\$91,956	136.7%
Springvale	\$257,477	61.6%	\$92,465	135.1%
Wanganui Rural	\$302,069	55.8%	\$125,407	75.3%
St Johns Hill	\$347,312	55.0%	\$119,905	111.4%

Average rates by suburb

Suburb	Average of 2008/09 Rates	Average of 2007/08 Rates	% increase/ % decrease
Other	1,215	1,255	-3.1%
Castlecliff	1,485	1,380	7.7%
Aramoho	1,547	1,404	10.2%
Wanganui East	1,602	1,492	7.4%
Gonville	1,662	1,573	5.7%
Durie/Bastia/Putiki	1,728	1,663	3.9%
Central City	1,746	1,629	7.2%
Springvale	1,802	1,775	1.5%
St Johns Hill	2,058	2,087	-1.4%

Average rates by suburb



Best wishes



Michael Laws

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MAYOR

How Wanganui's rates increase compares with other councils

Council	Rates increase 2007/08	Rates increase 2008/09	Average over 2 years
Wanganui	1.7%	4.7%	3.2%
Napier	3.6%	4.5%	4.1%
Auckland	3.6%	5.1%	4.4%
Tauranga	4.0%	4.6%	4.3%
Timaru	4.4%	4.4%	4.4%
South Taranaki	4.6%	5.3%	5.0%
Hastings	5.6%	5.2%	5.4%
Hamilton	5.9%	5.3%	5.6%
Rangitikei	6.0%	8.9%	7.5%
Dunedin	6.1%	10.4%	8.3%
Ruapehu	6.8%	3.8%	5.3%
Christchurch	6.9%	5.1%	6.0%
North Shore	6.9%	5.9%	6.4%
Whangarei	7.0%	1.5%	4.3%
Nelson	7.4%	12.0%	9.7%
Masterton	7.7%	7.5%	7.6%
Manawatu	8.0%	5.3%	6.7%
Palmerston North	8.7%	11.3%	10.0%
Invercargill	9.0%	5.7%	7.4%
New Plymouth	13.4%	9.1%	11.3%
Horizons Regional Council	18.2%	21.2%	19.7%
Average	6.9%	7.0%	7.0%

How the average Wanganui residential rate of \$1,642 is spent

